

**ZONING DOCKETS FROM SEPTEMBER 16, 2013 PLANNING AND DEVELOPMENT
COMMITTEE MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCP REC.	P&D REC.	COUNCIL ACTION
CZ-2013-30	Faby Broce Reedy Fork Road R-R1 to R-S 0595010101400	25 and 26	D	D	D	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2013 were:</p> <p><u>Speakers For</u> (1) Would like to rezone in order to develop a subdivision with smaller lots</p> <p><u>Speakers Against</u> (1) Residents speak in opposition (2) Would like to keep the area rural (3) Does not mind a subdivision, but one like The Farm with large lots and open space (4) Woodmont High is already at capacity (5) Police, fire, etc. are good now, but could be overused with more density (6) Keep zoning as is (7) Concerned about runoff and lake, sewer, watersheds, and septic tanks polluting ground water</p>					Petition/Letter For – Against – 185 names on petition
Staff Report	All of the properties surrounding this site are zoned for low density residential development, R-R1, requiring one acre minimum lots. When the zoning of this area was established in 2000, the residents in the area felt strongly that maintaining the rural character of the area was imperative. Land use patterns have not changed in this area since that time. While the uses allowed in the proposed zoning district are the same as those in the current zoning district, the density is higher than what is currently allowed. The permitted density in the R-R1 district remains appropriate and based on the aforementioned reasons, staff recommends denial.					