

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2013-31</b>	Shawn Kruglewicz Sandy Springs Road R-R1 to R-S 0594020101900 and 0594020101901	25	A	D	D	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 19, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Would like to change zoning for a subdivision similar to The Farm</li> <li>(2) Zoning needs to be reduced for a higher density</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) Residents speak in opposition</li> <li>(2) Would like to keep the area rural</li> <li>(3) Does not mind a subdivision, but one like The Farm with large lots and open space</li> <li>(4) Keep zoning as is</li> <li>(5) Concerned about septic tanks because of their wells</li> </ul>					<p>Petition/Letter</p> <p>For –</p> <p>Against – 40 names on petition</p>
<b>Staff Report</b>	<p>When the zoning of this area took place in 2000, known as Area 14, the residents wanted to keep a rural feel to the area. However, along Augusta Road there are a variety of uses and zoning classifications that support the residential uses in the area. There are also residential zoning classifications directly adjacent to this site higher in density than R-R1, including R-7.5, R-S, and R-MA. The permitted density in the proposed R-S district would create a transition to the R-R1 district from the denser development on Augusta Road. As such, staff recommends approval.</p>					
<b>GCPC</b>	<p>The Planning Commission was of the opinion the property could be developed as a subdivision in the R-R1 district like adjacent subdivision, The Farm at Sandy Springs, and that the current zoning should remain in place.</p>					