

**Zoning Docket from July 20, 2015 P and D Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-37	Jamie McCutchen (on behalf of Dr. Jeff Summers) for Jack E. Shaw 25021 East North Street 0541050110700 R-20, Single-Family Residential to O-D, Office District	22	Denial	Denial	Denial	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 15, 2015 were:</b></p> <p><b><u>Speakers For: 8 people in support</u></b></p> <p>1) Jaime McCutchen (CCAD Engineering, presenting two graphics)</p> <ul style="list-style-type: none"> <li>• Has presented plans for property to neighbors for feedback:                             <ul style="list-style-type: none"> <li>- Noise and privacy concerns would be addressed by locating the building at the front right corner of the property reducing noise impact and retaining a treed buffer.</li> <li>- Stormwater would be addressed through the County's departments. Parking has been minimized to reduce impact.</li> </ul> </li> <li>• Building for orthodontics office with 10-13 exam rooms.</li> <li>• Went with OD as opposed to POD because timing of the project is an issue. Submittal requirements for POD would have set process back.</li> <li>• The proposed business depends on community support.</li> </ul> <p>2) Haley Raymond – reading letter from Dr. Jack Summers</p> <ul style="list-style-type: none"> <li>• Summer Orthodontics has been in the community for over 30 years.</li> <li>• Has provided donations and educational opportunities for schools.</li> <li>• If not granted, rezoning will be requested for subject property by others in the future and this may be the least impactful use.</li> <li>• Trying to work with the community to make this project work.</li> <li>• Business would not be open in the evening nor on weekends</li> </ul> <p><b><u>Speakers Against: 10 people in opposition</u></b></p> <p>1) Daryl Fetzer – 6 Tiverton Dr.</p> <ul style="list-style-type: none"> <li>• Lives at the low point adjacent to property, so detention area would be near his back yard.</li> <li>• Removal of trees would allow more noise from business and road.</li> <li>• Grading would bring subject property up to road level, increasing impact of development.</li> <li>• Noise from emptying dumpsters.</li> <li>• The 7500sqft building would be much larger than others in vicinity.</li> </ul> <p>2) Brian Scott – 2 Swindon Ct.</p> <ul style="list-style-type: none"> <li>• Left turn access off E. North Street will be an issue and would make an unfeasible project for applicant.</li> <li>• Property is a habitat for a red-tailed hawk.</li> <li>• Flooding is an issue as Mr. Scott's property already standing water on it.</li> </ul> <p>3) Cathleen Scott – 2 Swindon Ct.</p> <ul style="list-style-type: none"> <li>• E. North St. traffic and traffic cutting through on Tiverton Dr. make intersection dangerous at current time.</li> </ul>	<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>				

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<b>Staff Report</b>	<p>The subject property is 1.3 acres of mostly wooded property to the northeast of the intersection of E. North Street and Mitchell Road. Approximately 364 feet of frontage exists along E North Street. The subject site has significant topography with slope dropping to the northwest. Michell Road Elementary School is located to the SW and the subject site is within the school zone designated on E. North Street.</p> <p>The applicant identifies the proposed use as doctor's office.</p>
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