

Zoning Docket from September 14, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-58	Central Realty Holdings, LLC for Archie L. Honbarrier Trust and Ceno Inc. c/o Bank of America, Tony Joiner 5320 Honbarrier Drive 0533040100707; 0533040100529; 0533040100528; 0533040100519; 0533040100520; 0533040100700 (portion) S-1, Service District and R-S, Residential Suburban To R-M11, Multifamily Residential	21	Originally Denial, updated to Approval	Denial 9/23/15 Approval 10/28/15	Returned to GCPC 10/5/15 No Recommendation 11/2/15	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 14, 2015 were:</p> <p><u>Speakers For:</u></p> <p>1.) President of Central Realty Holdings</p> <ul style="list-style-type: none"> • Proposing 2 primary entry ways. • Honbarrier entrance moved to proposed traffic light and a second access out onto Garlington from S-1 property. • Agreement in discussion for 3rd access near Durham Drive, currently for emergency use only • 11 buildings, 3 stores, 302 units • Parking enclosed in the project • Green certification guidelines intended to follow • Existing tree cover/buffer planned to stay intact • Held 2 meetings with surrounding neighborhoods addressing following concerns: traffic patterns, entry points, buffers, noise, light pollution, property values and adequate schools for children in the area. • Conducting a traffic study • Has met with SCDOT <p><u>Speakers Against:</u></p> <p>1.) Ivy Brook representative</p> <ul style="list-style-type: none"> • Included a presentation packet to council • Garlington and Pelham intersection experiences long delays. • Chronic speeding on Garlington • Concerns of new Multifamily parcel across from Honbarrier property that will add an addition of 700 units • 2 School zones in area with foot traffic and increasing 18 wheel traffic <p>2.) Resident of Durham Drive</p> <ul style="list-style-type: none"> • Dublin Road and Garlington Road has blind spots and is very unsafe • Graves located on property 					<p>Petition/Letter For: 7 (present)</p> <p>Against: 35 (present) 213 (petitions)</p>

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	<ul style="list-style-type: none"> • Concerns of chemicals on land <p>3.) Rolling Green Village representative</p> <ul style="list-style-type: none"> • Serve 600 people, most drive • Difficulty getting fire department and emergency services to area when needed. • Concerned congestion of traffic puts peoples health at risk <p>4.) Resident</p> <ul style="list-style-type: none"> • Increased traffic concerns • Environmental concerns of being located in 100 year floodplain • Concerns of flooding and waste along Ivy Brook <p>5.) Shannon Creek resident</p> <ul style="list-style-type: none"> • Traffic concerns • Schools, 2, churches and Jessica’s landing to use Dublin Road • GE-Plant growing and additional jobs • Road planning needed, infrastructure before development <p>6.) Shannon Lake resident</p> <ul style="list-style-type: none"> • Traffic count should be on Garlington Road and not Honbarrier • Waiting 16 to 18 minutes to get to Roper Mountain Road. • Using Garlington to bypass Roper Mountain Road intersection at 385 <p>List of meetings had previously before staff meeting. 8/4/15 County Square – among staff, applicants, stakeholders 8/11/15 Two meetings: St. Francis/ Bon Secours – staff, applicant, stakeholders; and County Square – staff, applicant, stakeholders 9/9/15 County Square – among staff, applicants, stakeholders 10/13/15 County Square – among staff, applicants, traffic engineer 11/9/15 County Square – among staff, applicants</p>	
<p>Staff Report</p>	<p>The subject property is 35.98 acres of storage, truck terminals, and vacant wooded land. The property is located southeast of Interstate 85 and Pelham Road intersection. The property is also located east of Garlington Road and Pelham Road intersection. Approximately 1,200 feet of frontage exists along Honbarrier Drive. Approximately 40 feet of frontage exists along Garlington Road. Significant topography and designated flood zones exist on the site.</p> <p>The access road (Honbarrier Dr.) to this property is located within the 100-year floodplain. Specifically the elevation of the bridge that crosses Rocky Creek is at an elevation of 846.9 feet. The base flood elevation is at 850 feet. Therefore the access drive would be under approximately 3 feet of water during the 100 year storm event. This would make evacuations and/or rescues extremely difficult without specialized equipment.</p> <p>The applicant identified their proposed use as a multi-family complex for all parcels.</p>	
<p>Planning Commission</p>	<p>Staff originally recommended denial of the request due to concerns over public safety for future residents. The Planning and Development Committee referred the item back to the Planning Commission for further consideration once the applicant provided a complete traffic study. At the October 28, 2015 Planning Commission meeting, staff reported their concerns were addressed and utilizing the traffic study provided by the applicant, staff recommends approval based on the successful implementation of proposed improvements; namely a full secondary access available only to the residents within the focus area on this</p>	

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	rezoning application.
Planning and Development Committee	<i>October 5, 2015:</i> Returned the item to Planning Commission pending additional information. <i>November 2, 2015:</i> Forwarded to Council with no recommendation.