

Zoning Docket from January 11, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-09	Bryon D. Culbertson for Jennifer L. Brooks 555 S. Old Piedmont Highway WG10010300101 and WG10010300200 I-1, Industrial to S-1, Services	25	Denial	Denial 1/27/16	Denial 2/1/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Jennifer Brooks - Owner</p> <ul style="list-style-type: none"> • Kindergarten through 5th grade • 90 students will be served initially • Expecting to expand to 200 students • \$½ million renovation budget <p>2) Resident</p> <ul style="list-style-type: none"> • 50 full time employees at this school • Would come into compliance with DOT standards • Value to redeveloping an already existing school building <p>3) Resident</p> <ul style="list-style-type: none"> • Free to children with autism • First school like this in the area and in the southeast region • Supports what this applicant is trying to do <p><u>Speakers Against:</u></p> <p>1) None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcels are about 10.2 acres of property located on S. Old Piedmont Highway approximately 0.2 miles from Piedmont Highway and the I-85 onramp. The parcels have approximately 660 feet of frontage along S. Old Piedmont Highway. Active railways are in close proximity to the western and eastern boundaries.</p> <p>The applicant states the proposed land use is for a Public Charter School for K-5 Students with Autism Spectrum Disorders.</p> <p>It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. The proposed use as a school is inconsistent with existing, established industrial uses and surrounding zoning, and may present a potential safety risk. The stated proposed use of the site would utilize the proposed zoning in order to request a special exception for a school, an exception excluded from industrial zoning classification for reasons of incompatibility. The close proximity to rail lines and potentially hazardous industrial uses makes this proposal incompatible with existing adjacent uses.</p> <p>Infrastructure in this area, the current extent of industrial zoning, and proximity to major roadways are better situated to serve new and expanding industrial businesses.</p>					

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	Based on these reasons, staff recommends denial of the requested S-1, Services zoning.
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