

Zoning Docket from May 16, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2016-32	Johnie Allen DeVore, Jr. for Stephanie King, Three Tree Hill, LLC 245 Hicks Road 0394000102500 R-10, Single-Family Residential to S-1, Services	25	Denial	Approval if request is amended 5/25/16 Rec. Approval if Amended 6/22/16	Returned to Planning Commission 6/6/16 Approval as Amended 7/11/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2016 were:</p> <p><u>Speakers For:</u> 3 in attendance</p> <ol style="list-style-type: none"> 1) John DeVore, applicant, realtor <ul style="list-style-type: none"> • With handouts, completed an impact study for the LLC 2) Todd King, Three Tree, LLC <ul style="list-style-type: none"> • Currently owns the landscape business on Augusta Rd and Old Augusta Rd. • Use it for an overflow lot for the Augusta Rd. site. • Low impact overflow lot for stone/ landscape supply • No customers would access this site • Intends to have a significant buffer to the residential, a 35 ft. buffer of trees • The road on the site is poor and would need stabilization • Would be willing to have entrance on Augusta and provide a buffer • Mud was a clogged drain which was remedied <p><u>Speakers Against:</u> 16 in attendance</p> <ol style="list-style-type: none"> 1) Resident on Hicks Road <ul style="list-style-type: none"> • Submitting a statement • Part of the original Hicks family property • New zoning would create additional traffic • In a flood zone area, and protected only by the natural lay of the land • Requesting a buffer for the property 2) Resident on Hicks Road <ul style="list-style-type: none"> • Understand importance of economic development • We want to support commercial development but protect integrity of street, and maintain security and speed control. • We request to maintain the zoning and respect the maintenance of the neighborhood 3) Resident on Hicks Road <ul style="list-style-type: none"> • We have not had the opportunity to speak with the applicant • Concerned about the trucks coming in and out of the area which is our main ingress and egress to the neighborhood. • Would rather the site be maintained as residential 4) Resident on Hicks Road <ul style="list-style-type: none"> • Entrance is in front of my house, exit at my niece's house • Speed bumps just fixed, but now would have trucks. 					<p>Petition/ Letter</p> <p><u>For:</u> 31</p> <p><u>Against:</u> none</p>

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	<ul style="list-style-type: none"> • It was a mud hole when they were clearing the site, and going right to her driveway <p>List of meetings with staff: none</p>	
Staff Report	<p>The subject parcel is 10.5 acres of property located on Hicks Road approximately 0.9 miles northeast of the intersection of White Horse Road and Augusta Road intersection. The parcel has approximately 380 feet of frontage along Hicks Road.</p> <p>The applicant states the proposed land use is for stone landscape supply inventory and some equipment parking. Although the site is large and may accommodate the use, it's location in close proximity to an established neighborhood. Furthermore, concerns exist about the integrity of Hicks Road and the ability to handle heavier truck traffic from Augusta Road to the project site.</p> <p>The proposed S-1, Services district would introduce incompatible uses to this established residential neighborhood along Hicks Road. Typically S-1 zoning is located along arterials roads that can better support commercial and industrial uses without presenting a conflict with nearby residential neighborhoods.</p> <p>It is staff's opinion that the current R-10, Single-Family Residential zoning is appropriate and that this requested rezoning to S-1, Services, would have an immediate negative impact to the character of the adjacent neighborhood. The proposal is inconsistent with future land use plan.</p> <p>Based on these reasons, staff recommends denial of the request for S-1, Services.</p>	
Planning Commission	<p>At the 5/25/16 meeting, the Commission recommended approval based on the applicant's updated request to a maximum area of 2 acre of S-1 and the balance to remain R-10, Single-Family Residential.</p>	
P & D Committee	<p>At the 6/6/2016 meeting, the Committee referred the docket back to the Planning Commission to rectify the requested acreage and geography.</p>	
Planning Commission	<p>At the 6/22/16 meeting, the Commission denied the original application; then the Planning Commission recommended approval of the proposed 4 acre request to amend the application.</p>	
P & D Committee	<p>At the 7/11/2016 meeting, the Committee amended the application to the proposed 4 acre portion and recommended approval of the application.</p>	