

Zoning Docket from April 17, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-23	Laurin Patton and Greg Googer, Patton Development, SC LLC for Lindsey R. Estela and Ruth Hernandez Estela, LLC Stallings Road and New Tilth Road 0525030101506 and 0525030101507 R-M20, Multifamily Residential to C-1, Commercial	20	Denial	Denial 4/26/17	Denial 5/1/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 17, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Preferred developer of Dollar General • Has built over 150 Dollar General stores • House on property will be relocated • One ingress/egress and will only be on Stallings Road • 9100 sqft building • Estimates a max of 500 cars per day <p>2) Owner</p> <ul style="list-style-type: none"> • Believe n growth in the community • Approves of the residential look of the building <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Would prefer residential go in there over commercial • Requests that council deny this rezoning • Saturation of stores in the area • Mentioned 252 petitions signed in opposition <p>2) Resident</p> <ul style="list-style-type: none"> • Just bought the house directly across from proposed location • House would face Dollar General Store • Wants it to stay residential • Concerns of lighting bleeding over into property and windows <p>3) Resident</p> <ul style="list-style-type: none"> • Concerns of traffic • Worried about the safety with cars driving fast down Stallings Road <p>4) Resident</p> <ul style="list-style-type: none"> • Bus storage location in the area • A lot of traffic congestion in this area • Concern over traffic with more houses being built in this area <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 252 (petitions)</p>
Staff Report	The subject parcel zoned R-M20, Multifamily Residential is 2.93 acres of property located on Stallings Road at the intersection of Reid School Road and Stallings Road. The parcel has approximately 670 feet of frontage along Stallings Road, 530 feet of frontage along New Tilth Road and 150 feet of					

Zoning Docket from April 17, 2017 Public Hearing

frontage along Reid School Road.

The applicant is requesting to rezone the property to C-1, Commercial. The subject site is located in the northern area of the county. There is no commercial zoning located in the surrounding area and the closest commercially zoned parcel is located at Tanner Road and Reid School Road approximately 0.3 miles southeast of the subject site.

The applicant states the proposed land use is for a Dollar General Store.

The area surrounding the subject site is made up of single-family residences and Pebble Creek Baptist Church. The surrounding zoning consists of single-family residential and multifamily residential. Staff is of the opinion introducing commercial zoning into this area would not be consistent with the existing residential character of this area and would introduce incompatible zoning.

Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.