

ZONING DOCKETS FROM SEPTEMBER 25, 2013 GC[C MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-39	Yadhi Properties, LLC Reedy Fork Road S-1 to C-2 0108000100103	23	D	D	D	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2013 were:</p> <p><u>Speakers For</u> (1) Would like to rezone in order to open a party shop and eventually build a liquor store</p> <p><u>Speakers Against</u> (1) Residents speak in opposition (2) Concerned about traffic and environment (3) Opposed because alcohol is not needed in the community (4) Working hard to keep crime and drugs out and this will perpetuate it (5) Would like a community center (6) Serenity Place is too close (7) Historical Society has worked hard to restore this community</p>					Petition/Letter For – 50 names Against – 48 names; 1 letter; 50 stand in opposition
Staff Report	The majority of properties in this area surrounding this site are zoned for residential uses and are occupied by various types and densities of residential uses. There is commercial zoning to the north along Green Avenue, which is sufficient commercial space for the area. Uses allowed in the C-2 zoning district are more intense in nature and include liquor stores and nightclubs. Less intense commercial zoning districts provide for a more appropriate transition to the new Planned Development zoning to the south. Although the property is already zoned non-residential, staff is not in favor of changing the zoning to C-2 as the uses are inconsistent with changing nature of the area and the overall character the residents are trying to achieve through the community planning efforts in Dunear. Based on the aforementioned reasons, staff recommends denial.					