

**ZONING DOCKETS FROM June 2, 2014 P and D Committee Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-12	John Beeson with Mark III Properties for Lewis E. McDonald Woodruff Road and S. Bennetts Bridge Road 0548020100400 (portion) R-S to R-M6	27	Denial	Denial 5-28-14	Approved as amended to RM-4 allowing additional Public input at the 6-16-14 P and D meeting  Prior to the County Council Meeting on 6-17-14	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 19, 2014 were:</b></p> <p><u>Speakers For:</u> Focused on surveys from EWRAP. Traffic is biggest concern. They can produce product that will be well received. Have addressed traffic along Woodruff. Extending sewer. Property under contract and applicant wants to move forward.</p> <p><u>Speakers Against:</u> Planned growth is healthy. Questions rezoning without infrastructure. EWRAP needs to be revisited. Epidemic road congestion. More density adds to problem.</p> <p>Library will already increase traffic. Cut through issues on Woodruff.</p> <p>Not opposed to growth, want it managed appropriately. Three principles: establish infrastructure, community involvement in development, pedestrian safety.</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> 1) 91 signatures 2) 29 signatures</p>
Staff Report	<p>The subject property is currently zoned R-S, Residential Suburban, and the applicant is requesting to rezone to the R-M6, Multifamily Residential district. The R-M6 district was established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development. The proposed R-M6 district would provide a maximum density of six (6) dwelling units per acre. Many of the parcels within the immediate vicinity of the subject property are zoned for single-family homes. It should be noted that the northwest portion of the subject lot is located within the GPATS Setback Area.</p> <p>The subject property is comprised of two (2) separate lots (37+ acres), a northern lot and a southern lot, both of which are separated from each other by approximately 350 feet. The southern lot, which is nearly 19 acres, has frontage on Woodruff Road and Dusty Lane, while the northern lot fronts on S. Bennetts Bridge Road. The applicant is requesting to rezone the southern lot to R-M6 and retain the current zoning for the northern lot.</p> <p>In 1996, an application was submitted to rezone 110 acres along Woodruff Road and S. Bennetts Bridge Road. This application (CZ-96-120) included the southern lot, proposing to rezone it from R-</p>					

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	<p>S to R-M1, Mixed Residential zoning – now an obsolete district. The rezoning application was approved by County Council, but amended to exclude the southern lot and its accompanying R-M1 zoning.</p> <p>In 2007, an attempt was made to rezone the subject parcel (CZ-2007-57). This application requested PD, Planned Development district (The Village at Clear Spring), in order to accommodate a mixed use project consisting of office, retail, and residential uses on the southern lot. The rezoning application was denied.</p> <p>The current rezoning request for R-M8 on this parcel was received February 21, 2014. The applicant officially requested amendment of the application to R-M6 on March 25, 2014. The item was reverted back to Public Hearing by the Planning and Development Committee for public comment and further staff review on March 31, 2014.</p>
<b>P and D</b>	<p>On June 2, 2014 staff received a letter requesting to amend the request to RM-4. The Planning and Development Committee approved the amended request and scheduled an additional public comment session at the Planning and Development Committee Meeting on June 16, 2014 to give citizens an opportunity to speak to the amended docket. The additional public input would be the day before the next County Council meeting on 6-17-14.</p>