

**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
<b>CZ-2014-20</b>	Caroline Richardson Mahaffey for Shirley L. Whitmire 1803 E Georgia Road, King Road, and Lee Vaughn Road 0559020101100 R-S to R-15	27	Denial	Denial 5-28-14	Forward without recommendation 6-2-14	
<b>Public Comments</b>	<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> Traffic will dump on E Georgia Road, rather than Lee Vaughn Road. Last remaining asset of owner, proceeds of this sale would finance her living.</p> <p><u>Speakers Against</u> Will create traffic congestion. King Road is too narrow. Too high of a density for area.</p> <p>Traffic concerns due to pending build out of existing subdivisions.</p> <p>Density is main complaint.</p> <p>Multiple accidents along roads. This will exasperate traffic. Too much density.</p>					<p><b>Petition/ Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
<b>Staff Report</b>	<p>The subject parcel contains a mix of uses; a single-family residence located north of East Georgia Road, a horse pasture located north of East Georgia Road, and undeveloped land. The subject parcel is quadrisected by three roads (Lee Vaughn Road, East Georgia Road, and King Road).</p> <p>The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel to R-15 (Single-Family Residential). The R-15 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.</p> <p>The subject parcel is located within the Scuffletown Area Plan adopted in 2006. A Future Land Use (FLU) map was developed for this area plan, providing detail at the parcel level for recommended land use density and zoning. As such, the Scuffletown Area Plan recommended this parcel for "Rural Residential" land use, which recommends a density of 1-2 dwelling units per acre; and R-S (Residential Suburban) zoning. R-S zoning yields a maximum of 1.7 DU's/acre. R-15 zoning yields a maximum of 2.9 DU's/acre.</p> <p>A rezoning request for R-15 was made in 2004 (CZ-2004-090) on a parcel roughly 2,000 feet east of the subject property, now known as Clear Springs subdivision. The rezoning request was denied by County Council on April 19, 2005.</p>					