

ZONING DOCKET FROM THE 8-18-14 P and D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-27	CCAD, LLC on behalf of Tango Alpha Management Company Hunter Road 0555020101000 (portion) R-S to R-12	27	Denial	Denial	Held until the next P and D meeting to allow for additional public comment 7-7-14 Committee Approved 8-18-14	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 16, 2014 were:</p> <p><u>Speakers For:</u> Part of Fox Run Golf Course. Golf club aware of plan. Sewer is available across street. Smaller lots across along GC. Want to work with Fox Run to eliminate retention pond. Spoke with Mr. Kirven.</p> <p><u>Speakers Against</u></p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property is a 6.85 acre portion of a 208 acre parcel, containing a golf course which is bisected by Hunter Road.</p> <p>The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel to R-12 (Single-Family Residential). The R-12 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 "Private Recreation" land use, which represents areas used by golf courses. The Scuffletown Area Plan recommends "Rural Residential Use" for property on either side of the "Private Recreation" area. Rural Residential use has a recommended density of 1-2 units per acre, and R-S zoning.</p>					