

Zoning Docket from June 15, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-38	John Broadbent Chick Springs Road and East Main Street T011000201200, T011000201300 and T012000104300 R-12, Single-Family Residential to R-M5, Multifamily Residential	18	Approval	Approval	Held at 8/17/15 Held at 9/1/15 Approved 9/14/15	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 15, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) John Darrohn (Darrohn Engineering) <ul style="list-style-type: none"> • Development of approximately 47 patio home type units combining single-family detached and duplex/attached units. • Developable space is mostly along east side of property near railroad tracks; western part of property is mostly wetlands. • Owner has been in contact with Taylors Town Square regarding dedication of land for recreational use. <p><u>Speakers Against:</u> <i>15 people in opposition</i></p> <ol style="list-style-type: none"> 1) Ted Adams – 6 Old Hotel Ct. <ul style="list-style-type: none"> • Request for rezoning is inconsistent with neighborhood. • Sewer issues existing with current infrastructure. • Does not want to see any additional traffic. 2) Bonnie Adams – 6 Old Hotel Ct. <ul style="list-style-type: none"> • Single-family homes are across the street; would like to see that continue. • Would like to see the property transformed into a park. 3) Richard Holmberg <ul style="list-style-type: none"> • Wants to see a park 4) Terry Neimeyer <ul style="list-style-type: none"> • Wants it to stay residential 5) Ann Coyer <ul style="list-style-type: none"> • opposed 					<p>Petition/Letter For: None</p> <p>Against: 40 signatures 37 letters</p>
Staff Report	<p>The subject property is over 18 acres according to county records and is composed mostly of wooded property with significant topography and potential of wetlands. The site’s eastern boundary, over 1,100’, is adjacent to the CSX Railroad. Approximately 1,140’ of frontage exists along the north side of Chick Springs Road and about 830’ along Main Street, albeit inaccessible due to topography. Likewise, two of the three parcels extend to the southeast corner of the Main St/ Chick Springs Rd intersection, but have limited development potential due to topography.</p> <p>This site is known by some residents to be the historic location of the Chick Springs Resort.</p> <p>The applicant identifies the proposed use as duplexes.</p>					