



**Zoning Docket from August 17, 2015 Public Hearing**

	<p>5.) Resident of McRae Place</p> <ul style="list-style-type: none"> <li>• Concerns for the re-sell value of homes behind development</li> <li>• Concerns for safety, noise and traffic</li> </ul> <p>6.) Resident of McRae Place</p> <ul style="list-style-type: none"> <li>• Concerns of better office transition</li> <li>• Concerns for development being too close to subdivision behind it</li> </ul> <p>7.) Resident, Bay View Drive</p> <ul style="list-style-type: none"> <li>• Light at entrance of Sparrows Point</li> </ul> <p>8.) Sparrows Point Resident</p> <ul style="list-style-type: none"> <li>• Concerns of increased traffic along Woodruff Road</li> <li>• Concerns of safety for bike and pedestrian traffic the Library will attract</li> </ul>	
<p><b>Staff Report</b></p>	<p>The subject property is 18.9 acres of mostly wooded and pastured property with several residential structures. The property is located to the north side of Woodruff Road just west of the intersection with Sunnydale Drive. Approximately 1,050 feet of frontage exists along Woodruff Road and approximately 660 feet of frontage along Sunnydale Drive.</p> <p>The applicant proposes a project that will feature a mixture of commercial, professional office, and medical office uses.</p>	
<p><b>Approval Recommendations by staff and Planning Commission</b></p>	<ul style="list-style-type: none"> <li>• Pertaining to the future connection to the west, include within the statement of intent, “The proposed future vehicular connection to the west will be installed by the developer at such time in the future when the adjacent property is redeveloped.”</li> <li>• At least one access to the east will align with an access to the proposed library and include appropriate pedestrian amenities;</li> <li>• Align the signalized intersection at Woodruff Road with the driveway to the south;</li> <li>• Maintain proposed landscape buffer with Woodruff Road considering planned SCDOT widening;</li> </ul>	