

**Zoning Docket from September 14, 2015 Public Hearing**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2015-56</b>	Chris Przirembel, Gray Engineering for Marcelo Torricos, Torricos LLC NW corner of West Georgia Road and Mimms Road 0594020101500 R-R1, Rural Residential to R-S, Residential Suburban	25	Denial	Denial	<i>Held 10/5/15 Denial 10/19/15 Held 11/16/16 No motion 11/30/15 Denial 1/11/16</i>	Returned to P&D Committee 11/3/15
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 14, 2015 were:</b></p> <p><u>Speakers For:</u></p> <p>1.) Gray Engineering representative</p> <ul style="list-style-type: none"> <li>• Close to Hwy 25</li> <li>• 25,000 square foot lots</li> <li>• Roughly 70 houses on parcel</li> <li>• Sewer not available</li> </ul> <p>2.) Torricos LLC representative of applicant</p> <ul style="list-style-type: none"> <li>• Intended to develop it as R-S</li> <li>• Less density then R-7.5</li> <li>• Work to maintain rural setting</li> </ul> <p><u>Speakers Against:</u> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p>The subject parcel is 41.93 acres of mostly wooded and vacant land. The property is located to the east of Augusta Road (US-25) and West Georgia Road intersection. Approximately 1,200 feet of frontage exists along West Georgia Road and 1,000 feet of frontage exists along Mimms Road. The applicant identified their proposed use as a single-family residence for this property.</p> <p>This area is distinguished by small farms and large tracts with single-family houses. Since 2000, the objective in this area has been one of maintaining the rural character and preserving a farmland feel. Together with the lack of sewer and only basic road infrastructure (with no plans to upgrade either system), rezoning applications to higher intensity are unnecessary to match recent emerging development patterns. Therefore, based on these reasons, staff maintains the current zoning is appropriate for this area and recommends denial of the application.</p>					
<b>Planning and Development Committee</b>	<p><i>10/5/15:</i> The Committee voted to hold the item to gather additional information.  <i>10/19/15:</i> Recommended denial.  <i>11/16/15:</i> The Committee voted to hold the item to gather additional information.  <i>11/30/15:</i> The Committee presented no motion regarding the item. Therefore, the item remains on the Committee floor until the next Committee meeting.  <i>1/11/16:</i> Recommended denial.</p>					
<b>County Council 11/3/15</b>	Council returned the item to the P&D Committee awaiting further information.					