

**Zoning Docket from January 11, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-08	Gray Engineering Consultants c/o Chris Przirembel for Jeffery Scott Collins, Co A LLC, David M. Collins, Dana M. Collins, Douglas N. Collins, Lois C. Rouse and Samuel B. Rouse, et.al. 300 Block of Reedy Fork Road 0583020100700, 0583020100703, 0583020100704, 0593030101000, and 0593030101002 I-1, Industrial and R-S, Residential Suburban to R-12, Single-Family Residential	28	Denial	Approval 1/27/16	Held 2/1/16 Approval 2/29/16	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 11, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) David Nickels - Gray Engineering Representative</p> <ul style="list-style-type: none"> <li>• Rezoning used to create a subdivision</li> <li>• Potential for 568 lots</li> <li>• Roughly 5,460 residential trips per day generated if subdivision created</li> <li>• Housing would support the industry in the area</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Issues concerning traffic</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Concern with traffic in the area</li> <li>• Worried about floodplain issues</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p>The subject parcels are 180 acres of property located on Fork Shoals Road, Reedy Fork Road and Union Church Road approximately 0.5 miles from I-185. The project has approximately 1,600 feet of frontage along Fork Shoals Road, 2,500 feet of frontage along Reedy Fork Road, and 875 feet of frontage along Union Church Road.</p> <p>The application did not include a proposed use.</p> <p>It is staff's opinion that the current I-1 zoning is the appropriate for this site and that this requested rezoning would have significant impact on the surrounding area. This site represents a significant block of contiguous I-1, is in a heavily industrialized area of the county, and has all utilities in close proximity to support future industrial and manufacturing users. The proposal is inconsistent with existing and expanding industrial uses and surrounding zoning. Further, this site contains flood zone which should be avoided, especially from significant residential development, to ensure safety of</p>					

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	<p>homes during major storm events.</p> <p>Amenities in this area are better situated to serve new and existing industrial businesses with its proximity to major roadways.</p> <p>Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential.</p>
<b>P&amp;D Committee</b>	<p>February 1, 2016: The Committee decided to hold the item to determine the feasibility to connect the land to an industrial user.</p>