

Zoning Docket from March 14, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-22	Jed M. Aho for JK Development and Restore Life, LLC 600 Block of Aiken Chapel Road T008000400403, T008000400406 & T008000400407 R-MA, Multifamily Residential & C-2, Commercial to C-3, Commercial	18	Denial	Denial 3/23/16	Denial 4/4/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicants</p> <ul style="list-style-type: none"> • Purchased 2006 and planned to develop multifamily • Sewer moratorium stalled development • Godiva's for sale may allow for area development • Possible construction of commercial building to lease <p><u>Speakers Against:</u> none</p> <p>List of meetings with staff: none</p>					<p>Petition/Letter For: none</p> <p>Against: none</p>
Staff Report	<p>The subject parcel is 1 acre of property located on Aiken Chapel Road approximately 0.1 miles southwest of the intersection of Saint Mark Road and Wade Hampton Boulevard. The parcel has approximately 250 feet of frontage along Aiken Chapel Road.</p> <p>The applicant did not state the proposed land use on the application. However, during the public hearing, the applicant stated that the use would be leased commercial space. The location, however, is one block from a commercial corridor and adjacent to residential. This location is less than ideal for building additional commercial development better suited to Wade Hampton Blvd. Results of a planning process towards a Taylors Community Plan show this area as a mixed use node with higher intense uses towards the intersection of Wade Hampton Blvd. and St. Marks Road.</p> <p>It is staff's opinion that this requested rezoning would have significant impact on the surrounding area and would expand commercial uses into an established neighborhood.</p> <p>Based on these reasons, staff recommends denial of the requested C-3, Commercial.</p>					