

**Zoning Docket from March 14, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-23	Edward Springer Wilson for Aviation Ventures Series Fund II, Series Three Fork Shoals Road at West Georgia Road 0585010100102 & 0585010100104 C-1, Commercial to C-2, Commercial	28	Denial	Denial 3/23/16	Approval as amended 4/4/16	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1)Applicant</p> <ul style="list-style-type: none"> <li>• Showed presentation including surrounding zoning, status of other corners of the intersection</li> <li>• Further need exists in the area for access to goods and services</li> <li>• Current improvements to site will be demolished</li> <li>• Significant commercial history in this intersection</li> <li>• Currently at the design stage for self-storage, while preserving immediate intersection for grocery and other retail uses</li> <li>• C-3 would also meet the uses</li> <li>• No tenants lined up for the retail space at this time</li> </ul> <p><u>Speakers Against:</u> none</p> <p><b>List of meetings with staff:</b> 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 15 acre of property located at the corner of Fork Shoals Road and West Georgia Road approximately 2 miles south of the I-185 Interchange and Fork Shoals Road. The parcel has approximately 950 feet of frontage along Fork Shoals Road and 700 feet along West Georgia Road.</p> <p>The applicant did not state the proposed land use on the application; however, follow-up conversations provided information that the applicant would be willing to consider C-3 zoning. The public hearing revealed the proposed uses would better fit a request for C-3, Commercial.</p> <p>It is staff's opinion that this request as submitted would have greater impact on the surrounding area than a C-3, Commercial zoning.</p> <p>Based on these reasons, staff recommends denial of the requested C-2, Commercial.</p>					
<b>P&amp;D Committee</b>	<p>The Committee amended the application to C-3 that would also be amenable to the applicant.</p>					