

**Zoning Docket from April 18, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-30	Richard Robarge and Dave Black for Arthur J. Robarge 524 Mills Avenue 0104000200300 (portion) C-1, Commercial to C-2, Commercial	24	Approval	Approval 4/27/16	Approval 5/2/16	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 18, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Richard Robarge, applicant</p> <ul style="list-style-type: none"> <li>• Keeping pace with the development of Mills Ave.</li> <li>• Mr. Patel has been in business for 15 years</li> <li>• The commercial area has been established for 60 years</li> <li>• Beer and wine is already being sold there</li> <li>• Improvements have been continually to the site</li> </ul> <p><u>Speakers Against:</u> none</p> <p><b>List of meetings with staff:</b> March 2, 2016 - applicant</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 0.3 acres of property located on Mills Avenue approximately 0.7 miles southwest of the intersection of Mills Avenue and Augusta Road. The parcel has approximately 300 feet of frontage along Mills Avenue, 180 feet of frontage along Edgewood Drive and 135 feet of frontage along Reeves Street.</p> <p>The applicant states the proposed land use is for local package store. In this case, the request minimizes the proposed footprint of this zoning in order to minimize the potential intensity of the use. The location has a long history as a commercial establishment, including beer and wine sales, and is located along a main arterial roadway.</p> <p>It is staff's opinion the request would have minimal adverse impact on the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the updated request for C-2, Commercial.</p>					