

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-28	Hunter B. Garrett for Christopher Chambers, et.al. I-85 and Staunton Bridge Road WG10060100500 and WG10070100401 (portion) R-S, Residential Suburban To S-1, Services	25	Approval	Approval 4/27/16	Approval 5/2/16	
<b>Public Comments</b>	<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) Hunter Garrett, applicant’s representative</p> <ul style="list-style-type: none"> <li>• Approached by both the buyer and seller</li> <li>• Grading plan approved by the County</li> <li>• Prominent site on the interstate</li> <li>• Stormwater detention in place</li> <li>• User would have traffic 8-5</li> <li>• Company coming from the outside of the County</li> <li>• Natural barrier to the west side to buffer against the use</li> <li>• Discussed traffic with the tenant and most will go directly to the interstate</li> </ul> <p><u>Speakers Against:</u></p> <p>1) resident</p> <ul style="list-style-type: none"> <li>• Misunderstood that it was near River Road, but it was near her subdivision</li> <li>• Difficult to get out of subdivision</li> <li>• May mean more traffic on frontage road to south on 153</li> <li>• Busiest exit on I-85 second to Woodruff</li> <li>• Concern is the traffic and how much truck traffic would be on the road before deciding if ‘for’ or ‘against’ the rezoning</li> <li>• Speaking for six other families in the neighborhood</li> </ul> <p><b>List of meetings with staff:</b> none</p>	<p><b>Petition/Letter</b></p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>				
<b>Staff Report</b>	<p>The subject parcel is 16.6 acres of property located on Frontage Road approximately 0.25 miles west of the intersection of Staunton Bridge Road and Frontage Road. The parcel has approximately 1,600 feet of frontage along Frontage Road.</p> <p>The applicant states the proposed land use is for distribution. The site’s location adjacent to I-85 and a frontage road would serve the traffic of this land use. The future land use map prescription is for low density residential; however, nearby amenities are best utilized to support the proposed land use. This complement is already seen in practice with parcels already developed with this use to the southwest of the subject site.</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 S-1, Services.</p>					