

Planning Commissioner Comments from the September 10, 2015 Meeting
Family Fare, A1400012

BUZBY – I vote to approve. Building a gas station between I-40 and Carpenter Fletcher road on Highway 55 is a reasonable option. This is a growing area with a fair amount of commercial zones. However, I do not believe taking land currently listed in the comprehensive plan as recreation and open space and changing it to commercial when there is likely other options – which may be more suitable – for this type development.

GHOSH – Voted in favor. I voted in favor because commercial along highway 55 makes sense.

GIBBS – Voted to not accept development for reasons of flooding, poor natural water containment and the altering of comp. plan as recreation and open space.

HARRIS – Voted for.

KENCHEN – I vote to approve. This proposed development is consistent with the comprehensive plan. Further, staff has determined that there will be minimal impact to the environment, if any. There was concern about stormwater. However, the developer has made commitments to sufficiently contain stormwater as to minimize the possibility of flooding

MILLER – The intersection of Hwy 55 and Carpenter Fletcher is not a bad place for a small commercial node. The size of the node can be held to reasonable proportions if we use the stream behind the Family Fare site as a western and northern boundary. The land opposite the Family Fare site is constrained by the railway ROW. The subject property is already zoned for non-residential purposes and the southwest corner is already developed. While I am wary of the comprehensive plan's altogether too loose policy in favor of commercial nodes at major intersections, in this case, I do not oppose this limited FLUM change. The council should vote in favor; however, care must be taken in the future to make sure that non-residential uses make no further incursion along Carpenter Fletcher than the O-I area already in place.

WINDERS – Though I have some reservations about danger of increasing flooding in the surrounding area, I voted to recommend this amendment, because it is a relatively small project. There should not be a problem except in a major flood (more than 10 year flood).

WHITLEY – I vote to approve.

VANN – Yes. Favorable recommendations. Resident noted 1996 flood and later 1999 when hurricane Floyd came through the area? Further review is warranted given concern of neighbor.

RILEY – Recommend approval.