

**Planning Commissioner's Written Comments  
April 12, 2016**

**Witherspoon Garrett Road (Z1500037)**

**BRINE** – Unless the associated Plan Amendment case (A1500023) is approved, this rezoning request is not consistent with the Comprehensive Plan. Because I voted against the plan amendment request, I also voted against this rezoning request.

I hope that a way can be found to preserve the entire Recreation and Open Space area.

**BUZBY** – Given the staff recommendation to deny this plan I vote no. While I see many positives in this proposal, I am uncomfortable approving this proposal due to reclassifying a special flood hazard area away from Recreation and Open Space on the Future Land Use Map. Without any additional details on the site plan showing how this area would be used in the proposed development, I am not comfortable supporting this proposal.

**GHOSH** – The proposal is less dense less intense than what is currently allowed. Moreover, the proposed use is very low impact and could not be considered in any manner as a detriment to the community. Additionally, the applicant is committing to preserve a .2 acre area. I would also like to note that this site a case one can have some certainty as to what you are going to get. Where possible, the applicant has given as much detail as possible. This is a case where you can vote without herring to make any leap of faith. You know what you are getting. The question is whether you feel it is a benefit to the community. Finally, it is important not to lose sight of the fact that this rezoning will facilitate the redevelopment of a large parcel of land in close proximity to the proposed Patterson Place light rail stop.

**GIBBS** – Voted to approve zoning change (it allows this business as permitted in zone change to low density residential).

**HUFF** –I voted to approve the plan amendment and subsequent rezoning for this project despite the fact that it reclassifies an area of flood hazard that is recommended to be recreation and open space. In total this area amounts to .3 acre but it has a sewer easement that runs through most of it. By limiting development to outside the part of this flood area that is designated New Hope Creek Bottomland Forest, the applicant is also sequestering part of the flood hazard zone. This leaves only a small piece of the flood hazard zone that will be subject to development. This small piece strikes me as insignificant given the agricultural use to which the property will be put. Although the operation will generate some truck traffic the business in general is quiet and should be an appropriate neighbor to surrounding residential. Witherspoon has been a fixture in this part of the county for over 60 years. It is a unique business and its

presence can offer aesthetic relief to the otherwise mundane development that has gone on around the boulevard.

**KRNNCHEN** – This is an excellent way to repurpose existing building. I don't believe that the loss of recreational and open space will be problematic. This is an improvement.

**MILLER** - For the reasons I have laid out in my comments on case A1500023, the City Council should approve this rezoning.

**VANN** – I voted in favor of the matter and the matter passed 11-2.

**WINDERS** – This 'creative" rural zoning in the suburban tier will permit a development that will enhance the neighborhood.

**WHITLEY** – I vote to approve.