

**Planning Commissioner's Written Comments
December 8, 2015**

4062 Stirrup Creek Drive (Z1500021)

Brian Buzby – I vote to approve. See Case A1500008 for my additional comments.

David Harris – Voted for approval.

Elaine Hyman – Favorable comments.

Armeer Kenchen – Consistent with industrial uses, would be an asset to county development. (and Triangle Town Center). Also compatible with future land use.

Tom Miller - The city council should approve both the plan amendment and the rezoning sought in these cases. The area is predominantly zoned light industrial and used that way. The business park in question was originally blocked out years ago in industrial and office sections which constrained flexibility when no constraints were really necessary to protect surrounding uses or to respect existing or developing land use patterns. I believe that changing the FLUM as requested is consistent with policies 2.3.1a, 2.3.2a, and 2.4.2c of the Comprehensive Plan insofar as it increases areas for light industrial development in an area largely reserved for such development and used that way. Neighboring properties are zoned and used as light industrial or for uses which are compatible for such uses. The property in question is located in an area amply served by infrastructure appropriate to industrial use. There are no neighboring uses which might be negatively impacted by the requested changes.

The council should note that the bermed entryway to the park on Stirrup Creek Drive is protected by an easement and will remain even if the council changes the FLUM and zoning. The council should also note that consonant with the restrictive covenants governing the property, a significant number of uses normally allowed in light industrial are expressly barred from this property by commitments in the development plan. The result is an even lighter version of light industrial.

Andre D. Vann – I voted in favor as it is consistent with Comprehensive Plan.

Melvin Whitley – I voted to approve.

Rebecca Winders – Light industrial use is appropriate and infrastructure is adequate to support requested zoning change. I would like to see commitment of additional landscaped and tree save area of the development plan, because the entire property slopes down toward a flood plain.