

**AUGUST 2021 COMMUNITY COUNCIL  
RECOMMENDATIONS**

**Planning Commission Hearing Date: September 9, 2021**  
**Board of Commissioners Hearing Date – September 30, 2021**

<b>D1. TA-21-1244279 2020-1543</b>	<b>Director of Planning &amp; Sustainability Small Box Discount Retailers</b>	<b>County-wide</b>
<b>No Quorum</b>	<b>Community Council 1</b> – No Quorum. Members present voted for Deferral 2-0-0.	
<b>Deferral 7-0-0</b>	<b>Community Council 2</b>	
<b>Deferral 8-0-0</b>	<b>Community Council 3</b> - Full Cycle Deferral, with the comment that the text amendment include language to make business owners more accountable for neighborhood impacts of small box retail stores.	
<b>Deferral 11-0-0</b>	<b>Community Council 4</b> - Full Cycle Deferral, with the condition that this text amendment be scheduled to go to all the community council boards again when it is more complete.	
<b>Deferral 8-0-0</b>	<b>Community Council 5</b>	
<b>D2. TA-21-1244414 2020-1546</b>	<b>Director of Planning &amp; Sustainability Automobile Land Uses</b>	<b>County-wide</b>
<b>No Quorum</b>	<b>Community Council 1</b> – No Quorum. Members present voted for Deferral 2-0-0.	
<b>Deferral 7-0-0</b>	<b>Community Council 2</b>	
<b>Deferral 10-0-0</b>	<b>Community Council 3</b>	
<b>Deferral 11-0-0</b>	<b>Community Council 4</b> - Full Cycle Deferral, with the condition that this text amendment be scheduled to go to all the community council boards again when it is more complete.	
<b>Deferral 8-0-0</b>	<b>Community Council 5</b>	
<b>N1. SLUP-21-1245054 2021-2900</b>	<b>Richard Adamas</b>	<b>Districts 2 &amp; 6</b>
<b>Approval 7-0-0</b>		
<b>N2. Z-21-1245055 2021-2901</b>	<b>Mustaq Moosa</b>	<b>Districts 5 &amp; 7</b>
<b>Approval w/Conditions 6-4-0</b>	<b>Approve with Frierson conditions, excluding blood banks.</b>	
<b>N3. LP-21-1245063 2021-2904</b>	<b>PEC c/o Doug Linneman</b>	<b>Districts 2 &amp; 6</b>
<b>Deferral 8-0-0</b>		

<b>N4. Z-21-1245064 2021-2905</b>	<b>PEC c/o Doug Linneman</b>	<b>Districts 2 &amp; 6</b>
<b>Deferral 7-0-0</b>		
<b>N5. SLUP-21-1245065 2021-2906</b>	<b>Nuts n Berries c/o Kevin Parker</b>	<b>Districts 2 &amp; 6</b>
<b>Approval 8-0-0</b>		
<b>N6. LP-21-1245068 2021-2907</b>	<b>Housing Development Corporation c/o Keri Taylor-Spann</b>	<b>Districts 4 &amp; 6</b>
<b>Denial 11-0-0</b>	<p>Denial based on the environmental concerns of numerous property owners that live adjacent or close to the property. Discussion included concerns that this property currently serves as stormwater detention system for large areas upstream, and that there would be significant flooding impacts if this property were to be developed as proposed by the applicant.</p> <p>Some surrounding property owners indicated that the applicant should focus on other existing apartments complexes along Memorial Drive to redevelop instead of building new structures on this property and exacerbate the existing flood problems in the area.</p>	
<b>N7. Z-21-1245066 2021-2908</b>	<b>Housing Development Corporation c/o Keri Taylor-Spann</b>	<b>Districts 4 &amp; 6</b>
<b>Denial 11-0-0</b>	<p>Denial based on the environmental concerns of numerous property owners that live adjacent or close to the property. Discussion included concerns that this property currently serves as stormwater detention system for large areas upstream, and that there would be significant flooding impacts if this property were to be developed as proposed by the applicant.</p> <p>Some surrounding property owners indicated that the applicant should focus on other existing apartments complexes along Memorial Drive to redevelop instead of building new structures on this property and exacerbate the existing flood problems in the area.</p>	
<b>N8. LP-21-1245127 2021-2933</b>	<b>Griffin &amp; Davis Consulting, Inc.</b>	<b>Districts 3 &amp; 7</b>
<b>Approval 5-3-1</b>	<p>CC-3 Board members and some neighbors voiced concerns about the proposed detention facility and townhome heights, as well as the impact of both on surrounding single-family properties. Some neighbors expressed support for the increased density of the proposal as envisioned by a plan for the Glenwood-Columbia Drive area.</p>	
<b>N9. Z-21-1245080 2021-2910</b>	<b>Griffin &amp; Davis Consulting, Inc.</b>	<b>Districts 3 &amp; 7</b>
<b>Approval 5-3-1</b>	<p>CC-3 Board members and some neighbors voiced concerns about the proposed detention facility and townhome heights, as well as the impact of both on surrounding single-family properties. Some neighbors expressed support for the increased density of the proposal as envisioned by a plan for the Glenwood-Columbia Drive area.</p>	

<b>N10. CZ-21-1245061 2021-2903</b>	<b>Avondale Park, LLC c/o Battle Law, P.C.</b>	<b>Districts 4 &amp; 6</b>
<b>Denial 10-0-0</b>	Discussions included: the application needs to specify the specific changes being made to the previously adopted zoning conditions, including how the percentage of each land use has changed and how an appropriate mixture of land uses is being maintained; the property has not developed in the past five years, and the flooding impacts that have occurred on the adjacent single-family subdivision due to mismanagement of Best Management Practices by the developer.	
<b>N11. SLUP-21-1245087 2021-2909</b>	<b>Cindy Simpson for CHRIS 180</b>	<b>Districts 3 &amp; 6</b>
<b>Approval 10-0-0</b>	Discussion encompassed topics related to the operation of the proposed CCI such as staff-to-child ratio, the nature of the childrens' disabilities, training of staff, staff turnover rate, as well as overall CHRIS 180 programs.	
<b>N12. SLUP-21-1245110 2021-2911</b>	<b>Melesha Myrie</b>	<b>Districts 5 &amp; 7</b>
<b>Approval 6-4-0</b>		