

**DECEMBER 2021 COMMUNITY COUNCIL RECOMMENDATIONS**

**Planning Commission Hearing Date: January 4, 2022**  
**Planning Commission Hearing Date: January 6, 2022**  
**Board of Commissioners Hearing Date – January 27, 2022**

<b>D1. Z-21-1245080 2021-2910</b>	<b>Griffin &amp; Davis Consulting, Inc.</b>	<b>Districts 3 &amp; 7</b>
<b>Withdrawn by Applicant 6-0-0</b>	Per the Applicant's request.	
<b>D2. Z-21-1244885 2021-2638</b>	<b>David Kirk (Chick fil A)</b>	<b>Districts 2 &amp; 6</b>
<b>Approval 5-2-1</b>		
<b>D3. SLUP-21-1244886 2021-2639</b>	<b>David Kirk (Chick fil A)</b>	<b>Districts 2 &amp; 6</b>
<b>Approval 4-2-2</b>		
<b>D4. SLUP-21-1244893 2021-2641</b>	<b>Mosaic Communities c/o Battle Law</b>	<b>Districts 4 &amp; 6</b>
<b>Approval w/Conditions 11-1-0</b>	Council recommended approval with the conditions currently on the revised plan shown to the council on December 14 <sup>th</sup> , which included a minimum of 60% open space.	
<b>D5. Z-21-1245221 2021-3156</b>	<b>Builders Professional Group, LLC c/o Battle Law</b>	<b>Districts 4 &amp; 7</b>
<b>Approval w/Conditions 11-1-0</b>	Council recommended approval with the condition that the plan address drainage run-off concerns on surrounding properties.	
<b>D6. TA-21-1244986 2021-3159</b>	<b>Director of Planning &amp; Sustainability Special Land Use Permit Criteria</b>	<b>County-wide</b>
<b>Approval 4-0-0</b>	<b>Community Council 1</b>	
<b>Deferral 7-0-1</b>	<b>Community Council 2</b> – Defer until the Board of Commissioners updates the criteria and sends it through the zoning process.	

<b>Approval 8-0-1</b>	<b>Community Council 3</b>	
<b>Approval w/Conditions 11/1-0</b>	<b>Community Council 4</b> - Approval with the following conditions: 1. Relating to Criteria A, after the words "open space, off-street parking", insert "both required and transitional buffer zones"; and 2. Relating to Criteria C, after the words "public (or private) facilities, utilities, public (or private) streets", insert "to serve the proposed use and whether or not there is sufficient traffic carrying capacity for the use proposed so as to not unduly increase traffic and create congestion in the area". The required buffer zone can be distinct from a transitional buffer zone so it should be noted in the proposed language, and traffic congestion should be considered as well as capacity.	
<b>Approval 9-0-0</b>	<b>Community Council 5</b>	
<b>D7. TA-21-1245114 2021-3160</b>	<b>Director of Planning &amp; Sustainability Variances in Overlay Districts</b>	<b>County-wide</b>
<b>Approval 4-0-0</b>	<b>Community Council 1</b>	
<b>Approval 7-0-1</b>	<b>Community Council 2</b>	
<b>Full Cycle Deferral 8-0-0</b>	<b>Community Council 3</b>	
<b>Denial 12-0-0</b>	<b>Community Council 4</b> - The Council prefers to delete these phrases: "specimen tree(s)... or preservation of historic characteristics of the property" because the language's intent places an undue burden on the Zoning Board of Appeals to make determinations that the Board may not be qualified to make. The additions also allow both specimen trees and historic characteristics to be hardships for any property owner and can nullify the county tree ordinance and the role of the Historic Preservation Commission to exert influence over a particular property.	
<b>Deferral 9-0-0</b>	<b>Community Council 5</b>	
<b>N1. SLUP-22-1245307 2021-3515</b>	<b>Luxury Living Experience PCH</b>	<b>Districts 5 &amp; 7</b>
<b>Approval 7-0-2</b>		
<b>N2. Z-22-1245310 2021-3516</b>	<b>Rockhaven Homes, LLC c/o Battle Law, P.C.</b>	<b>Districts 3 &amp; 6</b>
<b>Approval 6-0-0</b>	Applicant answered CC-3 Council members' and a resident's questions about stormwater runoff, parking, and a rental cap, to their satisfaction.	
<b>N3. SLUP-22-1245311 2021-3517</b>	<b>Salahadin Kazili</b>	<b>Districts 4 &amp; 7</b>
<b>Deferral 6-5-1</b>	Council recommended full cycle deferral due to poor community participation at the pre-community meeting. It was recommended that the applicant consider holding another community meeting and increase the notification radius beyond what was required in the zoning ordinance so more of the surrounding community would have the opportunity to participate.	

<b>N4. CZ-22-1245320 2021-3518</b>	<b>Harold Buckley, Jr.</b>	<b>Districts 3, 6 &amp; 7</b>
<b>Approval 9-0-0</b>	Applicant answered Council member's question about mitigation of noise from customer radios to her satisfaction.	
<b>N5. SLUP-22-1245321 2021-3519</b>	<b>Harold Buckley, Jr.</b>	<b>Districts 3, 6 &amp; 7</b>
<b>Approval 9-0-0</b>	Applicant answered Council member's question about mitigation of noise from customer radios to her satisfaction.	
<b>N6. SLUP-22-1245322 2021-3520</b>	<b>Magnolia Gardens PCH dba Magnolia Cove</b>	<b>Districts 3 &amp; 6</b>
<b>Deferral 9-0-0</b>	Applicant failed to appear at the Community Council meeting.	
<b>N7. SLUP-22-1245323 2021-3521</b>	<b>DeAndre Mathis</b>	<b>Districts 3, 6 &amp; 7</b>
<b>Approval 9-0-0</b>	Applicant answered Council members' questions re: nature of the proposed use, hours of operation, public notice for the community mtg., etc. to their satisfaction.	
<b>N8. Z-22-1245331 2021-3522</b>	<b>Kyle Williams</b>	<b>Districts 4 &amp; 7</b>
<b>Deferral 7-5-0</b>	Council recommended full cycle deferral due to flooding run-off, density, traffic, and lack of notification concerns.	
<b>N9. SLUP-22-1245330 2021-3523</b>	<b>Dorlette Franklin</b>	<b>Districts 3 &amp; 7</b>
<b>Approval 6-0-0</b>	Applicant answered questions about staffing and use of the interior spaces of the townhome for childcare.	