



Zoning Committee Recommendation

Rezoning Petition 2022-204

August 1, 2023

REQUEST

Current Zoning: N1-B (neighborhood 1-B)
Proposed Zoning: MUDD(CD) (mixed-use development district, conditional)

LOCATION

Approximately 5.19 acres located on the south side of Sunset Road, west of Beatties Ford Road, and east of Peachtree Road. (Outside City Limits)

PETITIONER

Frontiers Enterprises, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend DENIAL of this petition and adopt the consistency statement as follows:

To Deny:

This petition is found to be **inconsistent** with the 2040 Policy Map (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommendation for the Neighborhood 1 Place Type.

We find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- There are transportation issues concerning the ability for pedestrians to cross Sunset Road in order to access goods and services in the area.
- Transportation concerns regarding ingress and egress of vehicles accessing the site and leaving the site, especially during peak hours.
- Concerns regarding proximity to manufacturing and logistics facilities in the area, most notably the quarry to the south of the site, to the proposed residential development impacting the air quality among other environmental concerns.

Motion/Second: Winiker / Lansdell

Yeas: None

Nays: Winiker, Lansdell, Neeley, Russell, Sealey, Welton, and Whilden

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Russell stated that he understood the idea of mixing the retail and residential uses but does not think that the concept works in this form with the residential building being located at the back of the site and adjacent to a quarry. He stated that the residential uses were hidden behind the nonresidential uses on the site.

Commissioner Winiker stated that he had concerns about transportation and access to the site and the poor condition of Sunset Road and Beatties Ford Road. He stated that this concern would apply to any proposed use on the site.

Commissioner Sealey states that he had no opposition to the mix of commercial and residential on the site however he did have issues with ingress and egress in and out of the site. He had concerns with the inability for pedestrians to cross the street to access the shopping center across Sunset Road and vehicular movements in and out of the site at peak times.

Commissioner Lansdell asked if there would be a left turn lane built on Sunset Road. Staff Stated that there would be a left turn lane and a right turn lane built on Sunset Road.

Commissioner Lansdell stated that the quarry to the south of the site would be in operation of 20 to 30 more years, that the quarry has an impact on air quality, and that this site is adjacent to the outfall area for groundwater pumped from the quarry, and that the quarry has had code enforcement issues in the past.

Commissioner Lansdell stated that he had concerns with residential being located so close to the quarry and that during the winter the quarry would be visible from the site through the buffers. He stated that he has concerns about truck traffic and that the truck route utilizes Sunset Road passing by the site. He stated that he would like to see additional housing in the area with access to nearby retail but this site brings up too many concerns.

Chairman Welton asked how close the proposed residential was to the operating quarry. Staff stated that it was between 1,000 and 1,500 feet. He asked if there was a bus stop on Sunset Road. Staff stated that the bus stops were located on Beatties Ford Road. Chairman Welton asked if there was sidewalk on Sunset Road. Staff stated that there was sidewalk and that the site plan proposes a 12 foot multi-use path along Sunset Road.

There was no further discussion of this petition.

PLANNER

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