

Prepared by Doug Ledson

Neighborhood meeting - July 12 2017- Gordon St.

17-REZ-19

Doug Ledson, the property owner and applicant, explained that the rezoning is limited to the residential lot and that any conditions would not impact the existing larger commercial parcel. However, the owner conveyed that as the Gordon St. property should have been included in the entire larger GC parcel as this lot completes the rectangle at the end of Gordon St. That is was why the owner was rezoning the property to the same GC classification.

The homeowners present then asked the owner what he intended to put on the lot. The owner stated that he was not sure. Further, before marketing the property again, he wanted to solidify the zoning on the entire property.

Paul Gross asked for clarification on the zoning request. Town Staff (Debra Grannan) then read the list of allowed uses in the GC District from the Land Development ordinance for the meeting attendees. The owner listed all those uses up on the blackboard and asked all who were present what uses they were most opposed to.

The meeting then moved to objectionable uses. All were opposed to Nightclubs, Kennels, and Veterinarian offices with outside kennels. One adjacent property owner was opposed to motels. They were also opposed to restaurants that serve liquor. The owner stated he had no problem with eliminating those uses. Town staff indicated that certain uses could be prohibited, but there may be issues with restricting some business operation.

Christa Claytor & Dawn Westbrook expressed their concern about the connectivity of Gordon St. with SW Maynard Road. The owner explained that he was not allowed to condition that, but he would request that, at the time of Development Plan Review, the connection not be made. However, Town Council or Planning would make the final decision. The owner further explained that Gordon St was presently slated to connect to Maynard Rd.

Ron Harris expressed his frustration with the town for not securing the property from Suggs as it had been offered to the Town for several years before reverting back to the Suggs heirs. The staff member present was not aware of the history of this property, and could not verify or dispute the statement. All the neighbors said they would like to see the entire property used to expand Rose Park.

Ron Harris stated that he would prefer knowing what the final use was and what everything would look like as was done with the Climate Controlled Storage concept. Several of the neighbors expressed their disappointment that the Storage development was not approved. The owner informed everyone that a lot of money was spent on that submittal for nothing. That is the reason for putting on the conditions for the rezoning so there is some certainty before spending more funds.

Ron Harris and Dawn Westbrook also expressed concern about the drainage issue with the north and west side of the property. The owner stated that any storm water issues would be addressed during the development plan review process.

Dawn Westbrook & Ron Harris then expressed concerns about the proximity of the building in relation to their properties as they were most impacted as they abut this property. Doug Ledson agreed to increase the minimum building setback to 60' from the north property line and 70' from the west property line.