



Southeast Citizens Planning Advisory Committee

Chair: Carol D'Onofrio Vice Chair: Jon Malmind

April 23, 2019

To: Nicole Padgett, Chair, Planning Commission
Matt Schellenberg, Chair LUZ

Re: 2019-227 (Conventional Rezoning)

The SE CPAC reviewed application 2019-227 at the SE CPAC meeting on April 22, 2019. It was determined that the CPAC needs additional information from the applicant in order to determine whether the proposed rezoning furthers the goals, objectives and policies of the Comprehensive Plan and/or if it conflicts with any portion of the City's land use regulations:

(1) CPAC determines the following goals, objectives and policies of the Comprehensive may be inconsistent with the proposed rezoning:

- Goal 1 of the Future Land Use Element (FLUE)
- Goal 3 of the Future Land Use Element (FLUE)
- Objective 3.1 of the Future Land Use Element (FLUE)
- Policy 3.1.11 of the Future Land Use Element (FLUE)

This is based on concerns from members where stormwater runoff is currently a land use regulation issue along Julington Creek Road. In addition, the application does not reflect egress and ingress plans for the project.

Therefore, CPAC is requesting a deferral until a revised site plan is submitted in order to determine consistency with the above criteria.

Respectfully,

A handwritten signature in blue ink that reads "Carol D'Onofrio". The signature is written in a cursive, flowing style.

Carol D'Onofrio, Chair
Southeast Citizens Planning Advisory Committee

g.p. - Rosemary Wesolowski
cc: The Honorable Lenny Curry, Mayor
William Killingsworth, Director of Planning and Development
Folks Huxford, Chief of Current Planning
Arimus Wells, City Planner
Shannon Eller, Attorney IV
Glenda Thompson Wiggins, Clerical Support Aide