

Commissioner Frangella: Next up 2021-03-R requested by Sunset Ridge Development, LLC for a change in zoning district from R-1B to O-L on approximately 146 acres in Sunset Drainage District #1 south of the northern turn of the Grand Bayou Road, Bayou Gauche. Council District 4.

Mr. Welker: this is a similar but a slightly different rezone that we've seen a couple of times. This is related to the one that came before yall that was looking to be reintroduced before a year, that failed and had to wait. Either way this is a slightly different request but it's also been over a year so we can return to it. It's another request to go from the R-1B to OL, the main difference here is that its now the area of R-1B that's more on the Grand Bayou Road side of this large piece of grouping of properties, not anything towards Luke Drive on the south side. The request meets the 3<sup>rd</sup> evaluation guideline. OL zoning and development patterns are present in the area and the uses permitted in the district will not be incompatible with the existing neighborhood or overburden the infrastructure. The first guideline isn't meet since OL zoning does not meet with the density residential FLUM designation and the second guideline isn't met with the existing R-1B zoning, doesn't deprive reasonable use of the property. Because the site is more than 3 acres approval will require an amendment to the Future Land Use Map but the department does recommend approval based on meeting that third rezoning guideline.

Commissioner Frangella: Alright is the applicant present and wish to speak? State your name and address for the record.

Cecil Sumners, 317 N. Freemont St., Matthews, NC. As Chris was saying we're trying to get a piece of family property taken back. It used to be Open Land when I first got involved with the project back in 2003 and we sold 4 lots that front on Grand Bayou Road and go back to the Paradis Canal. That went pretty well so I decided to do a bunch of ranchettes along Grand Bayou Road and that did pretty well too, they're all Open Land. In 2006 as Chris mentioned had the big plans, I'm going to do more development, more things so we came in and took the whole piece away from Open Land except for one parcel that's still Open Land and we did R-1M on Bayou Gauche Road and then the rest of the property to the east of Canal #10 was R-1A basically because at that time I had plans to put a subdivision in and roads and things like that but Katrina and flood insurance, plans went nowhere, I dropped the plan basically. So we were thinking about going back to what we did in 2003 which is have some large lots that front on Grand Bayou Road primarily and go to the Paradis Canal and they'd be about 5.5 acres a piece and they go from there back to the Paradis Canal, along with 60 big oak trees, it's a pretty piece of property and we're trying to get back into selling large lots and away from selling dirt because this is not a dirt project, this is for me to put in nice 5.5 acres, we're going to call them ranches because they're pretty good size. So we appreciate your support on that and open up for questions.

Commissioner Frangella: alright thank you Mr. Sumners. We'll open public hearing for 2020-03-R, anyone here to speak for or against? Alright seeing none, we'll close public hearing for 2020-03-R. Any questions or comments from the Commission?

Commissioner Keen: Yes this is in District 4, I've had a few questions. Some years ago there was a question about a borrow pit for the lake and again just for the record, you and I have spoken, you have no inclination of placing another borrow pit or anything else to that nature?

Mr. Sumners: No not for that particular spot, it's beautiful, borrow pits don't fit there and I want to sell residential pieces of property, it's not going to be borrow pits.

Commissioner Keen: I just wanted to make sure and put it out there.

Mr. Sumners: That's why people came trash me, that's the best way to describe it, you need the dirt but I'm not going to sell it to you.

Commissioner Keen: Exactly, thank you sir.

Mr. Sumners: Thank you.

Commissioner Frangella: Any other questions or comments? Call for the vote.

YEAS: Ross, Petit, Keen, Dunn, Frangella, Galliano

NAYS: None

ABSENT: Schexnaydre

Commissioner Frangella: That motion passes unanimously and that will go to the Council.

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