

**ZONING DOCKETS FROM June 2, 2014 P and D Committee Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-22	Lawrence Fischer for Washington Partners, LLC 490-498 Garlington Road 0547030100106, 0547030100153, 0547030100154, 0547030100155, 0547030100156, 0547030100157 I-1 to S-1	21	Approval	Approval 5-28-14	Approval 6-2-14	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 19, 2014 were:</b></p> <p><u>Speakers For:</u> Five buildings, majority office use. Same uses will continue, rezone S-1 to acquire additional tenants.</p> <p><u>Speakers Against</u> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The six subject parcels contain the development center known as Garlington Point, which houses multiple uses, including, but not limited to; parking facilities, engineering services, a hair salon, and a cleaning company.</p> <p>The six subject parcels are currently zoned I-1 (Industrial); this application is requesting to rezone all six parcels to S-1 (Services). The S-1 district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.</p> <p>The parcel across Garlington Road to the north, referenced as 481 Garlington Road, was rezoned from R-M (Residential Multifamily) to S-1 (Services) as Docket CZ-1998-115. The request was approved by County Council in December 1998.</p>					