

Zoning Docket from November 14, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2016-63	R. L. Fogleman, Jr. for Jaliabapa 1, LLC and Terrell Lankford 3803 White Horse Road 0242010203500 and 0242010203501 R-12, Single-Family Residential to C-1, Commercial	25	Approval	Approval 11/16/16	Approval 11/28/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 14, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Civil Engineer</p> <ul style="list-style-type: none"> • Retail building currently on the site as a legal non-conforming use • Owner wants to tear down current building and build a newer building in its place <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff:</p> <p>September 19, 2016</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>None</p>
Staff Report	<p>The subject parcels zoned R-12, Single-Family Residential are 0.65 acres of property located on White Horse Road approximately 0.7 miles north of the intersection of Anderson Road and White Horse Road. The parcels have approximately 90 feet of frontage along White Horse Road.</p> <p>The applicant is requesting to rezone the parcels to C-1, Commercial. The subject parcels are located along a Major Arterial Road that is designated as a Regional Corridor. There is commercial zoning to the east and south and single-family residential zoning to the north and west of the subject parcels. The subject parcels are currently being used for retail, which is a legal non-conforming land use.</p> <p>The applicant states the proposed land use is for retail.</p> <p>The subject parcel is located in a section of White Horse Road characterized by commercial and service oriented uses and zoning. Staff is of the opinion that the requested C-1 zoning is consistent with the existing land use of the subject site and emerging zoning pattern in this section of White Horse Road.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.</p>					