

Zoning Docket from January 23, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-03	Roy Cox for Niki P. Kythas 1303 Geer Highway 0505050201900 C-1, Commercial to C-3, Commercial	17	Approval	Approval 1/25/17	Approval 2/6/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would sell cars on this property if rezoned • Previous business their failed • Spent \$20,000 remodeling building <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> 25</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned C-1, Commercial is 0.41 acres of property located on Geer Highway approximately 0.95 miles southeast of the intersection of Geer Highway and Old White Horse Road. The parcel has approximately 100 feet of frontage along Geer Highway.</p> <p>The applicant is requesting to rezone the property to C-3, Commercial. The existing land uses to the east and south of the subject site are a convenience store and vacant commercial building. The subject site is located along a major arterial road. Traffic trends show a steady increase in traffic along Geer Highway.</p> <p>The applicant states the proposed land use is for a car lot, Travelers Rest Auto Sales.</p> <p>This property is currently zoned C-1, Commercial and is located along an arterial road. Due to its location and proximity to existing commercial, service and industrial zoning, staff is of the opinion rezoning this parcel to C-3, Commercial would be an appropriate zoning.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.</p>					