

**Zoning Docket from October 15, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-65	Dean Edward Dupont 103 Lake Sunshine 0318000200612 (portion) S-1, Services to R-S, Residential Suburban	27	Approval	Approval 10-24-18	Approval 11-5-18	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 15, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Bought property 4 to 5 years ago</li> <li>• Would like to build a house on the site</li> <li>• Current zoning would not allow for a house his property</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b> The subject site is located along a two-lane County maintained road with no planned improvements. The existing zoning surrounding this property is R-S, Residential Suburban. The character of the surrounding area is large lots with single-family homes.</p> <p><b>SUMMARY:</b> The subject parcel zoned S-1, Services, is 1.7 acres of property located on Lake Sunshine approximately 1.7 miles southeast of the intersection of East Curtis Street (SC-417) and Southeast Main Street (SC-14). The parcel has approximately 175 feet of frontage along Lake Sunshine. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for single-family home.</p> <p><b>CONCLUSION:</b> The subject site is surrounded mainly by single-family residential zoning and land uses with some vacant wooded land. Staff is of the opinion the requested R-S, Residential Suburban is consistent with the surrounding land uses, zoning and density in this area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					