

Zoning Docket from February 18, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-18	Chad Stepp for SJJ Property Development, LLC and Business Park Properties, LLC Fork Shoals Road 0420000101200 (portion) and 0420000101600 (portion) C-2, Commercial to S-1, Services	25	Approval	Approval 02/27/19	Approval 3/4/19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 18, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Own 3 surrounding properties • Want to reinvest in the area and put a business there • 124,000sqft building could go on this site <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>ANALYSIS:</p> <p>At this time there is no transit in the area. The subject site is a part of the Conestee Community Plan recommending mixed use and service type uses such as warehousing, staging and light industrial. A portion of 0420000101600 was successfully rezoned to S-1, Services in 1997, CZ-1997-43.</p> <p>SUMMARY:</p> <p>The subject parcel zoned C-2, Commercial, is 6.65 acres of property located on Fork Shoals Road approximately 0.75 miles southeast of the intersection of White Horse Road Extension and Fork Shoals Road. The parcel has approximately 775 feet of frontage along Fork Shoals Road, 525 feet of frontage along Standing Springs Road and 420 feet of frontage along Business Park Court. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for industrial/service and wholesaling, warehousing, flex space and distribution.</p> <p>CONCLUSION:</p> <p>The subject site is surrounded by mainly S-1, Services zoning to the east, south and west, with C-2, Commercial zoning to the north. Single-Family Residential, storage and vacant land uses abut the site. Staff is of the opinion that this rezoning request to S-1, Services would be consistent with the surrounding zoning and land uses. The requested zoning is also consistent with the Conestee Community Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.</p>					