

**Zoning Docket from March 18, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-23	Darrell J. Kellett, Manager for Kellett 4 LLC 3010 Fork Shoals Road 0585010100301 C-1, Commercial to S-1, Services	25	Approval	Approval 3/27/19	Approval 4/1/19	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2019 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Manages property</li> <li>• Would like to rezone to put a boat and RV storage facility on site</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><u>Petition/Letter For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS:</b> The subject site is located in the <u>South Greenville Area Plan</u>, with a designation of Commercial, which recommends commercial/retail land uses to the customers traveling by automobile along major thoroughfares. Public Transit is not available in this area. Floodplain is not present on this parcel.</p> <p><b>SUMMARY:</b> The subject parcel zoned C-1, Commercial, is 3.23 acres of property located on Fork Shoals Road approximately 0.05 miles south of the intersection of Fork Shoals Road and West Georgia Road. The parcel has approximately 294 feet of frontage along Fork Shoals Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for R.V. and boat storage lot.</p> <p><b>CONCLUSION:</b> The subject site is located near the intersection of West Georgia Road and Fork Shoals Road, with commercial and service zoning surrounding this area. The surrounding land uses consist of vacant wooded land, warehouse, service garage, convenience store and gas stations and a junkyard. Staff is of the opinion the requested zoning to S-1, Services is appropriate based on the surrounding zoning and land uses.</p> <p>Based on these reason staff recommends approval of the requested rezoning to S-1, Services.</p>					