

Zoning Docket from June 17, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-44	Robert Babcock for 1893 LLC 2728 Poinsett Highway 0446000100300 C-1, Commercial to C-3, Commercial	19	Approval	Approval 6-26-19	Approval 7-15-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> Stated that he's experiencing theft and weather damage and would like a storage building to protect his product. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS: The subject site is designated in the <u>Cherrydale Area Plan</u> as <i>Service and Industrial</i>, which accounts for development involving industry, manufacturing, production and/or service-oriented uses. Floodplain is not present on the parcel.</p> <p>Additionally, this parcel is located along Bus Route 3 and will continue to be along this route when the route changes, per Greenlink's Comprehensive Operations Analysis. There are no sidewalks in this area.</p> <p>SUMMARY: The subject parcel zoned C-1, Commercial, is 1.06 acres of property located on North Parker Road approximately 0.2 miles east of the intersection of North Parker Road and Poinsett Highway. The parcel has approximately 170 feet of frontage along North Parker Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for a storage building to prevent theft and weather damage.</p> <p>CONCLUSION: The subject site is located along North Parker Road and can only be accessed via Poinsett Highway. The abutting zoning consists of a mixture of commercial and multifamily with R-M20 apartments to the north and east and C-2 single-family residential to the south.</p> <p>Staff is of the opinion the requested zoning would be consistent with the surrounding zoning along Poinsett Highway, and would have minimal impact on the surrounding community.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.</p>					