

Zoning Docket from October 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-71	Gary S. Hill for LTE Investment Group LLC 4403 White Horse Road 0230000801600 and 0230000801700 R-10, Single-Family Residential to C-2, Commercial	25	Approval	Approval as amended 10-23-19	Approval as amended 10-28-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 14, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Grandfather built current building on site 50 years ago • Became aware that the property was not zoned commercial • Current lessee has operated current business on site for years • Rezoning would allow for continuation of future business • Does not think it could sell for residential use <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concerned over too many possible uses with C-2 • Has concerns about the property being sold to someone else • Does not want a bar, tavern or liquor store • Wants quality commercial <p>List of meetings with staff: Applicant 8/26/2019</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Riverdale-Tanglewood Community Plan</u> where it is designated as <i>Commercial</i>. Floodplain is not present on this property. There is a bus route near this property. Bus route 502 is located approximately 0.27 miles away at the intersection of N. Washington Avenue and Gordon Street Extension.</p> <p>SUMMARY:</p> <p>The subject parcels zoned R-10, are 0.46 acres of property located on White Horse Road approximately 0.19 miles north of the intersection of White Horse Road and Easley Bridge Road. The parcel has approximately 145 feet of frontage along White Horse Road and approximately 80 feet of frontage along West Boulevard. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states the proposed land use is for a business or to allow a future business on site.</p> <p>CONCLUSION:</p> <p>The subject site is located along a five- lane arterial road, White Horse Road, which is mainly made up of commercial and service type land uses and zoning. Staff is of the opinion the current zoning of R-10, Single-Family Residential is not appropriate for this area, however staff does have some concerns regarding some of the allowed uses permitted in C-2, Commercial zoning. Staff believes the recommended use of Commercial from this site is appropriate, and that is also consistent with the Riverdale-Tanglewood Community Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.</p>					

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Staff Report	On October 16, 2019 staff received a request from the applicant to amend the requested rezoning from C-2, Commercial to C-3, Commercial.
GCPC	At the October 23, 2019 Planning Commission meeting, the Commission members voted to approve the applicant's amended request to C-3, Commercial.
P&D Committee	At the October 28, 2019 Planning Development meeting, the Committee members voted to approve the applicant's request to C-3, Commercial.