

ZONING DOCKETS FROM JULY 15, 2013 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-22	Lee and Associates 20 and 101 Lowery Drive R-MA & S-1 to I-1 WG05000200500, WG05000200401, and WG05000200402	25	A	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2013 were:</p> <p><u>Speakers For</u></p> <p>(1) Would like to refurbish locomotives and carriers by changing them into low emission systems</p> <p>(2) Would like to rezone to better fit the area and enlarge operations</p> <p><u>Speakers Against</u></p> <p>(1) None</p>					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The majority of properties along White Horse Road, the major thoroughfare adjacent to this site, are zoned for non-residential uses and are occupied by various commercial, industrial, and service type uses. The uses allowed in the proposed rezoning request to I-1, Industrial, are consistent with the surrounding land uses and zoning. The property along Old Grove Road to the south of this site is zoned multifamily, but is occupied by single-family residences at varying densities, including several large manufactured home parks to the south and southeast. This property cannot be accessed through these areas. Staff is of the opinion the permitted uses in the I-1, Industrial, district, are consistent with the adjacent uses to the north and in the immediate area of the site and will serve as an appropriate use along the rail corridor. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval.</p>					