

Zoning Docket from November 3, 2014 P and D Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-42	John Shaw for Barbara E. Arledge and Terry Watson 2507 Anderson Road 0251000201300 I-1 to S-1	25	Approval	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 20, 2014 were:</p> <p><u>Speakers For:</u> Been for sale for two years. Under contract as car lot. Plan to tear house down, build garage, sell used cars. S-1 compatible with I-1.</p> <p><u>Speakers Against</u> Owns construction company next door. Concerned about property values. 25 auto sales 4 auto repair, 3 towing yards within two mile stretch. Signs and chain link fence unsightly.</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property is a parcel of land located on Anderson Road containing two vacant structures. It has approximately 102 feet of road frontage. The property is currently zoned I-1 (Industrial); this application is requesting to rezone to S-1 (Services). The S-1 district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.</p> <p>The applicant is requesting rezoning to allow for an auto sales lot.</p>					