

Zoning Docket from September 14, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-59	Robert Howell for Oceana Rapid, LLC 1320 Hampton Ave Ext. 0139000100100 I-1, Industrial District To S-1, Services District	23	Approval	Approval	Held 10/5/15 Approval 10/19/15	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 17, 2015 were:</p> <p><u>Speakers For:</u></p> <p>1.) Applicant</p> <ul style="list-style-type: none"> • Old Textile building • Vacant for the last 5 years • Make building more community oriented, indoor recreation, artist studios fitness centers, dance studios • Using existing structure for new uses <p>2.) Stakeholder</p> <ul style="list-style-type: none"> • Positive addition • Help revitalize the area <p><u>Speakers Against:</u> None</p> <p>List of meetings had previously before staff meeting. August 12, 2015 – staff met with applicant to review options based on intended direction.</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property is 5.7 acres of asphalt and warehouse property located south of Old Buncombe Road and Pete Hollis Blvd intersection. The property is also located northwest of Pete Hollis Blvd and Rutherford Street intersection. The property is located between Southern Railway Co. and Seaboard Coast Line Railroad. Approximately 275 feet of frontage exists along Hampton Ave Ext and 350 feet of frontage exists along Cedar Lane Ct.</p> <p>It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The proposal is consistent with the future land use designation in the county comprehensive plan. The historical use of the property is consistent with S-1. A potential connection to the Swamp Rabbit Trail is on the north side of the subject parcel.</p> <p>The applicant did not identify their proposed use for this property in the application.</p>					