

**Zoning Docket from August 15, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-46	Jose Rivera 3916 White Horse Road 0241000200700 R-10, Single-Family Residential to C-1, Commercial	25	Denial	Denial	Denail	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 15, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Open a high end spa</li> <li>• Use existing house</li> <li>• Property chosen for frontage along White Horse Road</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b></p> <p>None</p> <p><b>Against:</b></p> <p>None</p>
Staff Report	<p>The subject parcel is 0.35 acres of property located on White Horse Road approximately 0.9 miles north of the intersection of White Horse Road and Anderson Road. The parcel has approximately 80 feet of frontage along White Horse Road.</p> <p>The subject parcel and the immediate surrounding properties are zoned Single-Family Residential. The R-10, Single-Family Residential district is established as an area in which the principal land use is for single-family dwellings. Although the subject property is located on White Horse Road, it is in an established residential area characterized by single-family homes. The requested C-1, Commercial would provide for commercial establishments that are inconsistent with the surrounding residential properties.</p> <p>There are significant challenges with this property to meet county requirements for commercial drive and parking due to the limited space on the sides and the rear of the property.</p> <p>The applicant states the proposed land use is for barber/beautician.</p> <p>Staff is of the opinion that this rezoning would have a negative impact on surrounding residential properties. This area of White Horse Road is predominantly single-family residential. A land use inventory conducted by staff confirmed that these homes are occupied single family dwellings. Commercial rezoning in this segment of White Horse Road is not consistent with the surrounding land uses and zoning and would set a precedent for further commercialization. There are other established commercial areas nearby on White Horse Road that have been designated for commercial zoning.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.</p>					