

**Zoning Docket from April 16, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-25	Gabriel Fernandez-Rubio for Gabriel Builders, Inc. White Horse Road B005010100400 R-S, Residential Suburban to C-3, Commercial	19	Denial	Denial 4-25-18	Approval 4-30-18	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 16, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Would like to place a cabinet shop on site</li> <li>• Keep commercial towards 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</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban, is 5.9 acres of property located on White Horse Road approximately 0.45 miles south of the intersection of Old White Horse Road and US Highway 25 Bypass. The parcel has approximately 225 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for cabinet shop.</p> <p>The subject site is located along White Horse Road, an arterial road, which is surrounded primarily by single-family residential and vacant wooded land. Staff believes this area of White Horse Road is a highly residential area with single-family residential zoning and land uses. Rezoning this parcel to C-3, Commercial, would have a negative impact on the surrounding residential areas, especially the western section of the parcel.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.</p>					