

Zoning Docket from January 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-02	John Francis Mack for Twojck, LLC 774 Piedmont Highway 0615030101100 S-1, Services to R-S, Residential Suburban	26	Approval	Approval 1/23/19	Approval 2/4/19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Surprised by current zoning • Wants residential so he can expand his garage <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS: While the request appears to be unusual based on surrounding zones, the proposed use is in conformance with many of the surrounding uses. Many of the nearby properties, while zoned C-2 and S-1, have residential uses on them.</p> <p>SUMMARY: The subject parcel zoned S-1, Services, is 1.37 acres of property located on Piedmont Highway approximately 0.45 miles west of the intersection of Piedmont Highway and Interstate I-185. The parcel has approximately 190 feet of frontage along Piedmont Highway. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for a single family dwelling.</p> <p>CONCLUSION: The subject site is currently zoned S-1, Services, but has been a legal non-conforming use, as a single-family residence since the zoning of this area. Staff is of the opinion the requested R-S, Residential Suburban is consistent with the surrounding land uses in the area and would allow this parcel to come into compliance with the zoning ordinance.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					