

Zoning Docket from September 16, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-62	Carmen A. Pangle for Christopher A. & Teresa A. Pangle 179 Lee Vaughn Road 0554020101710 S-1, Services to R-S, Residential Suburban	27	Approval	Approval 9-25-19	Approval 9-30-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Didn't realize that the property was zoned S-1, Services • Automotive repair previously done here • Passed down through family members for years • Would like to put a residence on the property <p><u>Speakers Against:</u></p> <p>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:</p> <p>The subject property is part of the <u>Scuffletown Area Plan Review</u>, designated as a <i>Rural Community Center</i>. <i>Rural Community Centers</i> typically serve as a "neighborhood center" with daily visits from the larger rural community. Additionally, this property is located within the Scuffletown Rural Conservation District. The site is also not along a bus route and no sidewalks are present. Floodplain is not present on this parcel.</p> <p>SUMMARY:</p> <p>The subject parcel zoned S-1, Services is 2.68 acres of property located on Lee Vaughn Road approximately 0.07 miles southwest of the intersection of Lee Vaughn Road and Scuffletown Road. The parcel has approximately 300 feet of frontage along Lee Vaughn Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for residential.</p> <p>CONCLUSION:</p> <p>The subject site has been zoned S-1, Services since the site was originally zoned in 1996. The applicant is requesting to rezone the property to R-S, Residential Suburban to allow a residence. The subject site is currently surrounded by vacant land and single-family residential land uses. There is also R-S zoning to the east, south and west of the site. Staff believes rezoning this parcel to R-S would have minimal impact on the surrounding community and would be consistent with the zoning and land uses in the area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					