

Zoning Docket from May 15, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-29	Ronald P. Cabana for Scuffletown Woodruff LLC 202 Scuffletown Road 0548020103400 C-1, Commercial to C-2, Commercial	27	Approval	Approval 5/24/17	Approval 6/5/17	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on May 15, 2017 were: <u>Speakers For:</u> 1) Applicant <ul style="list-style-type: none"> • Currently vacant • Used to be a Rite-Aide • Will up fit building <u>Speakers Against:</u> None List of meetings with staff: None					Petition/Letter <u>For:</u> None <u>Against:</u> None
Staff Report	<p>The subject parcel zoned C-1, Commercial is 1.41 acres of property located on Scuffletown Road approximately 0.05 miles south of the intersection of Scuffletown Road and Woodruff Road. The parcel has approximately 270 feet of frontage along Scuffletown Road.</p> <p>The applicant is requesting to rezone the property to C-2, Commercial. Retail, a shopping center and a convenience store with a gas station surround the property. The subject site is located directly in the five forks area.</p> <p>The applicant states the proposed land use is for relocating the existing liquor store approximately 0.2 miles from 2607 Woodruff Road to 202 Scuffletown Road.</p> <p>The subject site is surrounded by commercial zoning and commercial land uses. Staff is of the opinion rezoning from C-1 to C-2 would have minimal impact to the surrounding area. The requested rezone is also consistent with East Woodruff Road Area Plan which designates this area as Commercial.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.</p>					