



SS-23-07-040 & RZ-23-07-041

Applicant: Robert D. Smith

Future Land Use Map (FLUM) Request:

From: Low Density Residential (LDR)

To: Commercial (C)

Rezoning Request:

From: R-1 (Single-Family Dwelling District) to

To: C-1 Restricted (Retail Commercial District)

Location: 7513 Edgewater Drive; generally bounded by Rose Avenue to the east, Windridge Lane to the north, Beggs Road to the east, and Edgewater Drive to the south.

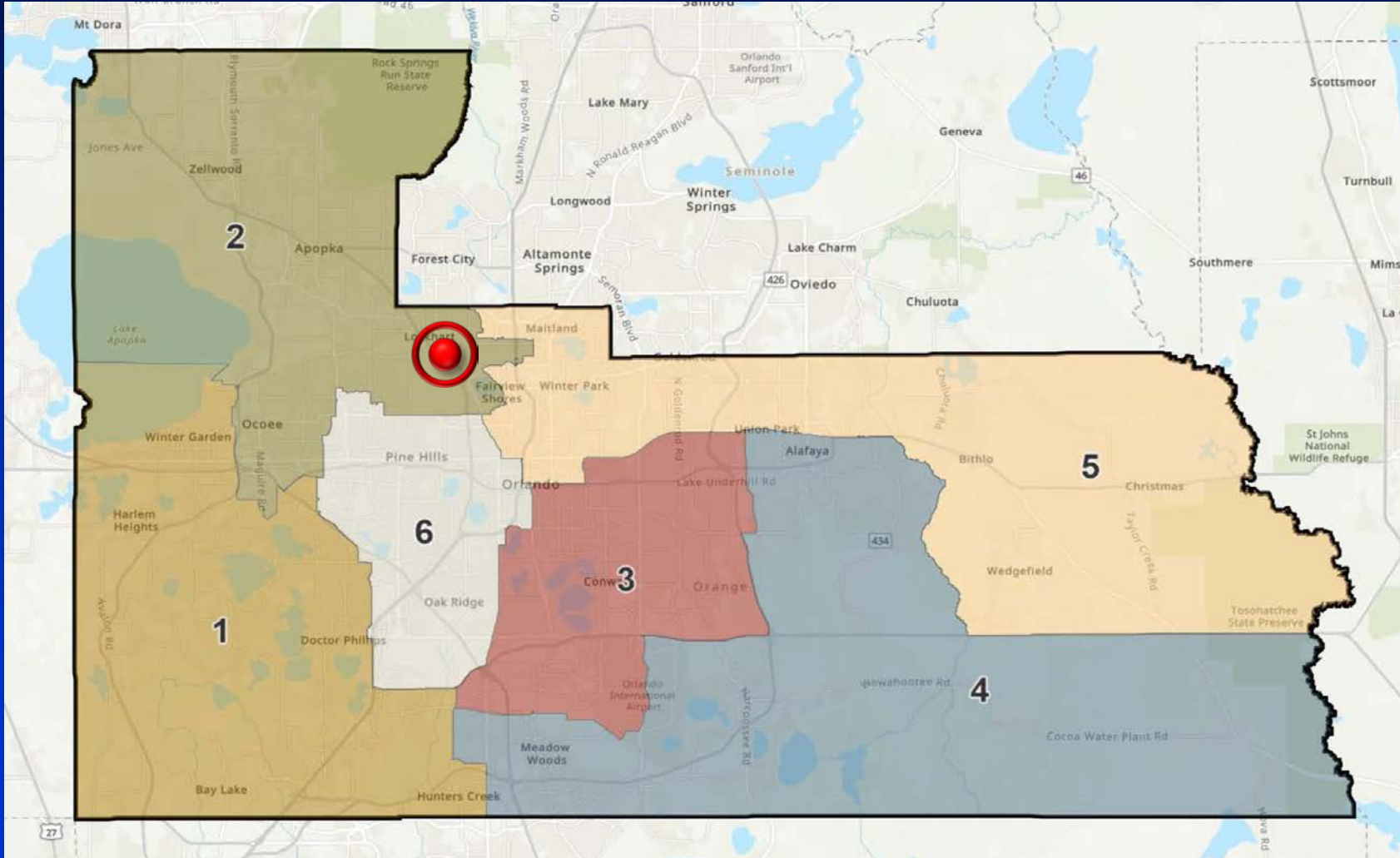
Acreage: 0.25-gross acre

District: 2

Proposed Use: Retail garden center (or limited C-1 uses)

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Location



WINDRIDGE LANE

Aerial Map

REBECCA CT

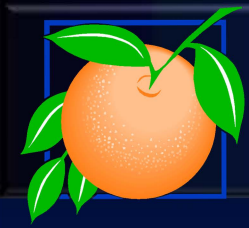
EDGEWATER DR

ROSE AVE

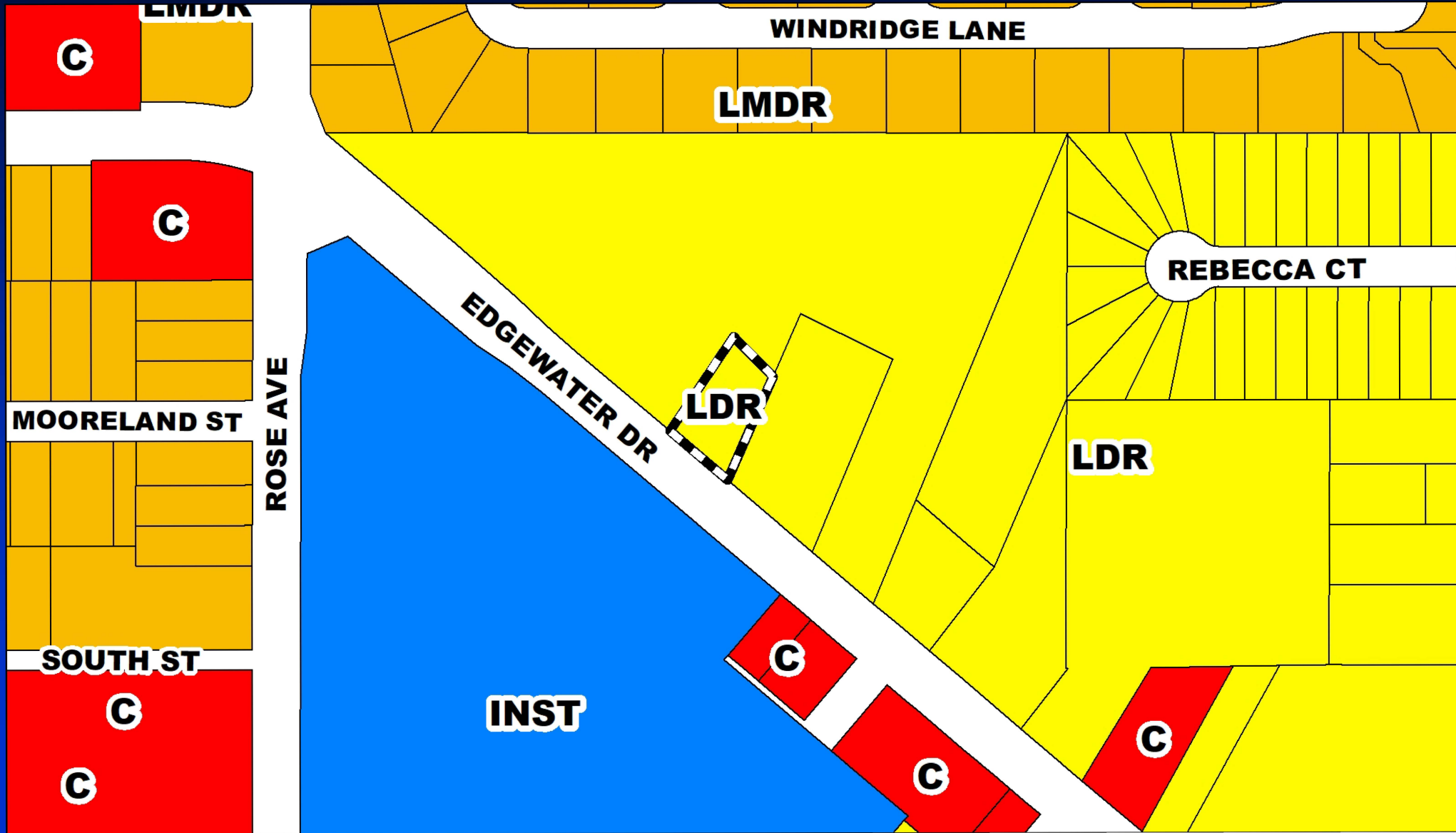
RELAND ST

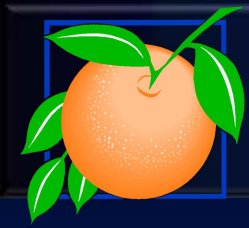
OUTH ST



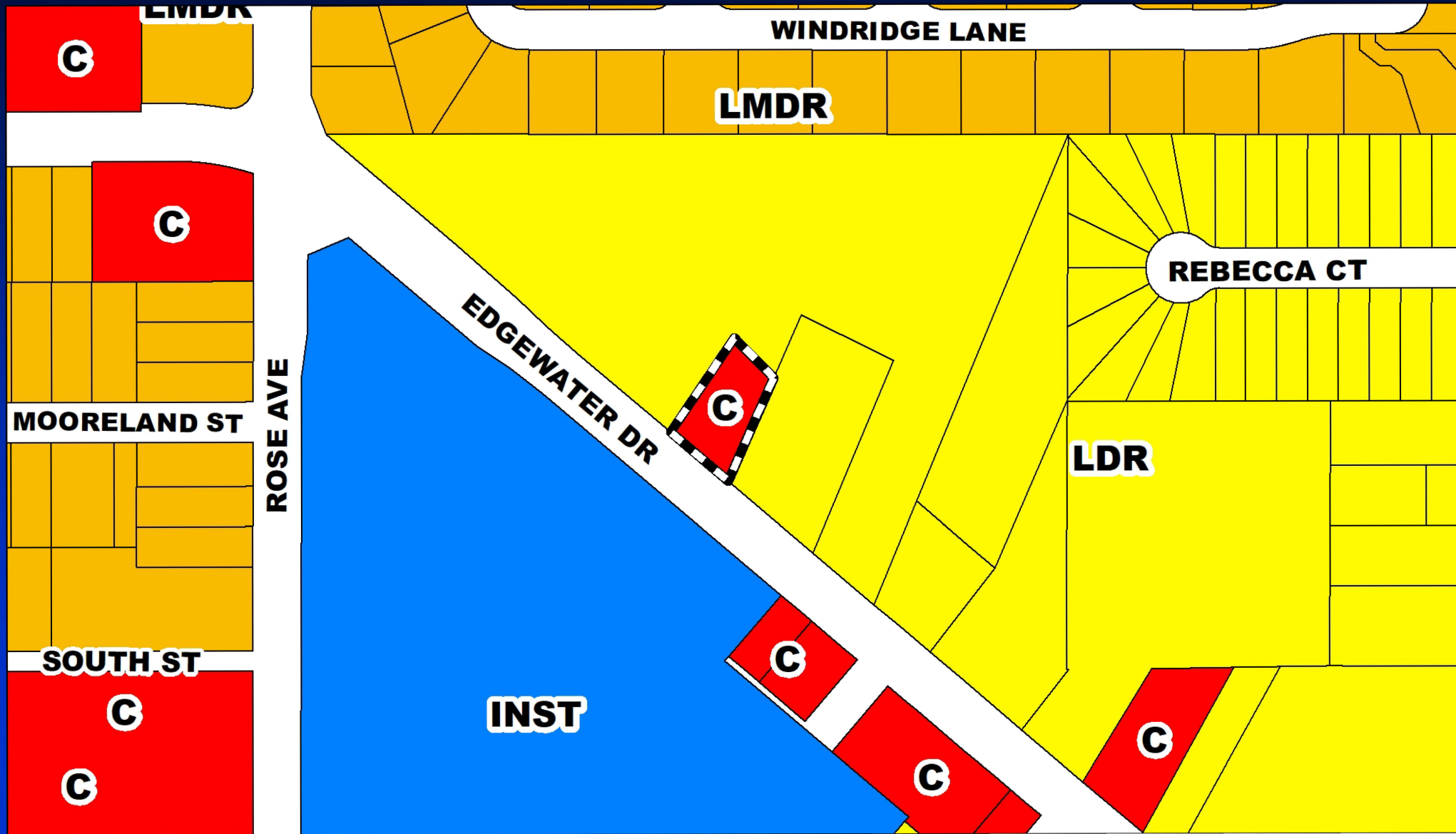


Future Land Use Map



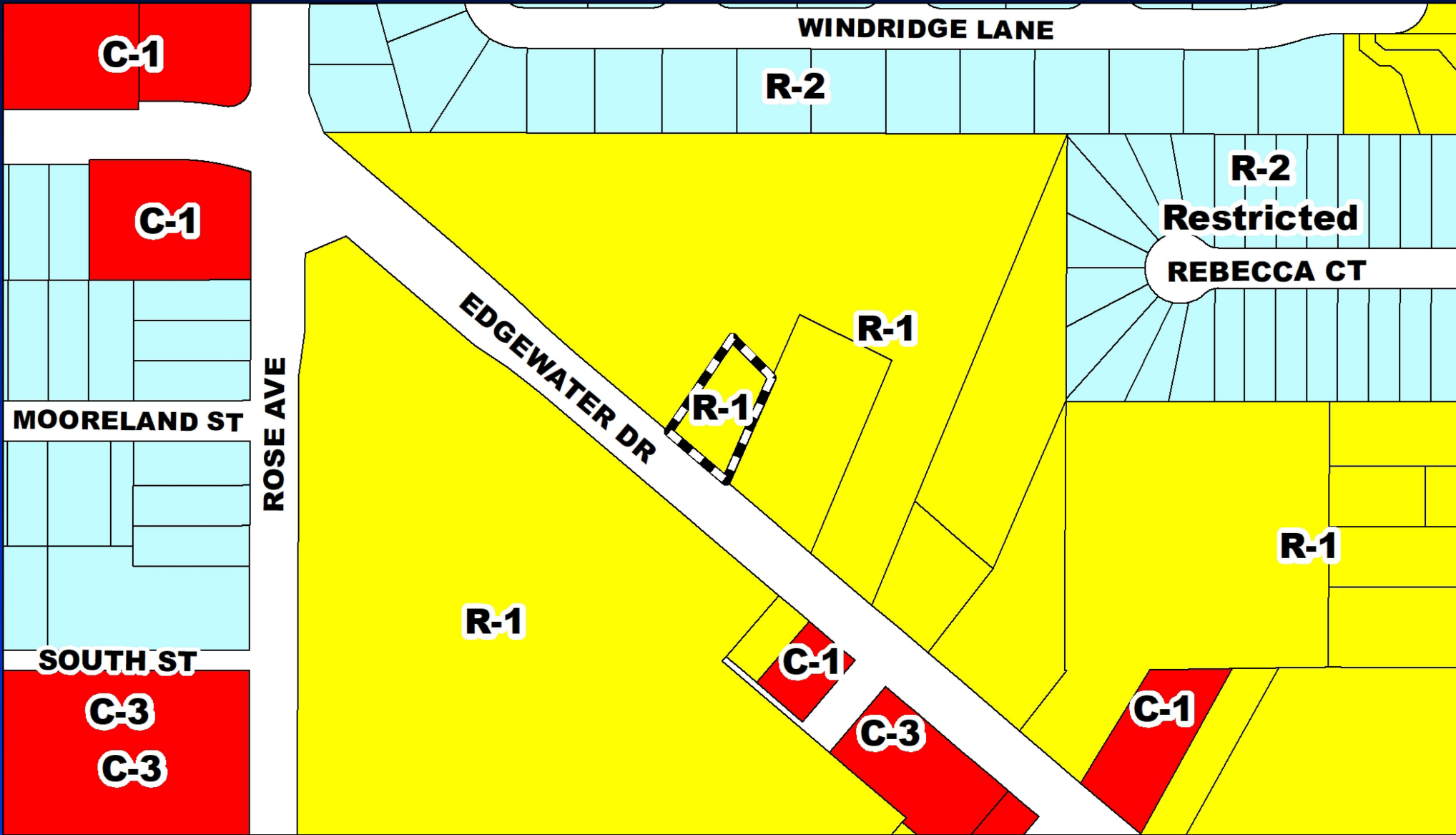


Proposed Future Land Use Map



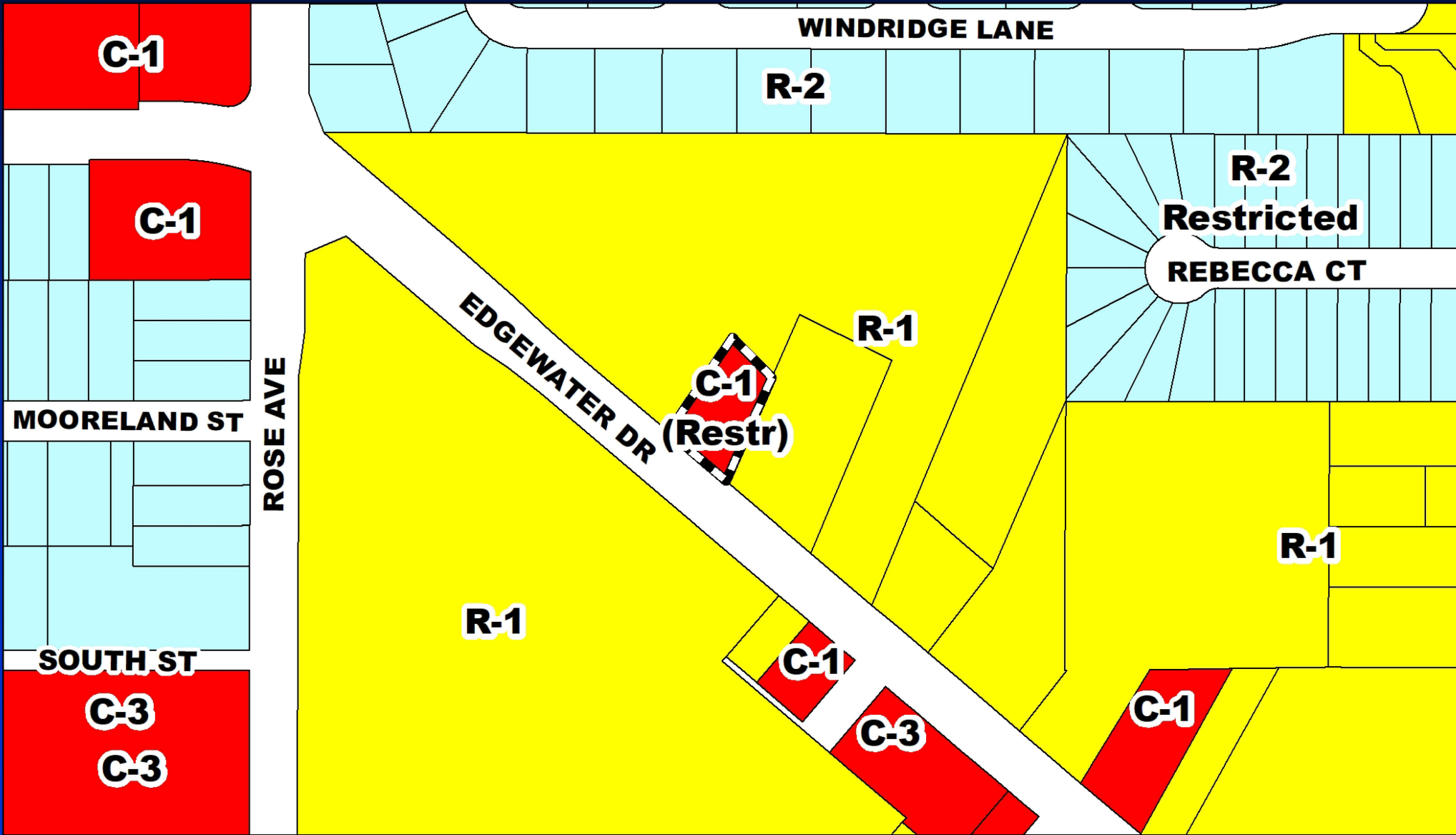


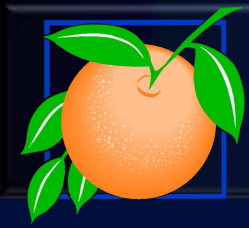
Zoning Map





Proposed Zoning Map





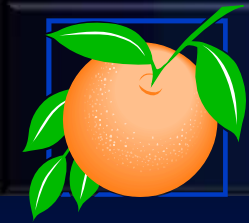
Community Meeting Summary

July 10, 2023

Lockhart Elementary School

- **Attendance – 15 Residents**

- **Summary:**
 - **General support for the request**
 - **Concerns for potential uses on the property**



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Restrictions:

1. New billboards and pole signs shall be prohibited; and
2. The following uses shall be prohibited:
 - Gas stations;
 - Smoke shops; and
 - Automobile related uses.



Recommended Action

SS-23-07-040:

ADOPT

Ordinance:

APPROVE

RZ-23-07-041:

APPROVE

Action Requested:

- Make a finding of consistency with the Comprehensive Plan and **ADOPT** the requested Commercial (C) Future Land Use Map designation;
- **APPROVE** the associated Ordinance; and
- **APPROVE** the requested C-1 Restricted (Retail Commercial District) zoning subject to two (2) restrictions.