

***Board of County Commissioners***

# **Public Hearings**

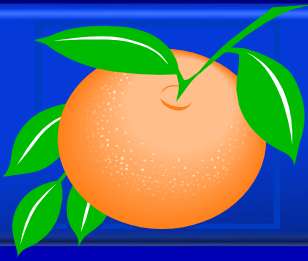
**August 30, 2022**



**RZ-22-03-017**

## **Planning and Zoning Commission Rezoning Appeal**

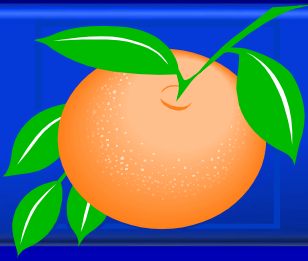
<b>Case:</b>	RZ-22-03-017
<b>Appellant/Applicant:</b>	Linda Terra De La Nuez, P&F Auto Services LLC
<b>District:</b>	3
<b>Location:</b>	83 W. Oak Ridge Road; generally east of Queen Street, west of Lacona Drive and north of W. Oak Ridge Road.
<b>Acreage:</b>	0.78-gross acre
<b>From:</b>	C-1 Restricted (Retail Commercial District)
<b>To:</b>	C-2 Restricted (General Commercial District)
<b>Proposed Use:</b>	Car dealership and autobody repair



# Action Requested

## Recommended Action:

- Continue RZ-22-03-017 to the September 27<sup>th</sup> BCC hearing.



## **SS-22-03-019 and RZ-22-03-020**

### **Small-Scale Future Land Use Map Amendment and Rezoning**

**Case:** SS-22-03-019 and RZ-22-03-020

**Applicant:** Jane-Lisa Manera

**District:** 3

**Location:** S. Goldenrod Road; generally located on the west side of S. Goldenrod Road, and north of Sun Vista Way.

**Acreage:** 0.95 gross acre

#### **Future Land Use Map Request:**

**From:** Low-Medium Density Residential (LMDR)

**To:** Commercial (C)

#### **Zoning Request:**

**From:** A-2 (Farmland Rural District)

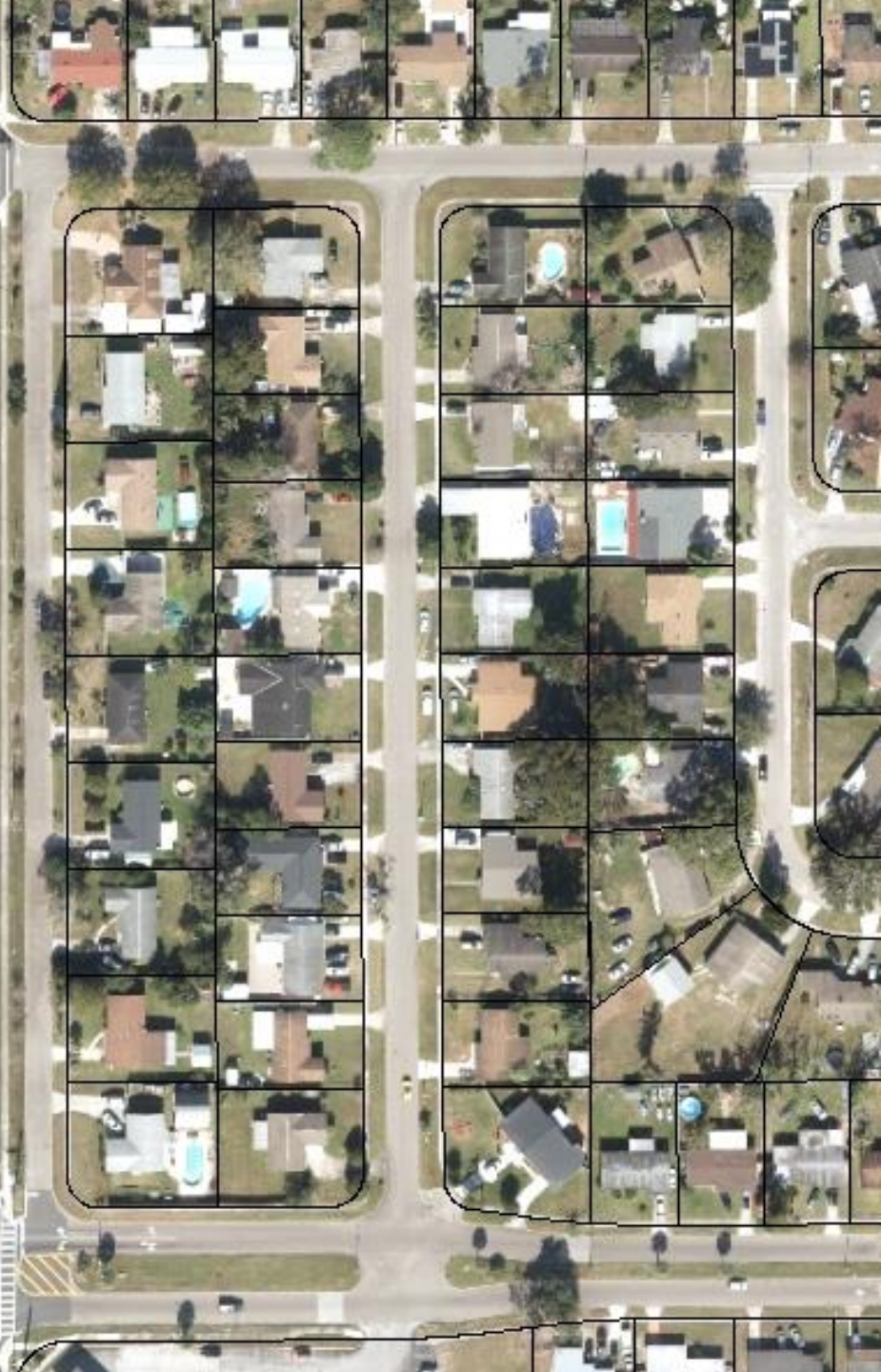
**To:** C-2 Restricted (General Commercial District)

**Proposed Use:** C-1 Uses plus the C-2 use of Automotive Repair and Service





S. Goldenrod Rd

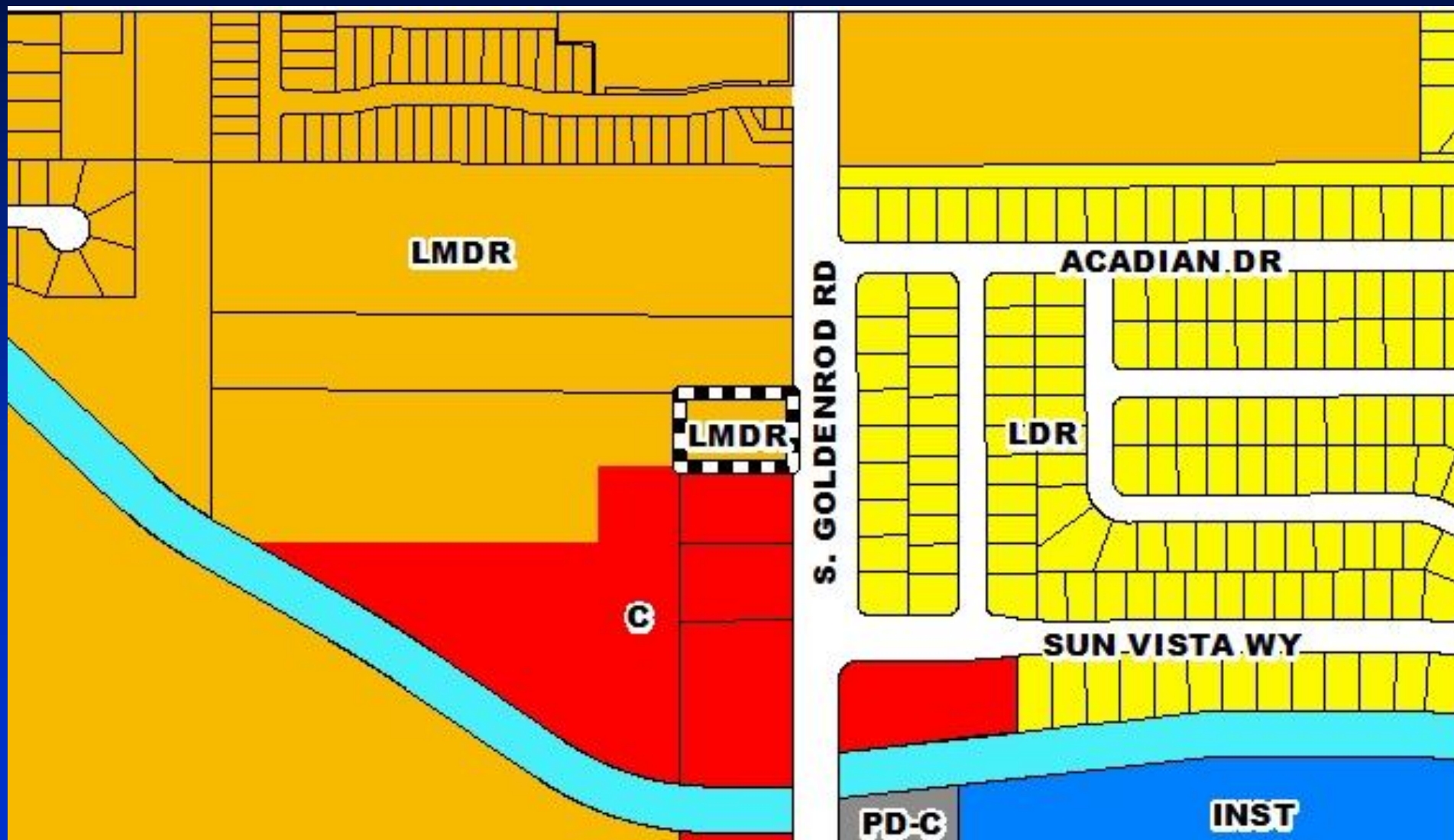






# SS-22-03-019 and RZ-22-03-020

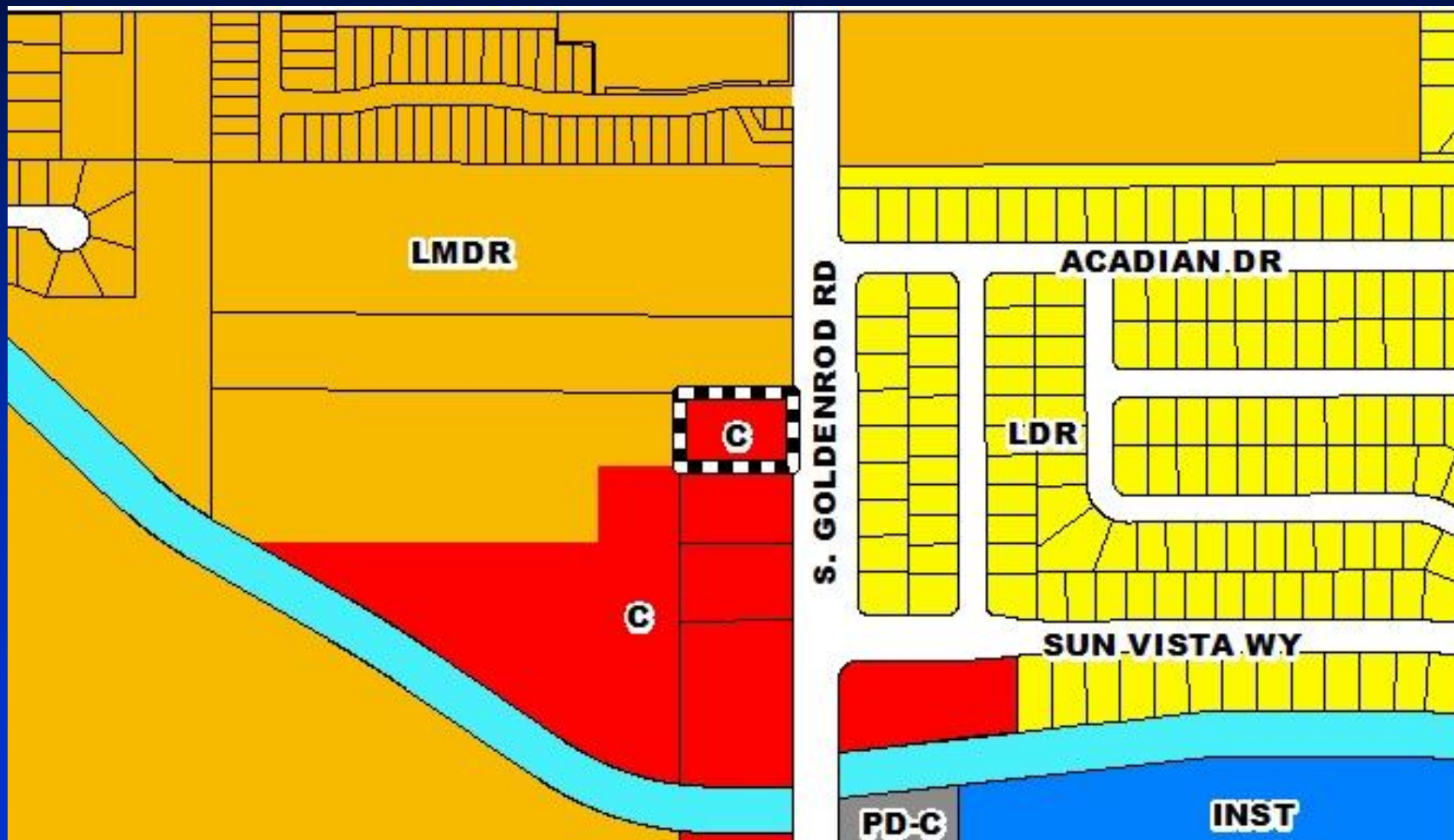
## Existing Future Land Use





# SS-22-03-019 and RZ-22-03-020

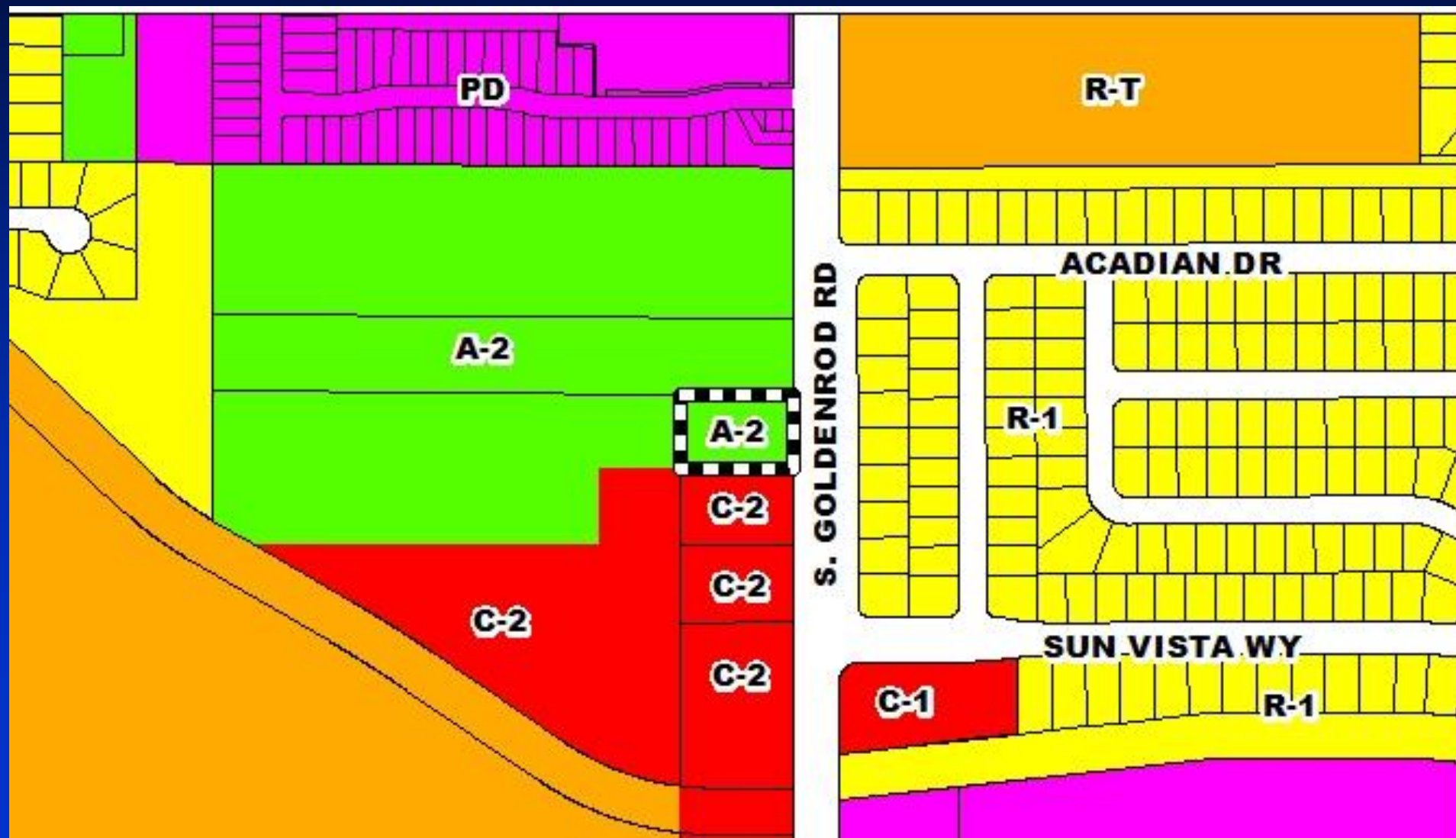
## Proposed Future Land Use





# SS-22-03-019 and RZ-22-03-020

## Current Zoning Map

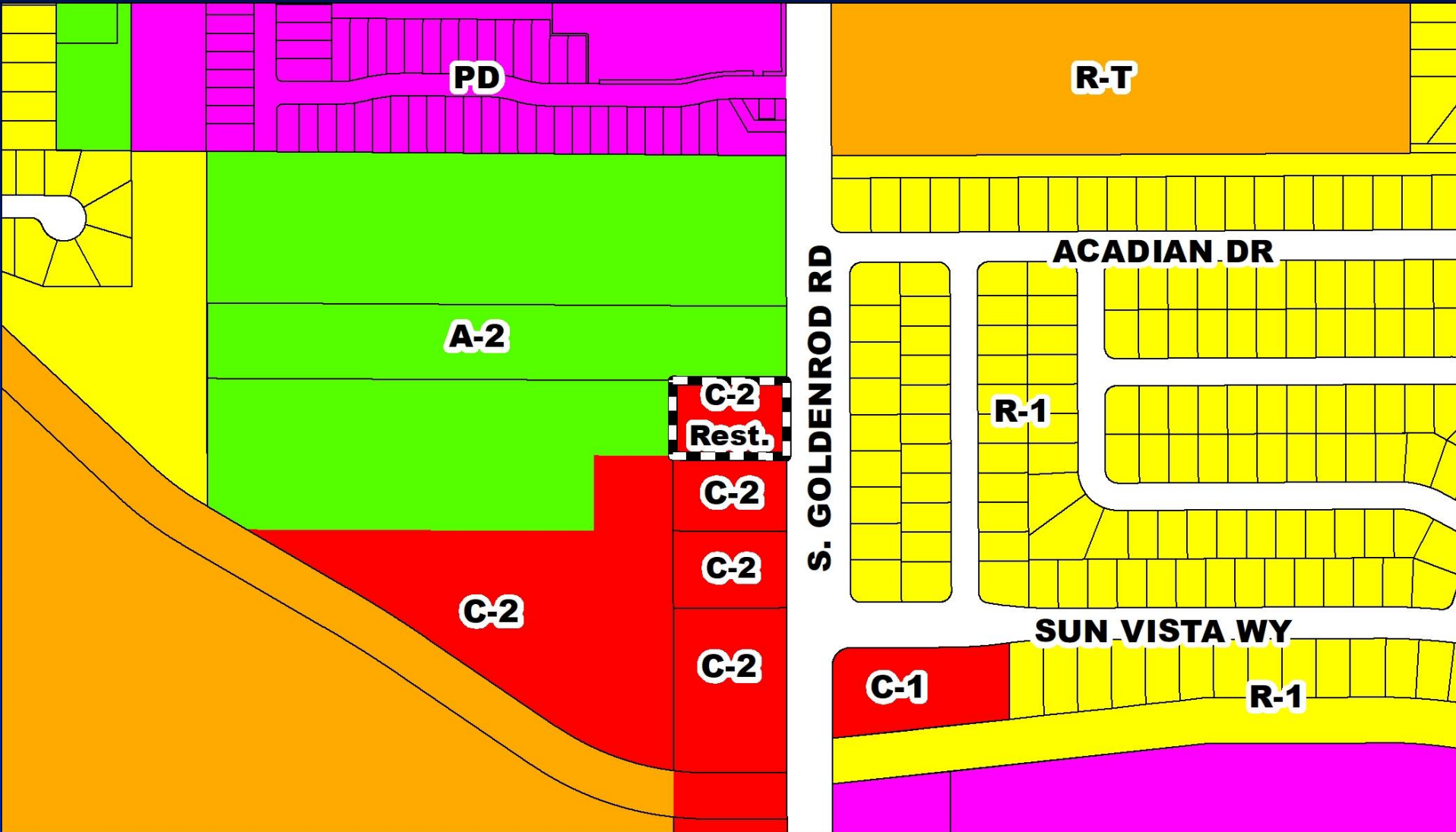


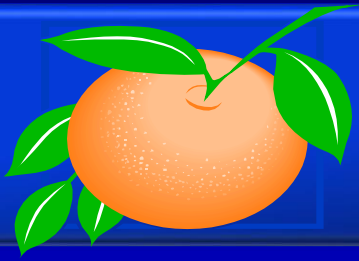




# SS-22-03-019 and RZ-22-03-020

## Proposed Zoning





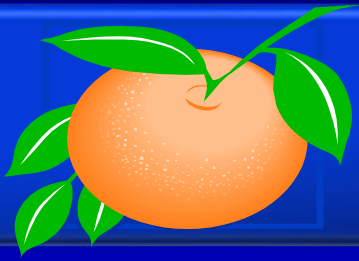
# Community Meeting Summary

**1<sup>st</sup>: April 7, 2022 (Three Points Elementary School)**

- *Attendance – 2 Residents (information only)*

**2<sup>nd</sup>: August 10, 2022 (Liberty Middle School)**

- *Attendance – 0 Residents*



# Action Requested

**SS-22-03-019:**

**ADOPT**

**Ordinance:**

**APPROVE**

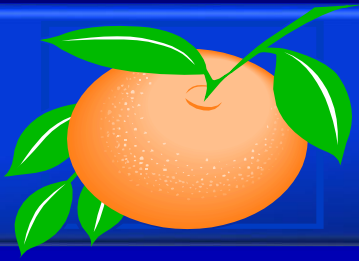
**RZ-22-03-020:**

**APPROVE**

## **Recommended Action:**

- **Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the requested Commercial (C) Future Land Use**
- **APPROVE the associated Small-Scale Ordinance; and**
- **APPROVE the C-2 Restricted (General Commercial District) zoning, subject to the 6 restrictions listed in the staff report plus one additional restriction.**





# Restrictions

- 1) The subject property shall be limited to C-1 District uses and the C-2 use of repair and service of diesel engine trucks;**
- 2) All repair and service work shall be restricted to indoor service bays;**
- 3) Any service bays shall be rear-entry loaded and not visible from S. Goldenrod Road;**
- 4) The building location of the repair facility shall be situated as closely to the minimum front yard setback as permitted by the C-2 zoning district and otherwise practicable;**
- 5) A masonry wall six (6) feet in height shall be located along the entire length of the north property line;**
- 6) Semi-truck vehicles including semi-truck trailers shall not be repaired or parked on-site; and**
- 7) Billboards and pole signs shall be prohibited.**

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