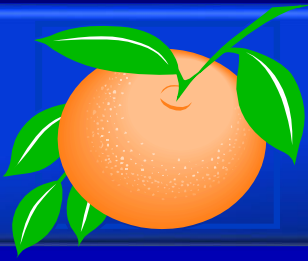


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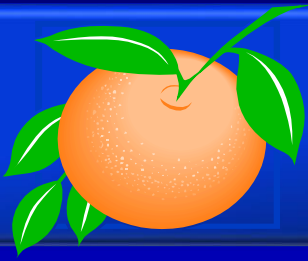
August 30, 2022



RZ-22-03-017

Planning and Zoning Commission Rezoning Appeal

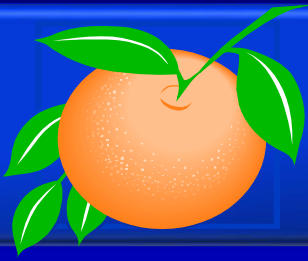
Case:	RZ-22-03-017
Appellant/Applicant:	Linda Terra De La Nuez, P&F Auto Services LLC
District:	3
Location:	83 W. Oak Ridge Road; generally east of Queen Street, west of Lacona Drive and north of W. Oak Ridge Road.
Acreage:	0.78-gross acre
From:	C-1 Restricted (Retail Commercial District)
To:	C-2 Restricted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



Action Requested

Recommended Action:

- Continue RZ-22-03-017 to the September 27th 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:

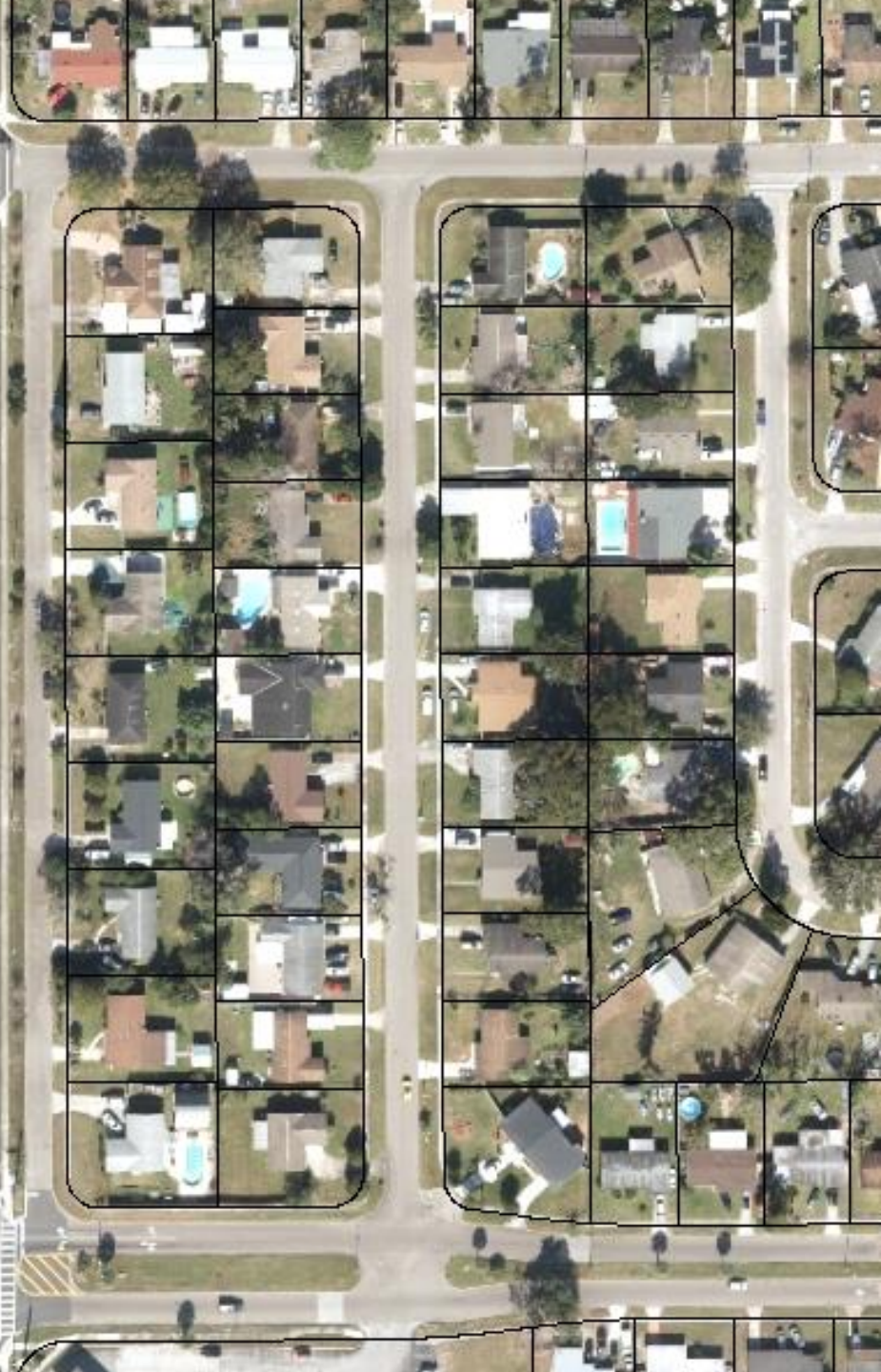
From: A-2 (Farmland Rural District)

To: C-2 Restricted (General Commercial District)

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



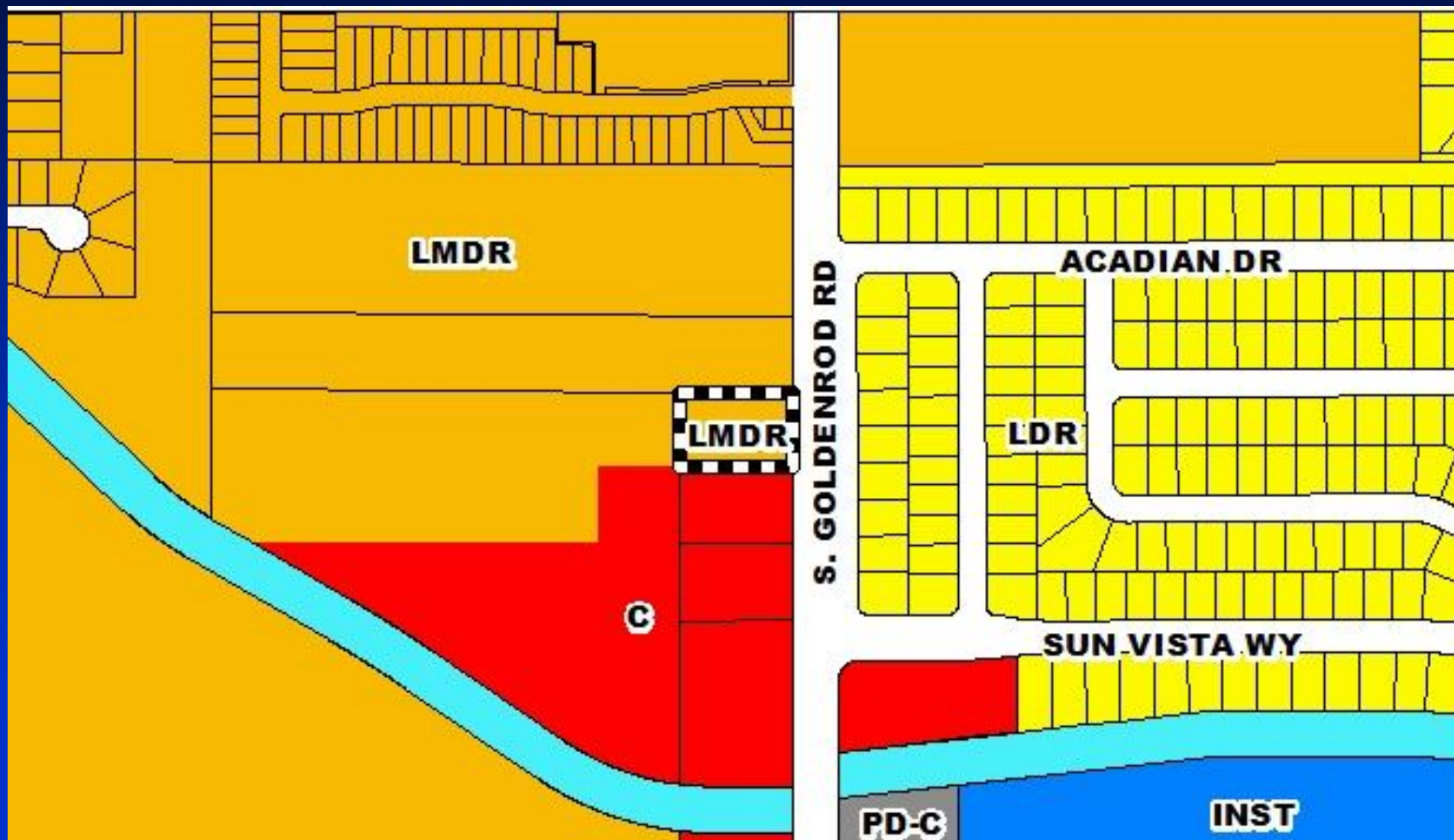
S. Goldenrod Rd





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

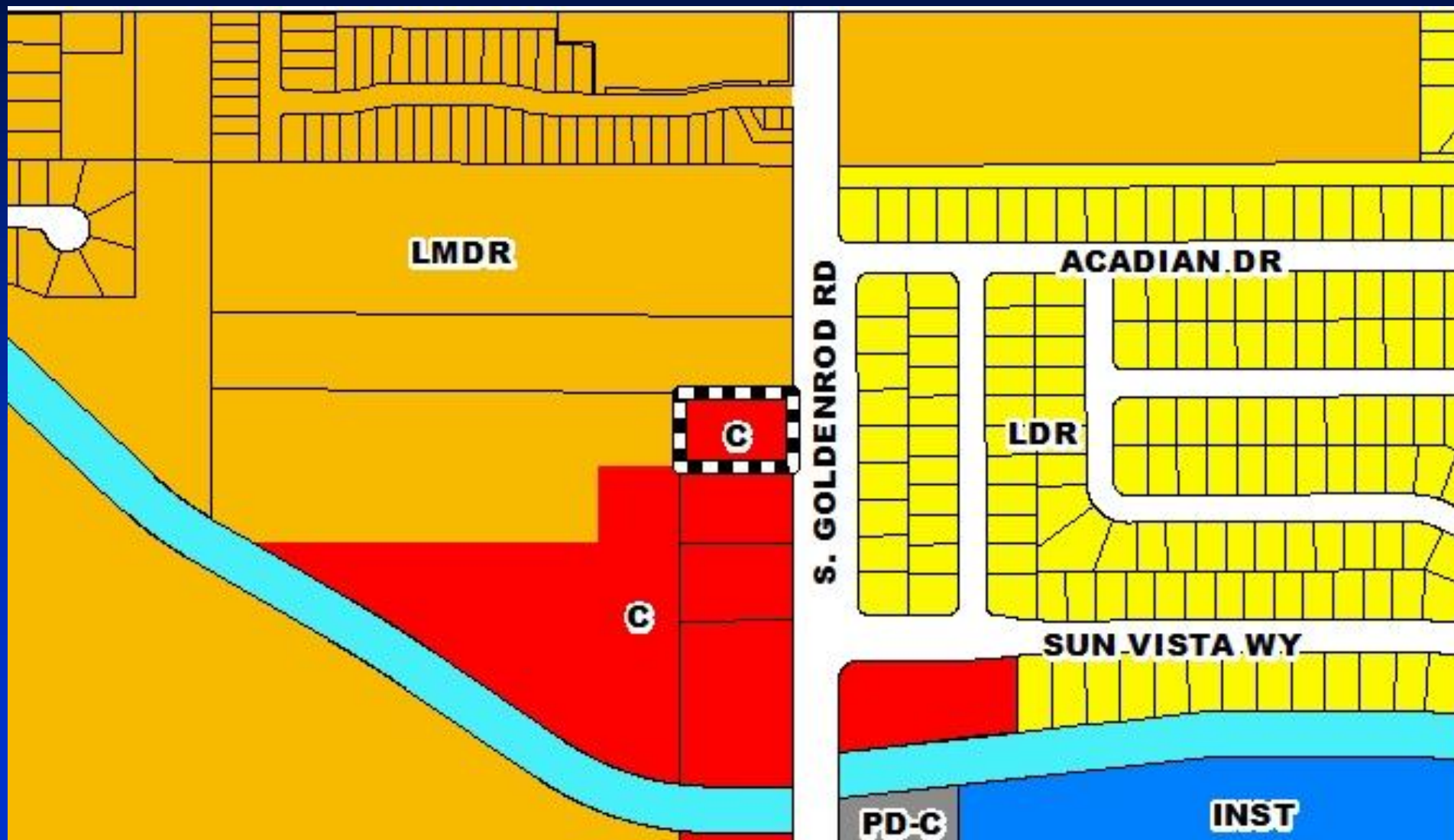
Existing Future Land Use





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

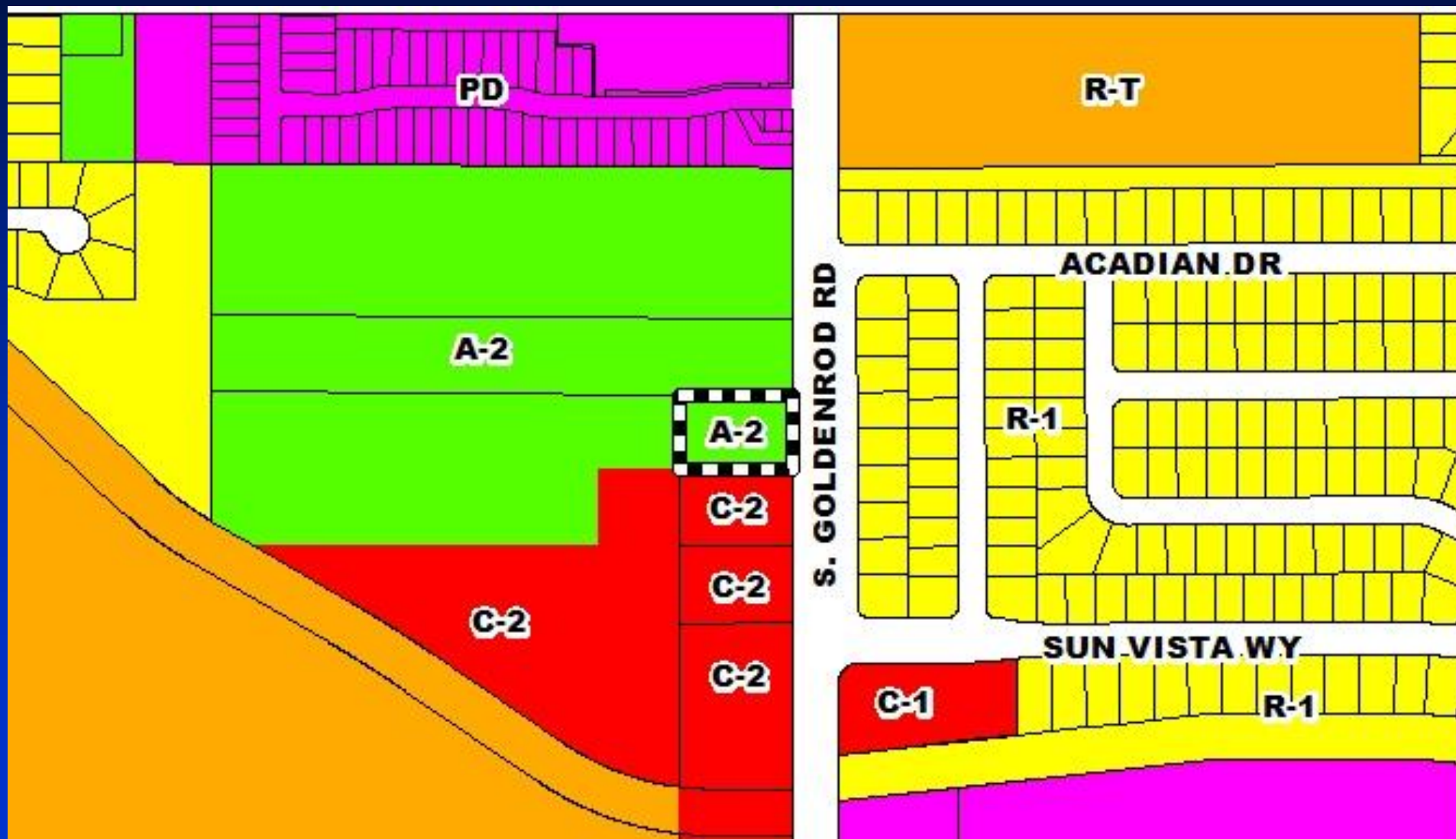
Proposed Future Land Use

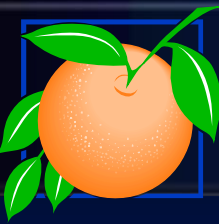




SS-22-03-019 and RZ-22-03-020

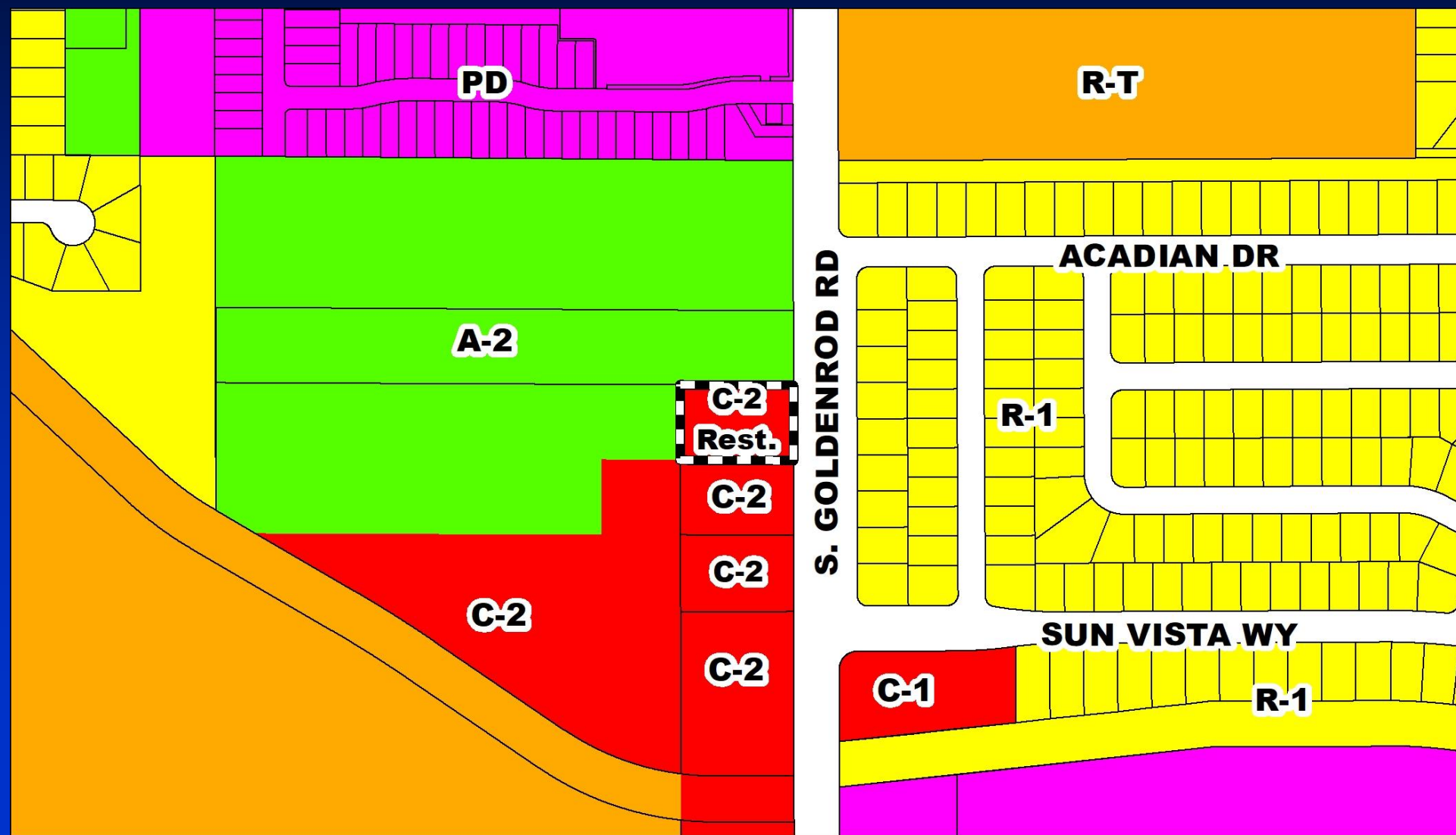
Current Zoning Map

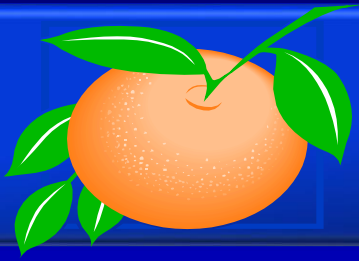




SS-22-03-019 and RZ-22-03-020

Proposed Zoning





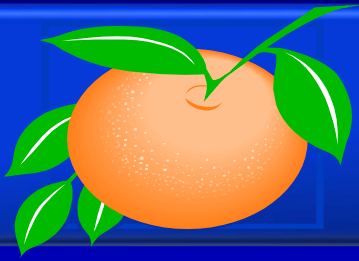
Community Meeting Summary

1st: April 7, 2022 (Three Points Elementary School)

- *Attendance – 2 Residents (information only)*

2nd: August 10, 2022 (Liberty Middle School)

- *Attendance – 0 Residents*



Action Requested

SS-22-03-019:

ADOPT

Ordinance:

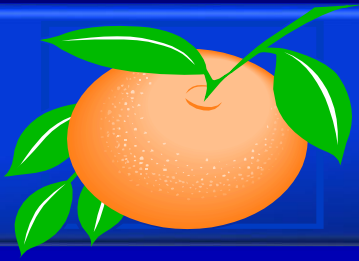
APPROVE

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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