



Agenda Abstract

Department: Planning

Authorizing Signature: _____

Submitting Official: Jason Sullivan

Meeting Date:	April 16, 2012
Subject:	Request by Warren Mitchell dba Iron Clad Storage to rezone Parcel No. 71691, consisting of approximately 5.41 acres, located at 102 Vickers Rd., and approximately five (5) acres from Parcel No. 18872, from Conditional Use Light Industrial (CU-Ind-L) and Residential 1 (R1) to Conditional Use Regional Business (CU-RB), Williams Township.
Action Requested:	See Recommendations
Attachments: (List Individually)	<ol style="list-style-type: none">1. Application Packet distributed prior to January 17, 2012 public hearing2. Cover letter noting changes to submitted materials3. Revised application materials (legal description, GIS tax map, and parcel number listings)

Introduction & Background:	<p>On January 17, 2012 a legislative public hearing was held. Attorney Patrick Bradshaw presented the request on behalf of the applicant. There were concerns raised by adjacent property owners that will be addressed under the quasi-judicial discussion portion for the conditional use permit. There were no concerns mentioned regarding the rezoning.</p> <p>In order for a rezoning to be considered, support from the Land Conservation and Development Plan, hereinafter referred to as the "Plan", shall be provided. The Plan was adopted in 2001; however, a map has not been adopted to identify where certain types of non-residential uses are guided or encouraged.</p>
Discussion & Analysis:	Parcel No. 71691 received a Conditional Use Light Industrial zoning on August 18, 2003. On page 27 of the Plan, it is noted continuation of current activities will be supported. Mr. Mitchell is requesting a change in the current zoning district to a classification that will allow the current use/s and the proposed additional uses in the conditional use permit portion of this request.



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	<p>Page 12 of the Plan encourages the siting of commercial uses along major highways in clusters at specific areas where the design helps to retain a rural crossroads or village character and to integrate the uses with other nearby development. Briar Chapel, an approved compact community, has approximately 200 occupied homes of the approved 2,389. The Plan also encourages those uses to extend along side roads, off main thoroughfares, rather than along the major thoroughfare.</p> <p>On August 21, 2006, the applicant received approval for an amendment to the conditional use permit to add a structure that resembled a single family dwelling thus assisting in maintaining the rural landscape of the property as discussed on page 16 of the Plan.</p> <p>The applicant also thinks tourism and recreational opportunities are being encouraged by allowing boat and recreational vehicle storage in close proximity to Jordan Lake.</p>
Budgetary Impact:	
Recommendation:	Planning staff and Planning Board (with a vote of 9-1) recommend approval of the rezoning request as submitted.