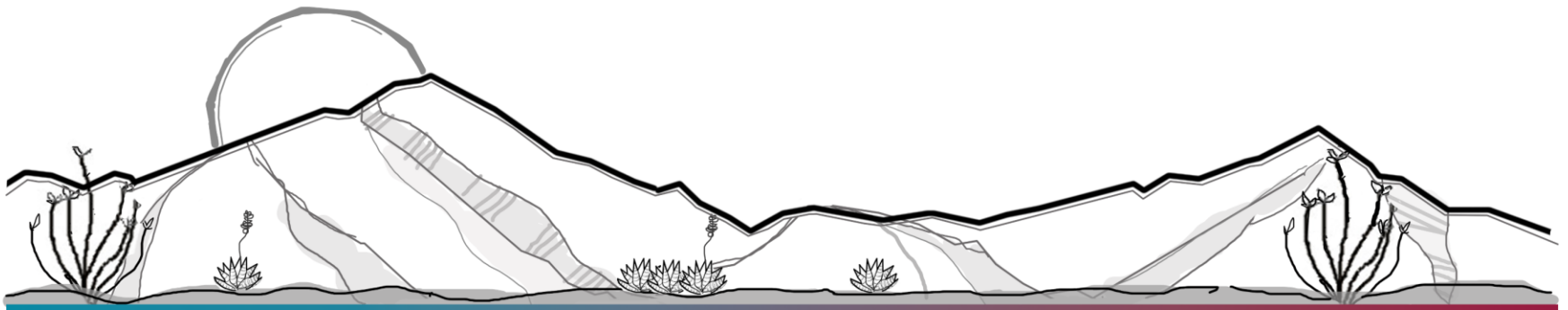


RZ23-03 (Terry Diversified)

Rezone from R-36 to GB

Board of Supervisors

April 25, 2023



The Request

Applicant:	Terry Diversified
Current Zoning:	R-36 (Residential, one dwelling per 36,000 square feet)
Proposed Zoning:	GB, General Business
Growth Area:	C
Plan Designation:	Developing
Existing Uses:	Auto Storage Yard
Proposed Uses:	Auto Storage Yard



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Factors in Favor of Approval

1. The request complies with fourteen of the applicable rezoning factors used by Staff to analyze this request;
2. One letter in support

Factors Against Approval

1. Partially complies with surrounding residential zoning

Recommendation

Docket RZ23-03:

The Planning & Zoning Commission unanimously recommended **Approval** at their April 12, 2023 meeting.

Staff recommends **Approval** with the following condition:

- Screen the property on the north and east

Modification: Waive the screening requirements along the south property boundary.