

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on a 1.0 acre property from Suburban Residential (R-10) zoning to General Commercial (C-G) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property is largely triangular in shape, surrounded by multiple intersections with frontages on Madison Highway, Main Street, Central Street and Davis Drive in Clyattville. Proposed access is from Madison, Central and Davis.

The Comprehensive Plan Character Area map currently depicts the subject property within the Urban Service Area and the Established Residential Character Area, abutting Community Activity Center, Rural Residential, and Agricultural Character Areas. Per Comprehensive Plan guidance C-G zoning is not listed as a recommended zoning within an Established Residential Character Area, however, C-G zoning is across Madison Hwy, with C-G and C-C zoning approximately 500 feet south along Madison. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the property's potential for non-residential development (especially considering its size, shape and road frontages), the potential for economic development, potential aesthetic improvements, potential light and noise concerns, the aesthetic appearance and construction type, market and feasibility concerns, and the details and scale of the proposed development, and therefore recommends approval of the request for C-G zoning with the following condition:

1. Any vehicular ingress/egress off of Davis St. shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of the section mentioned above.

Chairman Miller and Commissioner Rountree discussed setbacks.

There being no questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Jode Hewett – 5633 Barber Circle

Mr. Hewett stated the area needs this sort of an establishment. Commissioner McCall asked if the applicant is aware of the requirement to pave Davis St. if it will be utilized, and that Madison Hwy. is a state highway and it may be difficult to get approval for what is proposed. Mr. Hewett stated the applicant is aware and that access is possible from the rear of the property. Vice-Chair