

VALORgis also notes that this parcel was subject to Case REZ-2018-18. On review, it appears that case was for 44 acres of the Knight's Landing subdivision and does not affect the subject property's 1.67 acres.

The property owner now desires to rezone this parcel to make the subject property more useful to the community as a whole, by encouraging business development, increasing community revenue and employment, and placing this property at its highest and best use.

In addition to the allowable uses, Owner also requests the ability to use the subject property for mini-storage and self-storage facilities.

Amending the zoning classification of this property would be consistent with the Goals & Policies of the 2021 Joint Comprehensive Plan Update. Specifically, rezoning would promote Land Use Goal 5 through "efficient and compatible uses of land"; the subject property is immediately adjacent to a site which was utilized for a fish farm, a non-residential purposes for over 20 years. As the subject property is adjacent to a non-residential site, rezoning to C-G comports with Policy 5.2 which states, "Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible." Further, reclassification of this property to C-G zoning aligns with Policy 5.4, which calls for growth in "a well-integrated yet organized fashion"; as the subject property is adjacent to a site that has already been used for non-residential purposes over a greater than twenty (20) year period, rezoning to C-G classification allows for growth in an area that has already been integrated for non-residential uses.

Thank you for your consideration in amending the zoning classification of this property. If I can answer any questions about this request, please do not hesitate to contact me.

Respectfully,



Jackson R. Langdale
Attorney for the Owner