

RZ08-02
Request of Delton and Desiree Anglin
To Rezone Two (2) Parcels Totaling .31 Acres
From M1 (Industrial)
To R3 (High Density Residential)

Location

The parcels are located near the intersection of Mechanic Street and N. Broad Street (U.S. Highway 340 North); the parcels are adjacent to the business known as “Lancaster Enterprises”. Presently a single-family dwelling is located on each of the subject parcels.

Proffers and Background

No proffers have been submitted.

The applicants are requesting that the parcels be rezoned because they are attempting to sell the properties, and lending institutions for prospective buyers have expressed reservations due to the parcels’ industrial zoning designation.

Zoning and Existing Land Use

A single-family dwelling is located on each parcel. The parcels are adjacent to residentially and industrially zoned land.

Floodplain

The parcels are located in a 100-year floodplain.

Comprehensive Plan

The Comprehensive Plan states “consider rezoning land so that the zoning will reflect the actual use.” A single-family home has been located on each of the parcels for many years, and the parcels are adjacent to residentially (R3) zoned land.

Staff Recommendation: Approval

August 8, 2008

The subject parcels have been utilized for residential purposes for many years and rezoning the parcels from M1 to R3 is not expected to negatively impact the surrounding area. The adjacent residential uses are zoned “R3” and therefore rezoning the subject parcels to “R3” appears to be logical. Additionally, rezoning the parcels from M1 to R3 would fulfill the Comprehensive Plan’s objective to maintain that zoning reflects actual use.

RZ08-1
Dennis Fleming
R2 to B1-C

RZ08-1
Dennis Fleming
R2 to B1-C