



## Zoning Case #0614-03 CCSemloh Partnership, Ltd.

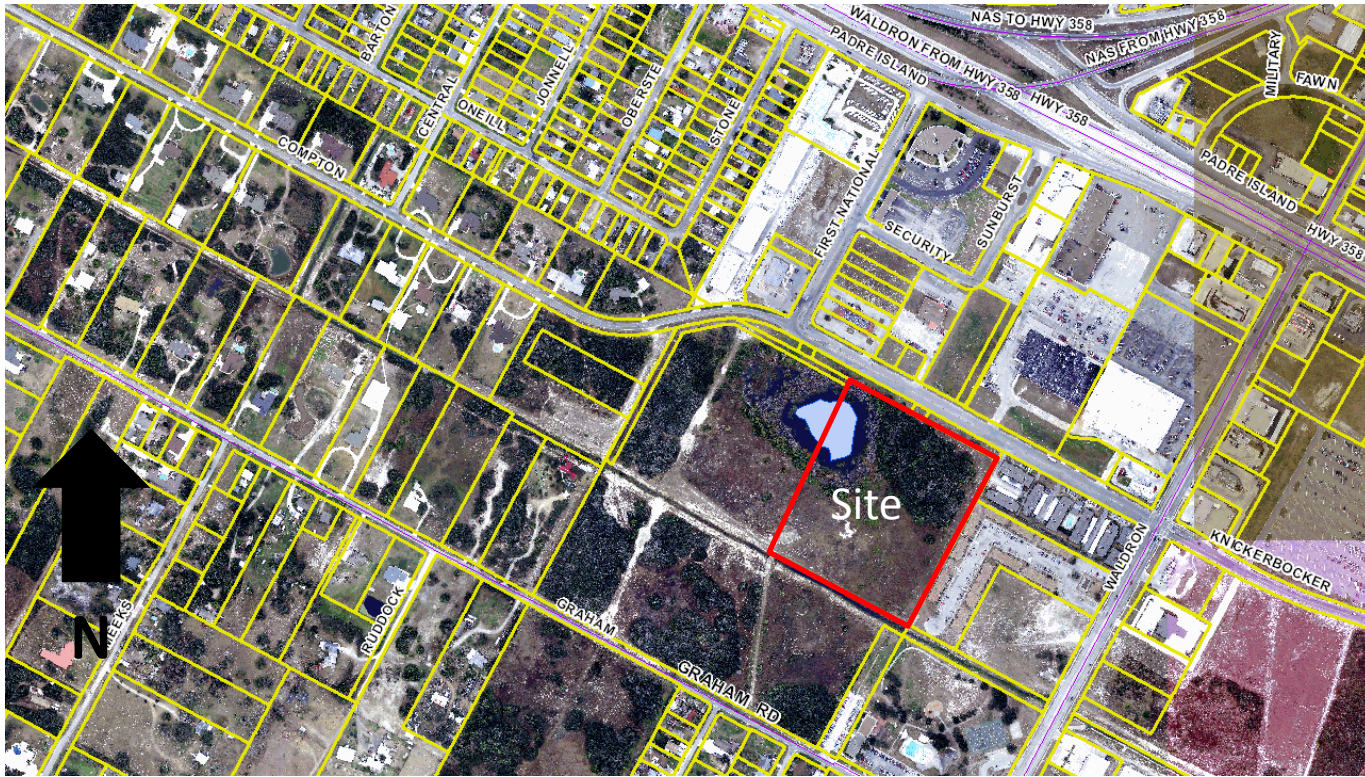
**From:** "RE" Residential Estate District  
**To:** "CG-2" General Commercial District



Planning Commission  
Presentation  
June 18, 2014



# Aerial Overview



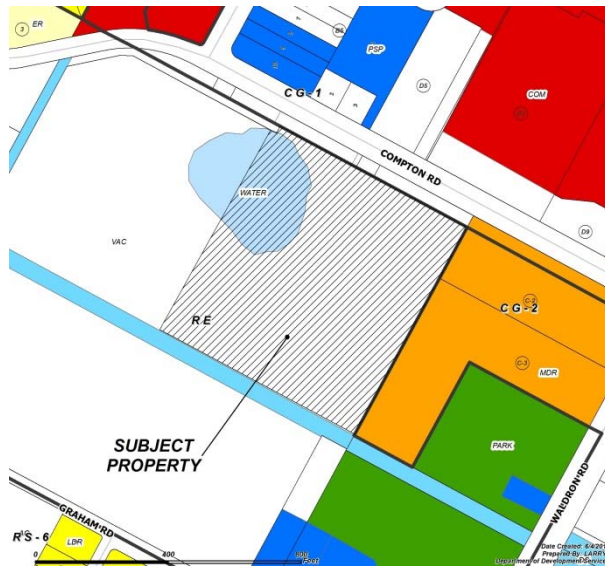


# Aerial

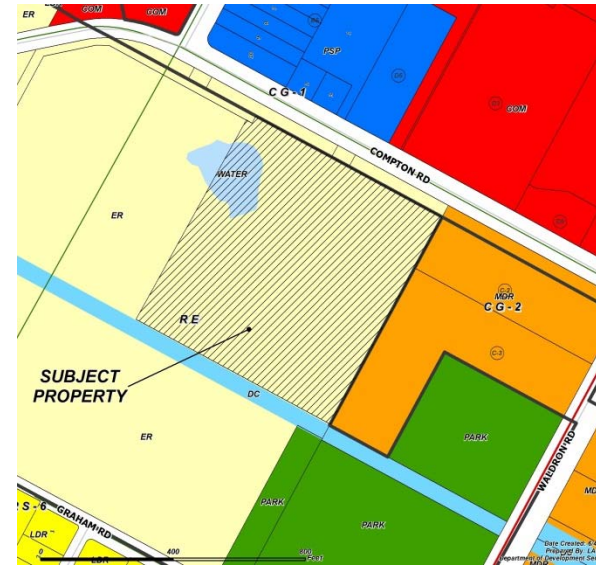











## Existing Land Use



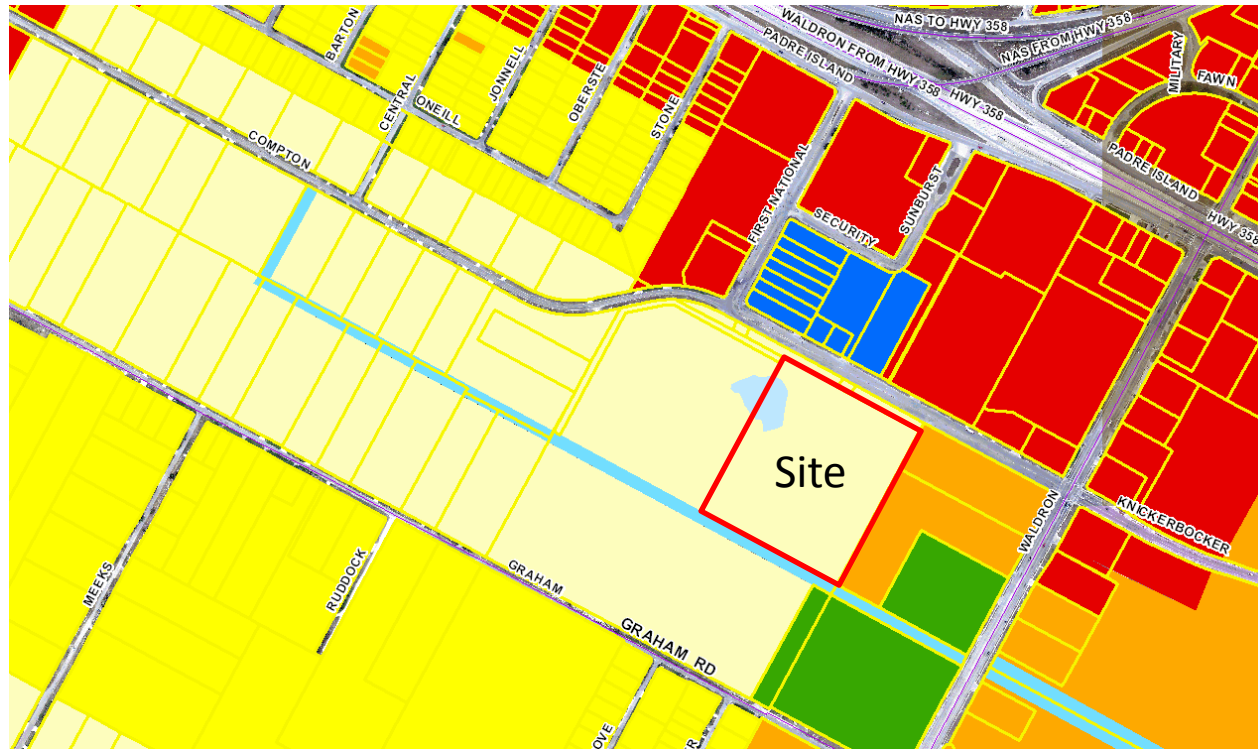
## Future Land Use



- |   |            |   |                         |   |                         |   |      |
|---|------------|---|-------------------------|---|-------------------------|---|------|
|  | Commercial |  | Estate Residential      |  | Public/Semi-Public      |  | Park |
|  | Vacant     |  | Low Density Residential |  | Med Density Residential |   |      |



# Future Land Use Map

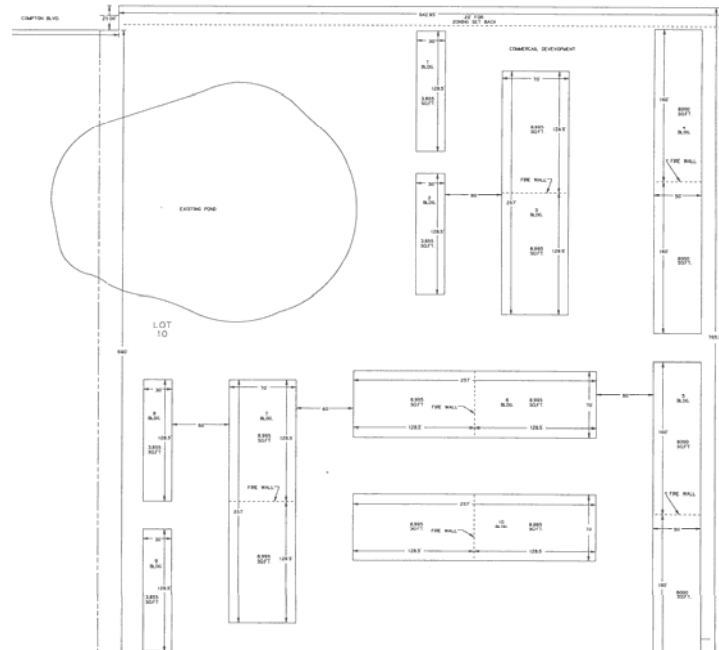




# Site Plan



Compton Rd.





# Pictures



East along Compton Road



West along Compton Road





# Pictures



## Commercial properties north across Compton Road







# Pictures



Apartments East of Property



Subject Property





# Public Notification



18 Notices mailed inside 200' buffer  
2 Notice mailed outside 200' buffer

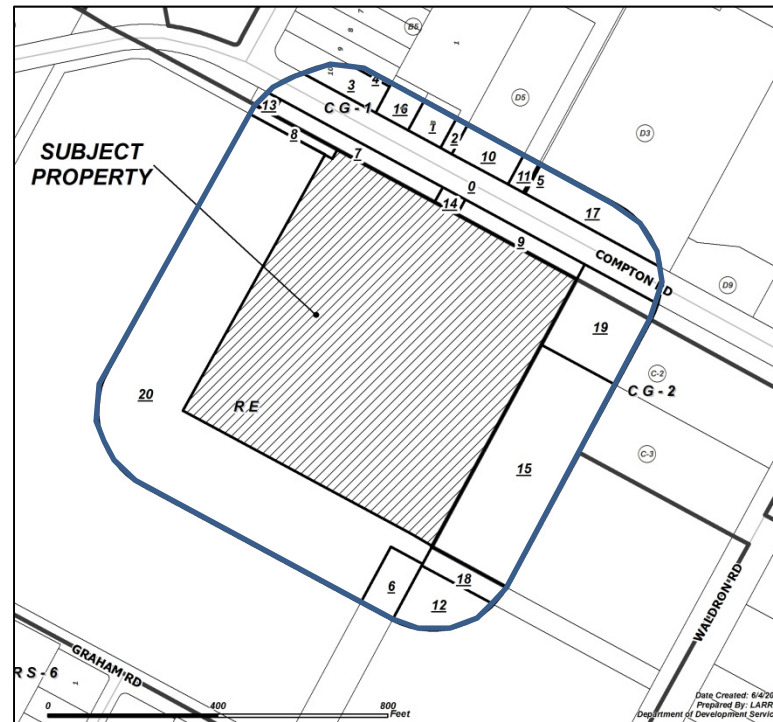
Notification Area



Opposed:



In Favor:





# Special Permit Conditions



1. **Use:** Only use allowed is a boat storage facility.
2. **Buffer Yard:** Fifteen-foot buffer yard with 15 buffer points for south and west boundary with adjacent properties.
3. **Lighting:** No freestanding lights within 50 feet of a residentially zoned property.
4. **Signage:** Freestanding sign must be monument sign.
5. **Vehicle Stacking:** Four stacking spaces required at entrance gate.
6. **Hours of Operation:** From 6:00 AM to 10:00 PM.
7. **Storage Space:** Maximum allowable unit space is 500 square feet.
8. **On-site Operations:** No purging, cleaning, or maintenance allowed on-site.
9. **Time Limit:** The Special Permit will expire in one year unless a building permit application has been submitted.



## Staff Recommendation



**Denial of the**  
“CG-2” General Commercial District

**Approval of the**  
“RE/SP” Residential Estate District with  
a Special Permit