

Zoning Case #0212-06

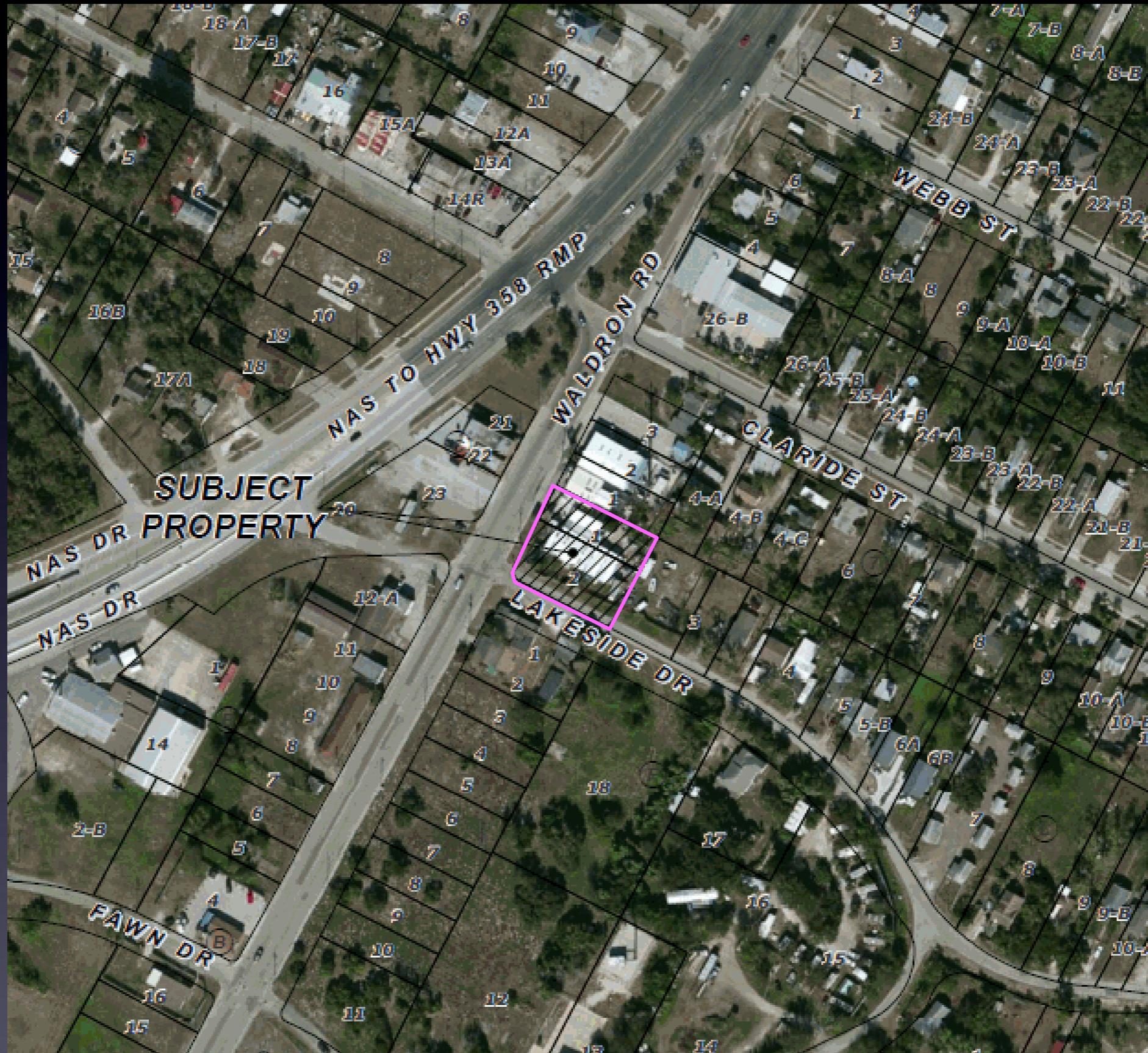
Bluff Plastic

APPLICANT'S REQUEST

From: "CG-1" General Commercial District

To: "IL" Light Industrial District

Aerial View



Public Notification

21 Notices mailed to neighbors

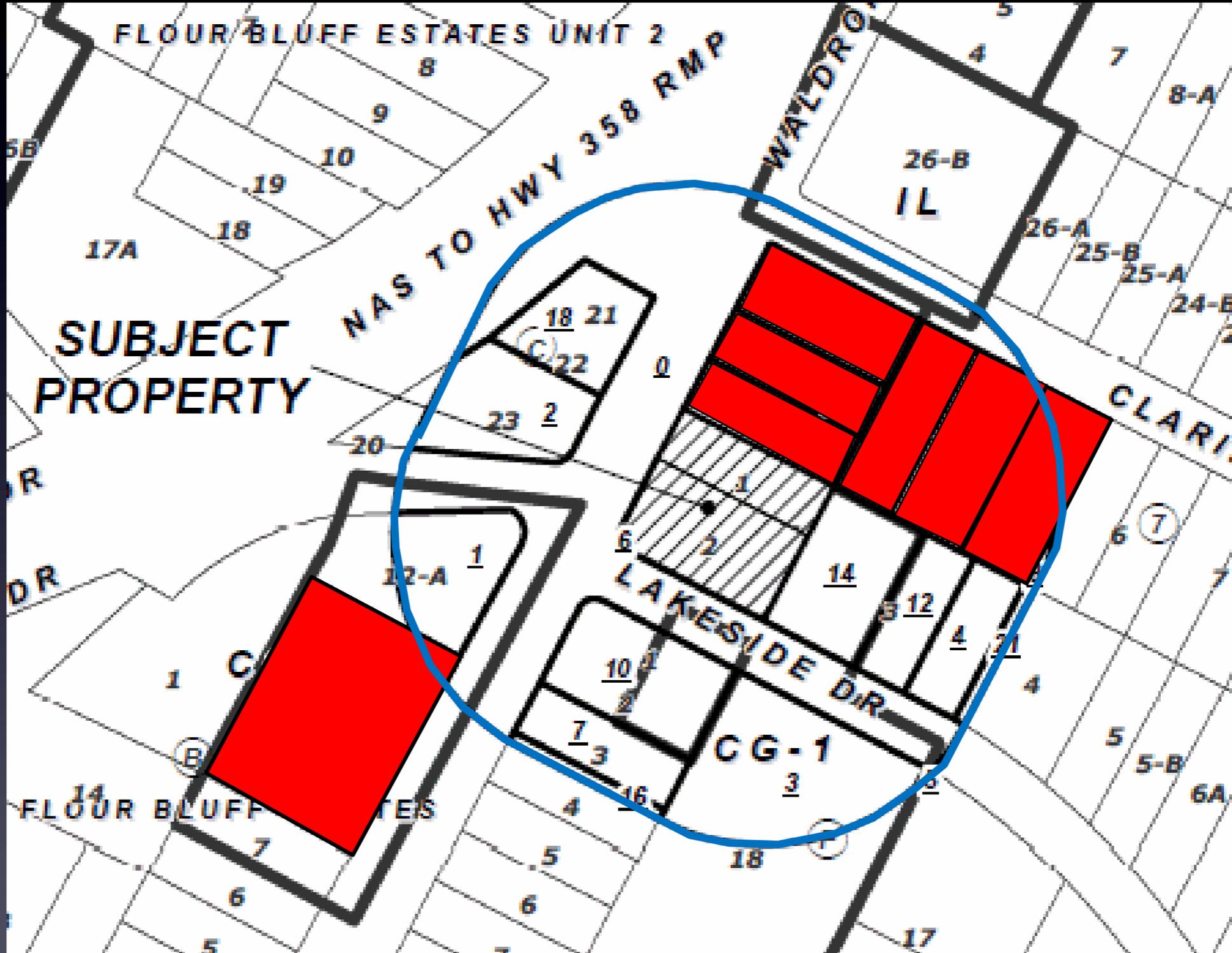
Notification Area



Opposed:
7 properties,
3 land owners



In Favor



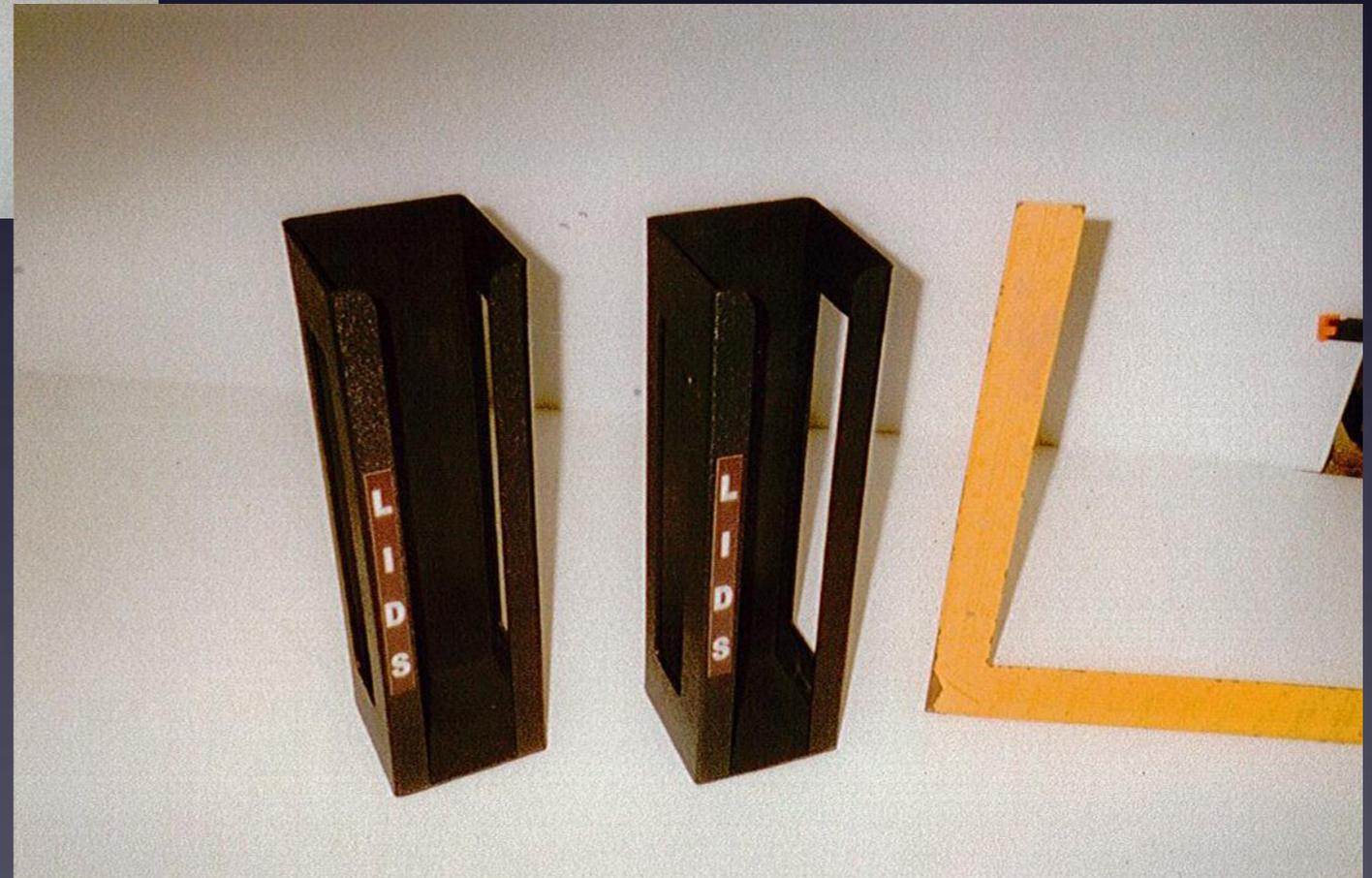
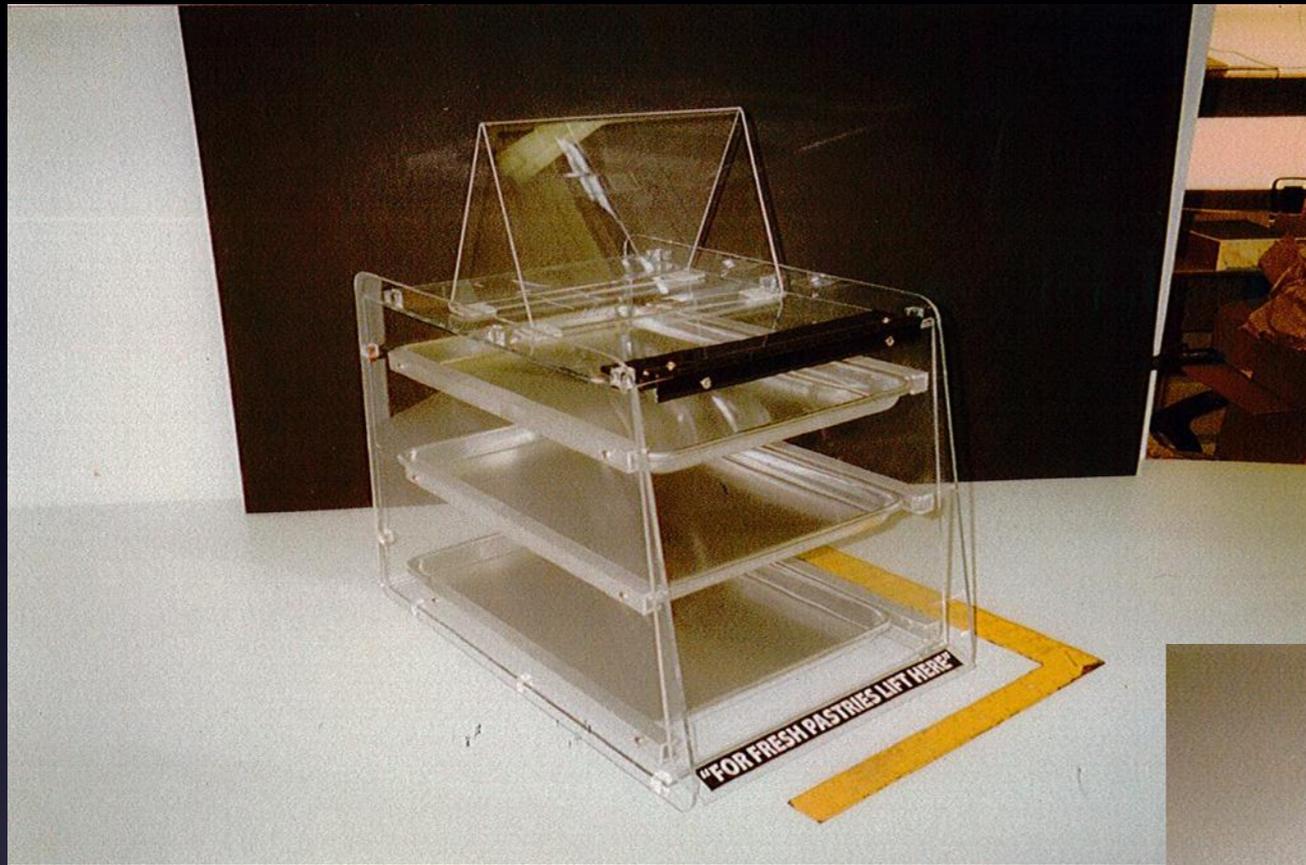
Planning Commission & Staff Recommendation

- **Denial** of “IL” Light Industrial
- **Approval** of “CG-1” General Commercial with a Special Permit, subject to 3 conditions:

Summary of Conditions –

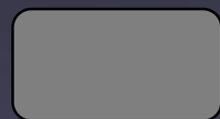
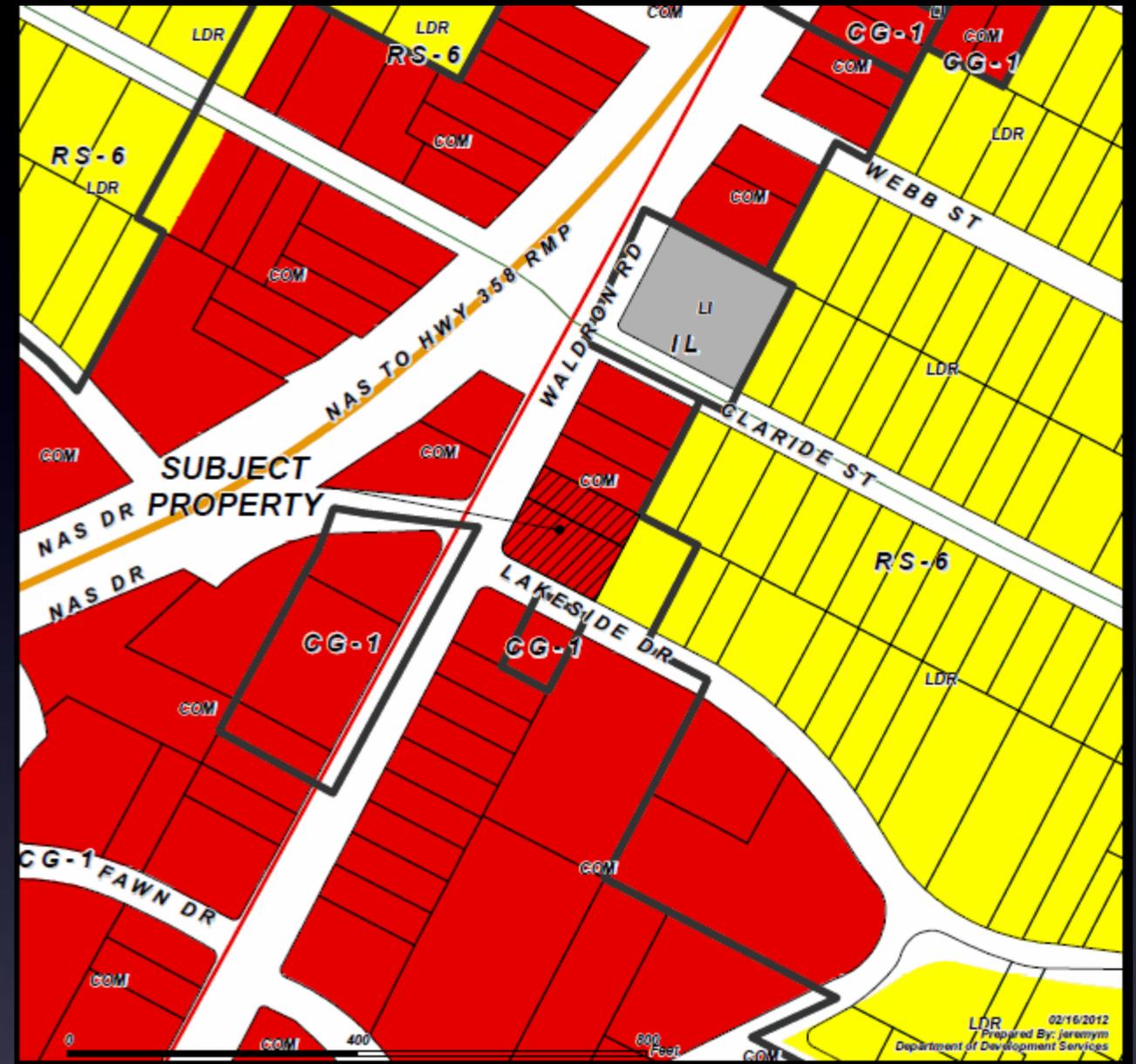
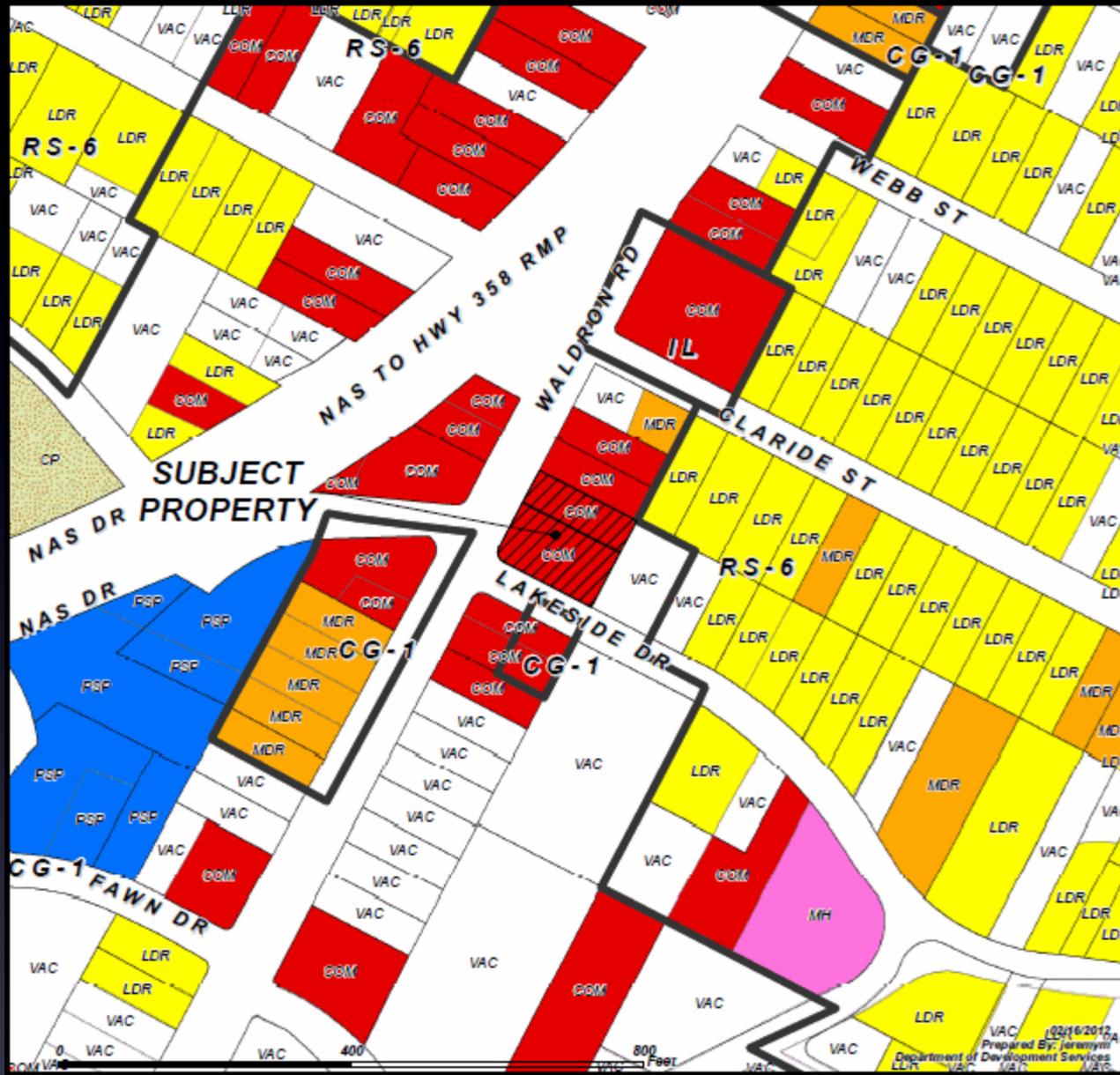
1. **USES**: The only additional use permitted is a plastic fabrication facility.
2. **STRUCTURE**: No expansion of the structure or use.
3. **TIME LIMIT**: One year to bring property into compliance and obtain a Certificate of Occupancy.

Sample Products from Bluff Plastic



Existing Land Use

Future Land Use



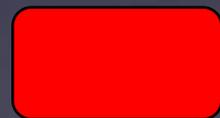
Light Industrial



Public Semi-Public



Medium Density Residential



Commercial



Low Density Residential



Conservation-Preservation



Vacant



Mobile Home

Subject Property, east on Waldron Rd.



Subject Property along north side of Lakeside Dr.



In front of the subject property, south on Waldron Rd.



In front of the subject property, west on Waldron Rd.



In front of the subject property, north on Waldron Rd.

