

Zoning Case #0212-06

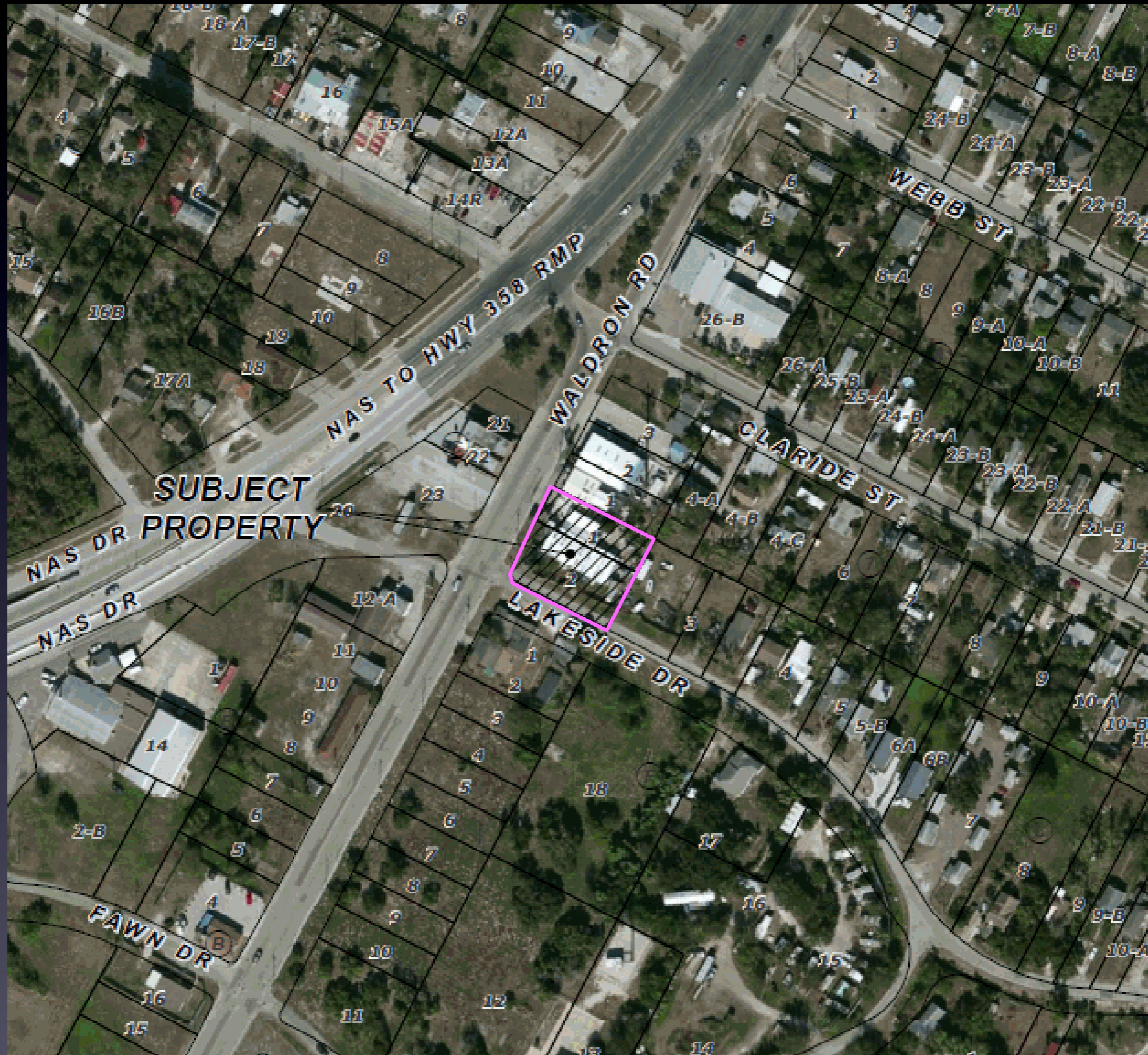
Bluff Plastic

APPLICANT'S REQUEST

From: “CG-1” General Commercial District

To: “IL” Light Industrial District

Aerial View



Public Notification

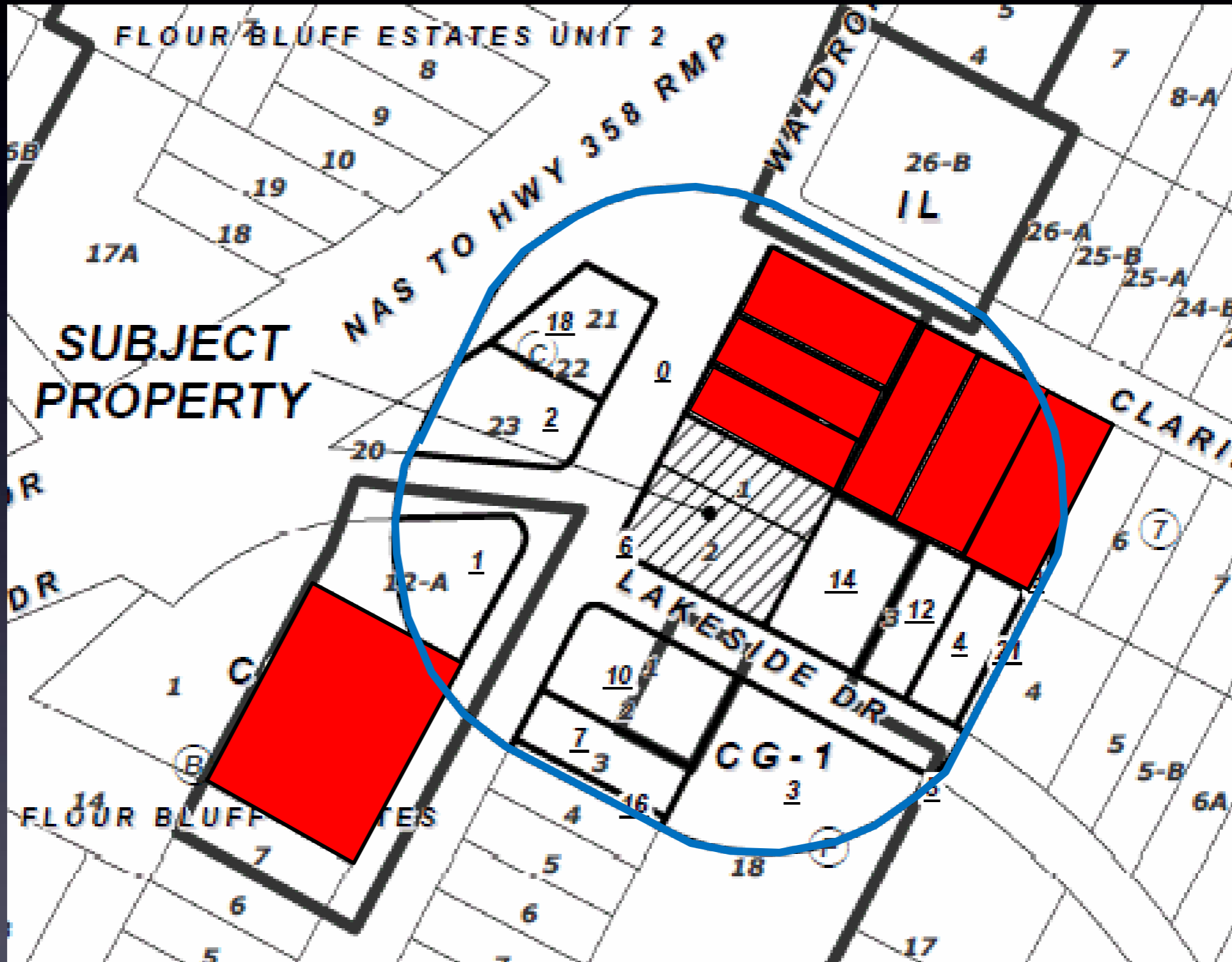
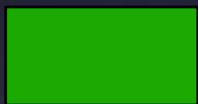
21 Notices mailed to neighbors

Notification
Area

Opposed:
7 properties,
3 land owners



In Favor



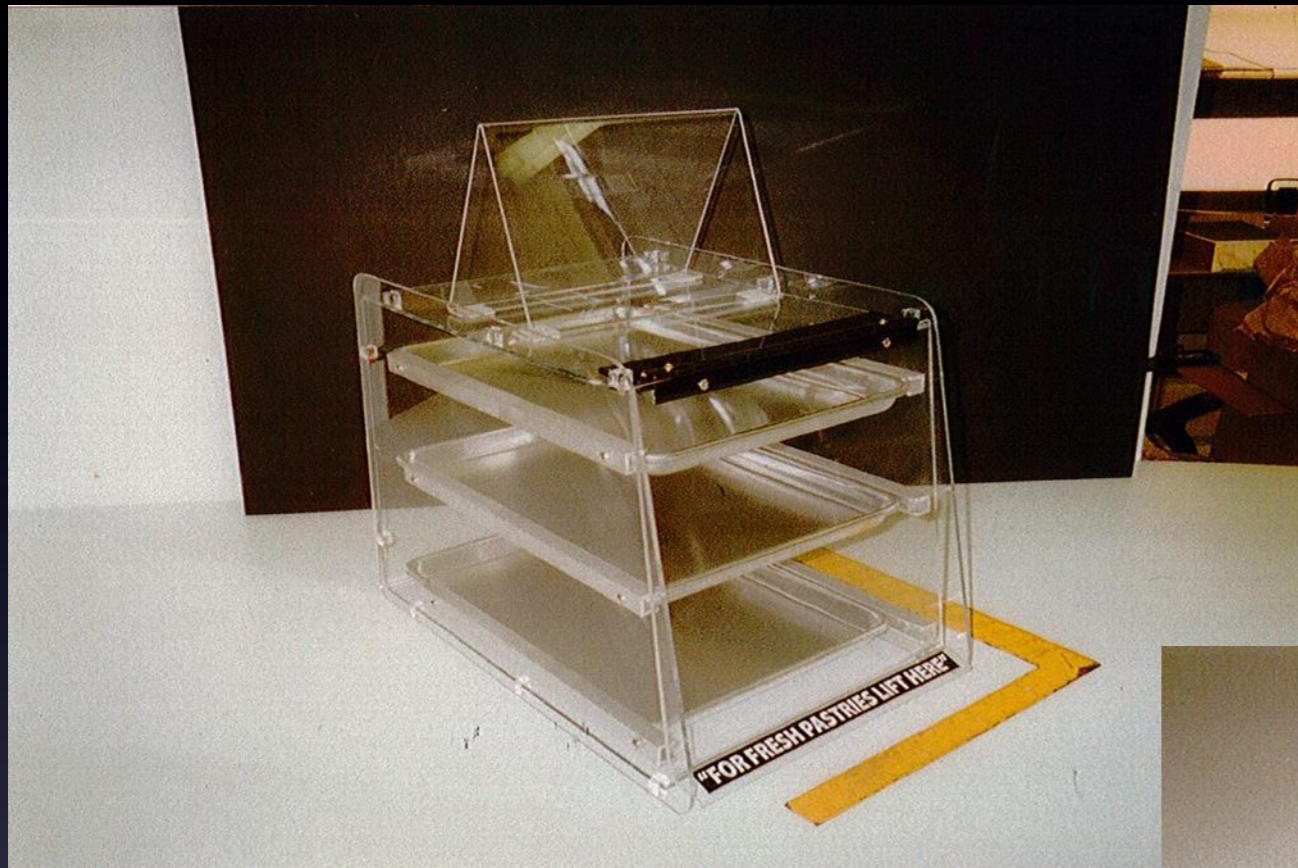
Planning Commission & Staff Recommendation

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

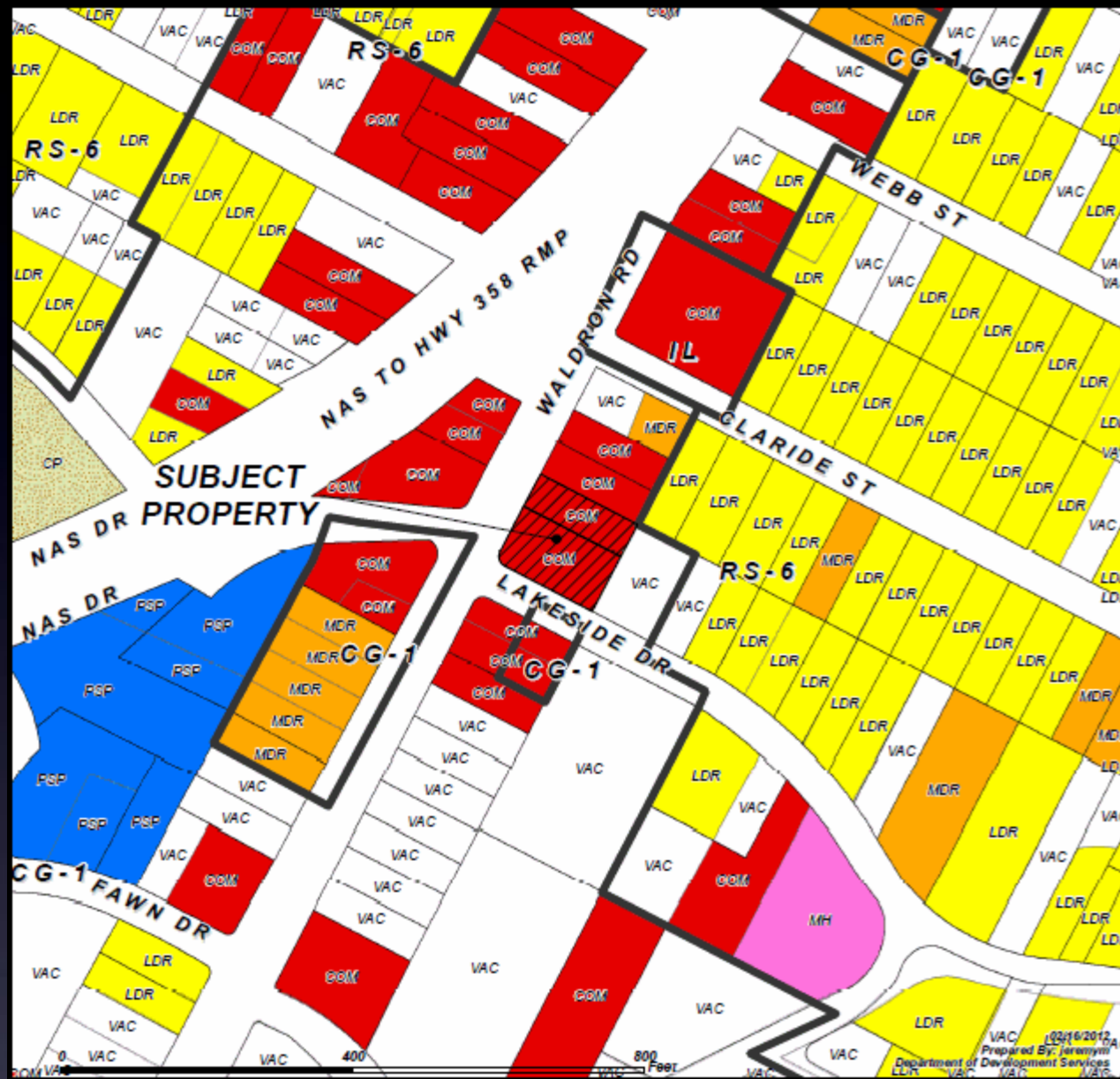
Summary of Conditions –

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.

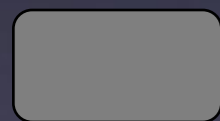
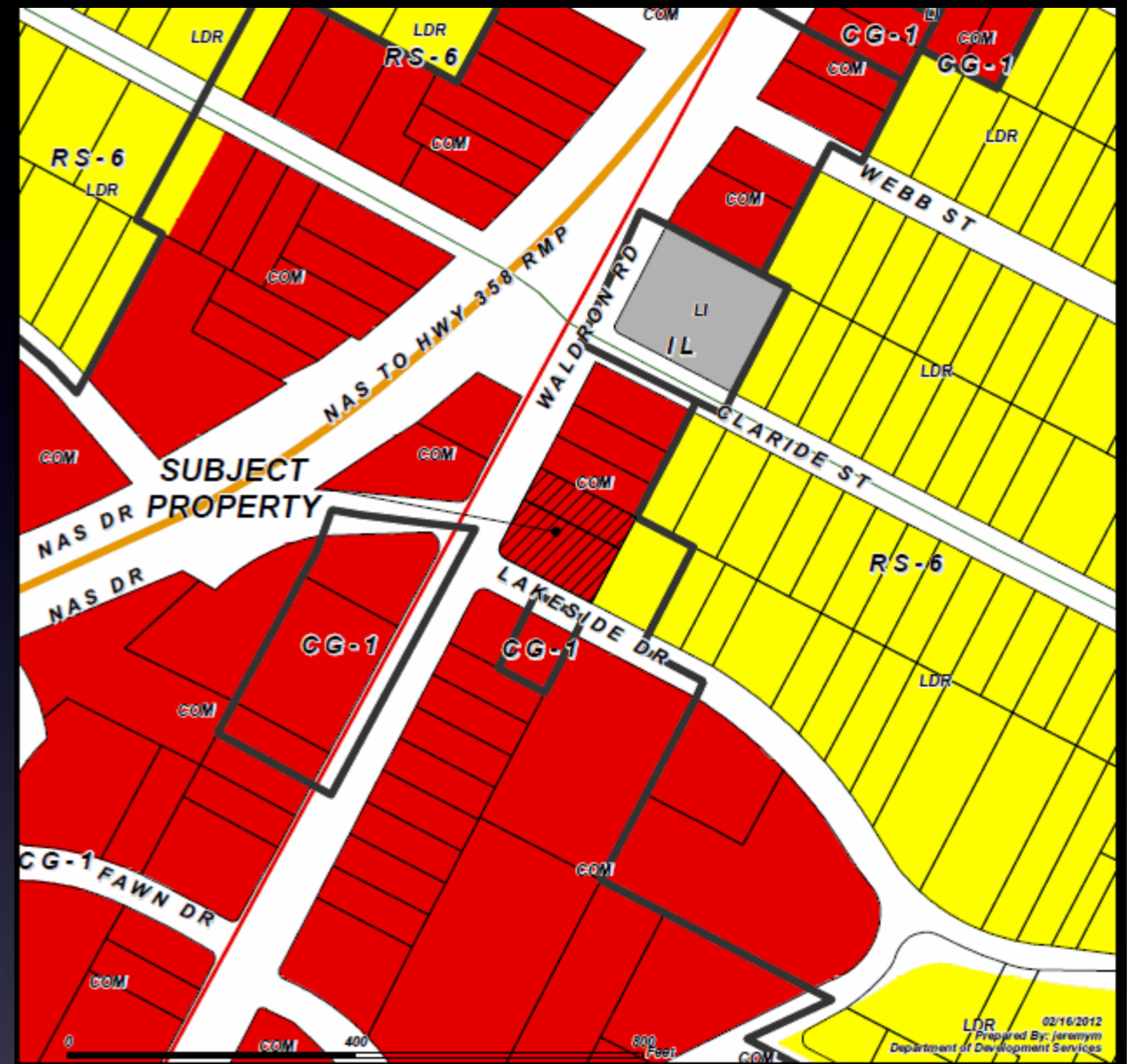
Sample Products from Bluff Plastic



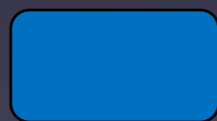
Existing Land Use



Future Land Use



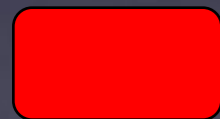
Light Industrial



Public Semi-Public



Medium Density Residential



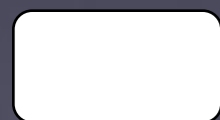
Commercial



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.

