



Zoning Case #0314-01 CCSemloh Partnership, Ltd.

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



Planning Commission
Presentation
March 12, 2014



Aerial Overview



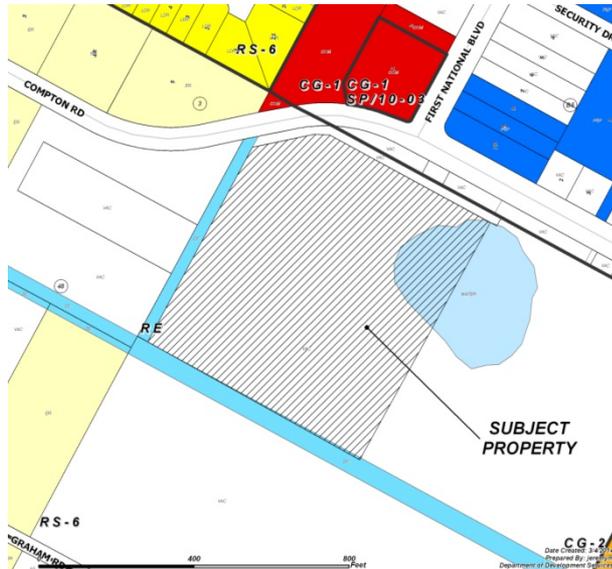


Aerial

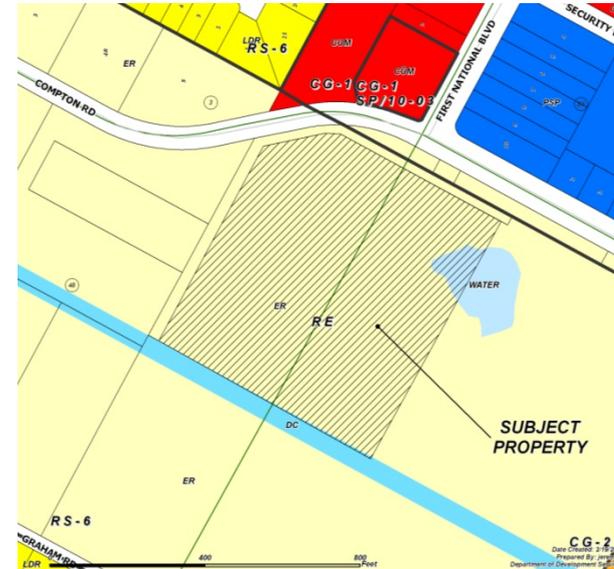




Existing Land Use

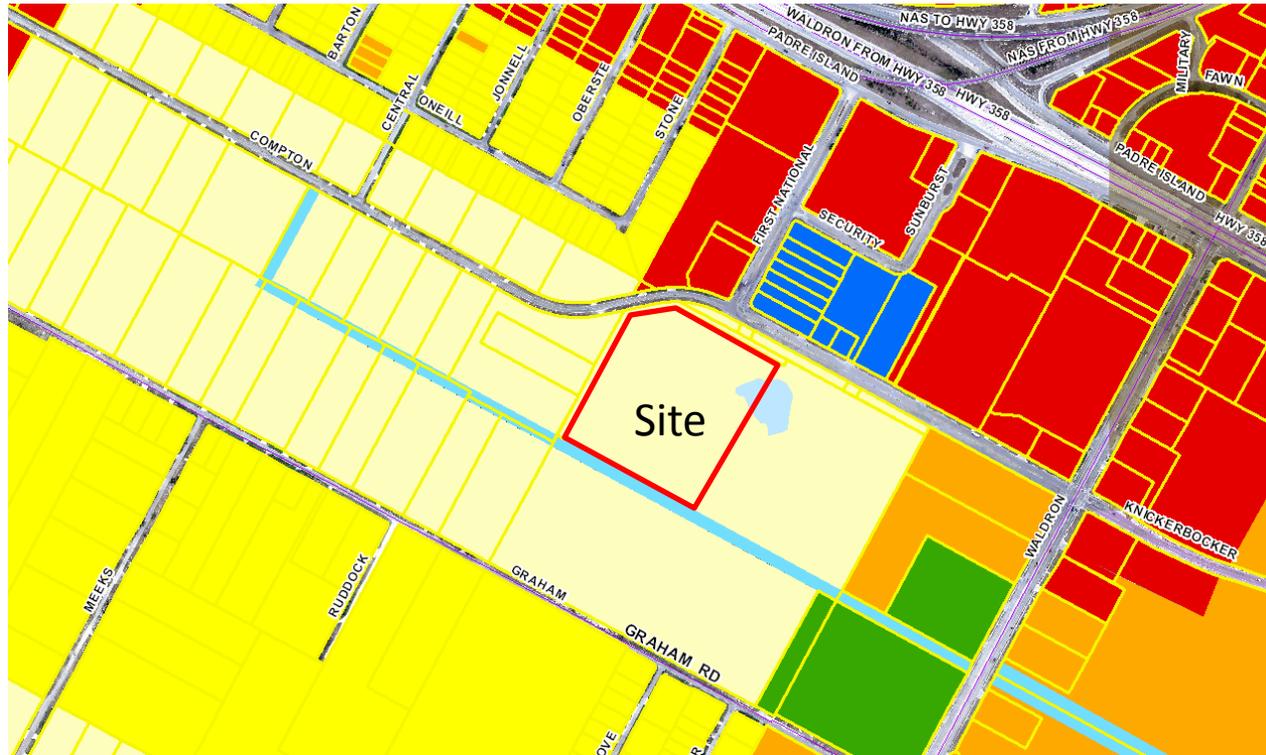


Future Land Use





Future Land Use Map





Pictures



East along Compton Road



West along Compton Road





Pictures



North across Compton Road





Pictures



North along First National Blvd.



Subject Property, south end of First National Blvd.





Public Notification



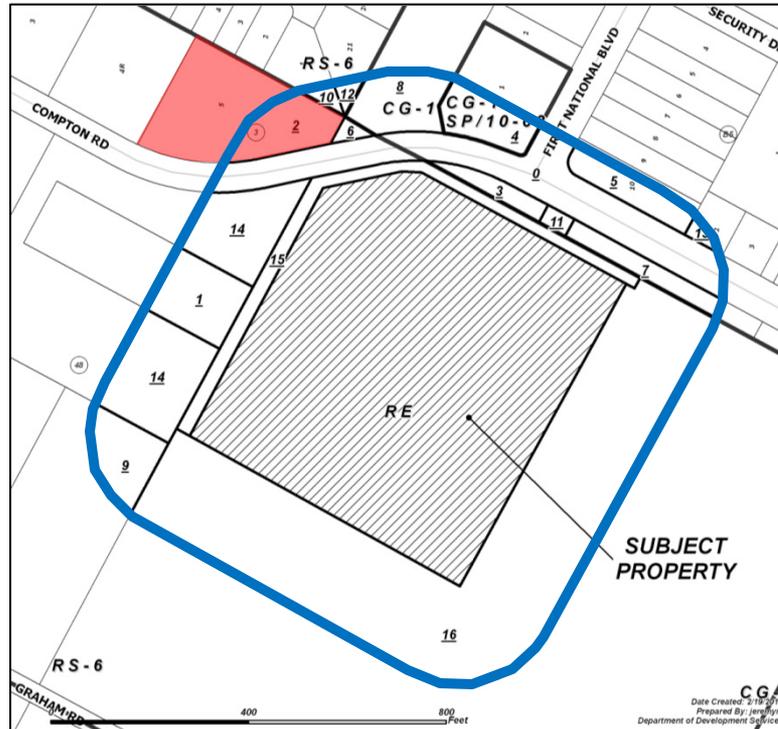
16 Notices mailed inside 200' buffer
1 Notice mailed outside 200' buffer

Notification Area

Opposed: 1
(3.08%)



In Favor:





Special Permit Conditions



1. **Use:** Only use allowed is a boat barn.
2. **Buffer Yard:** Fifteen-foot buffer yard with 15 buffer points.
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. **Access:** Sufficient space shall be left for the future extension of First National Boulevard.
10. **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