



# **Zoning Case #1118-01**

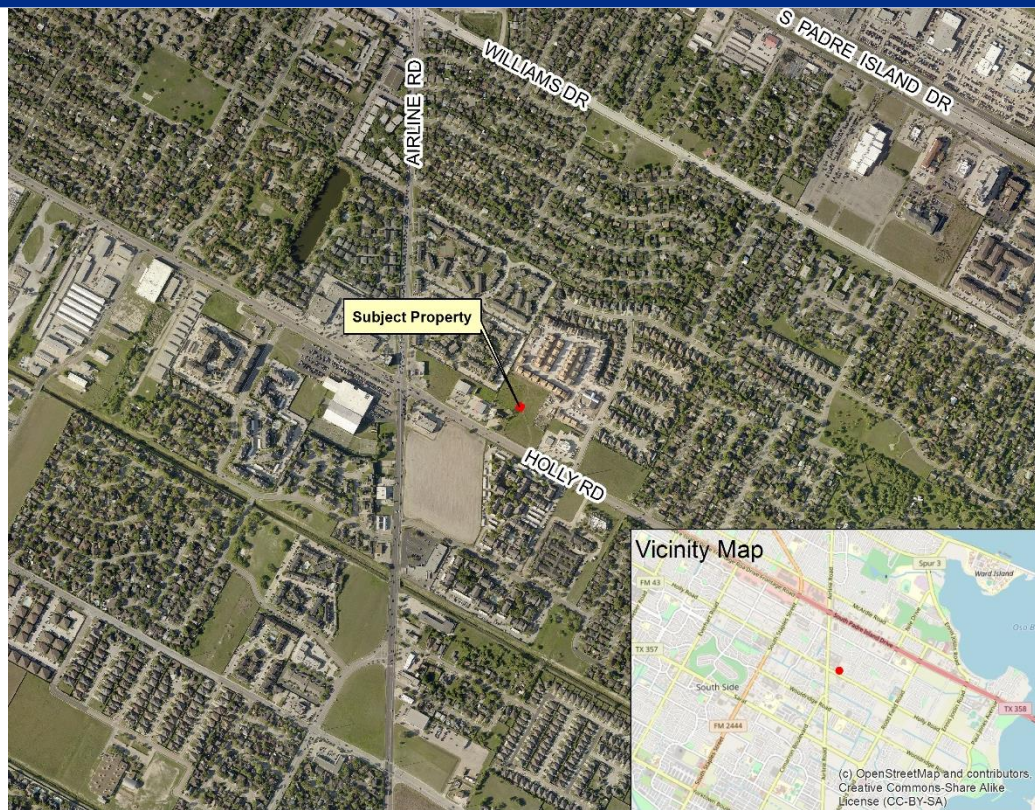
## **Kyle McGee**

### **Rezoning for a Property at 6402 Holly Road**

Planning Commission Presentation  
November 14, 2018

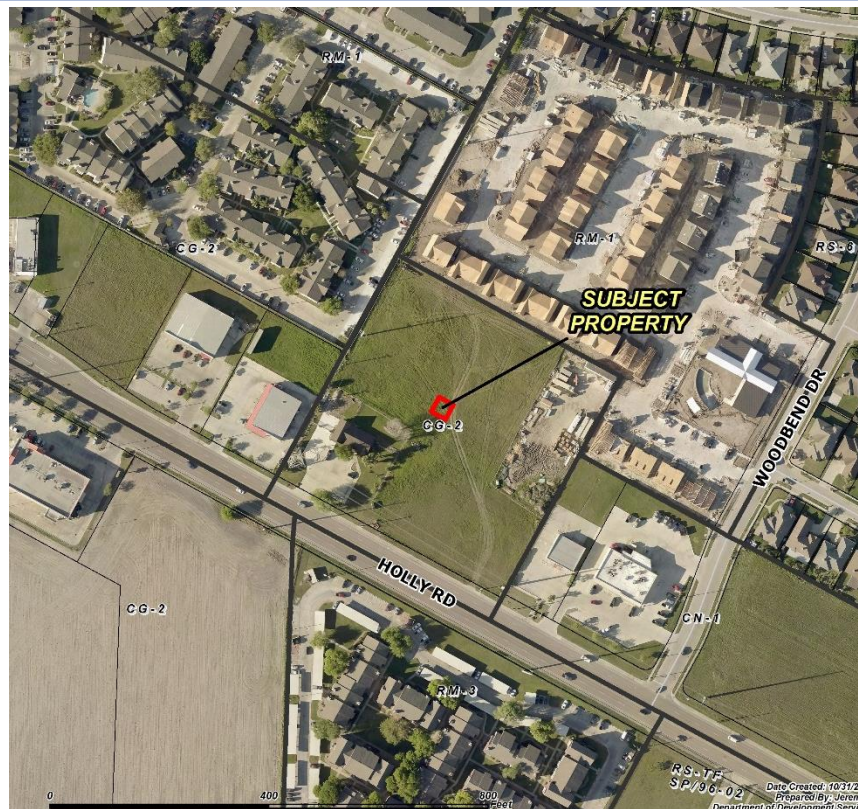


# Aerial Overview





# Subject Property at 6402 Holly Road

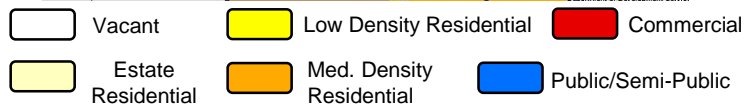
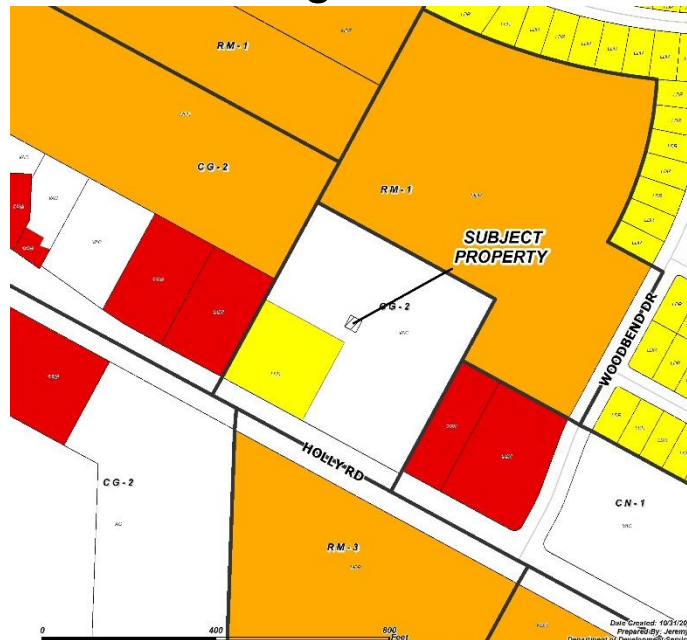




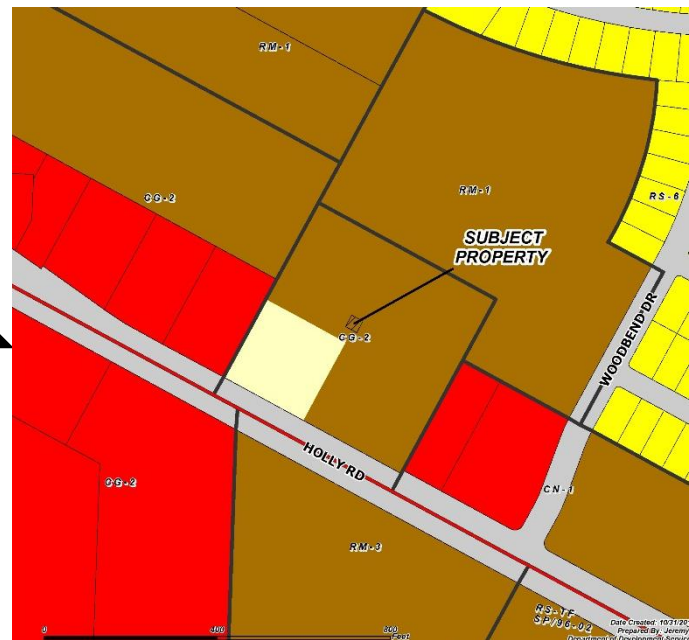


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, North on Holly Road







# Holly Road, East of Subject Property





# Holly Road, South of Subject Property







# Holly Road, West of Subject Property







# Public Notification

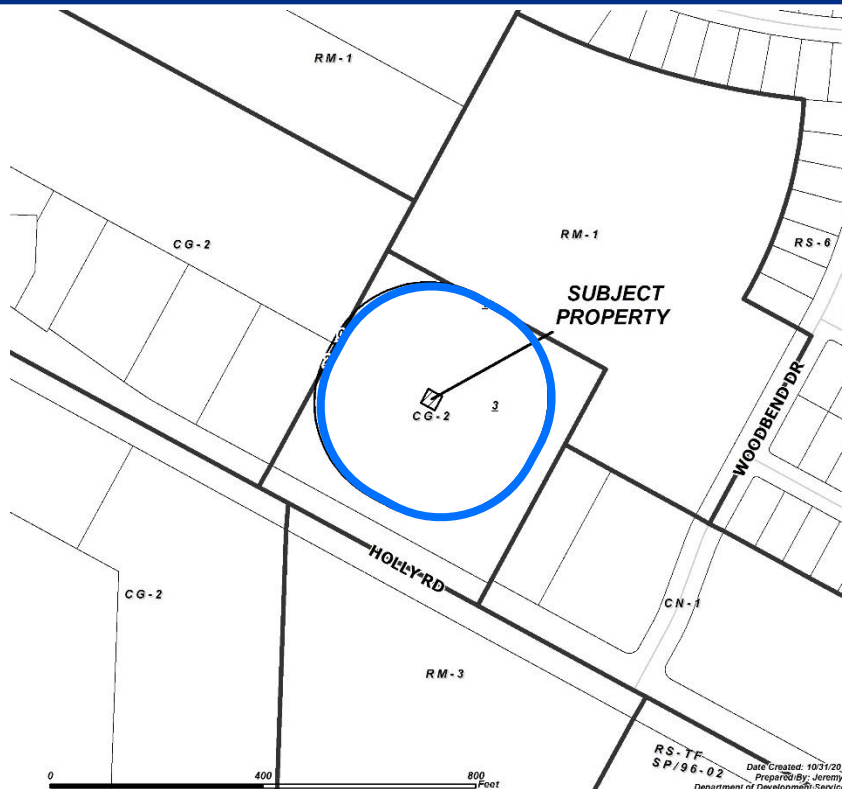
3 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)

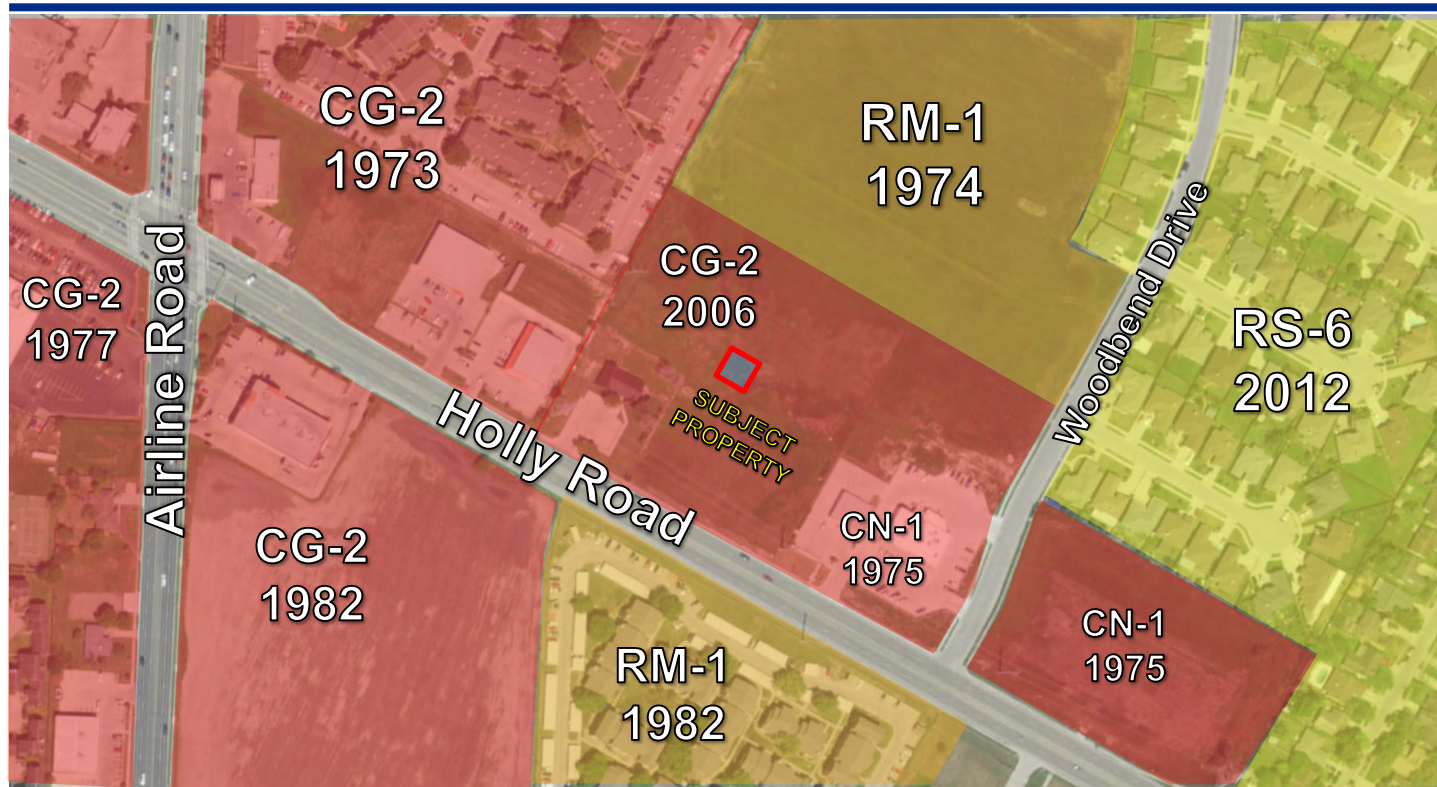


In Favor: 0





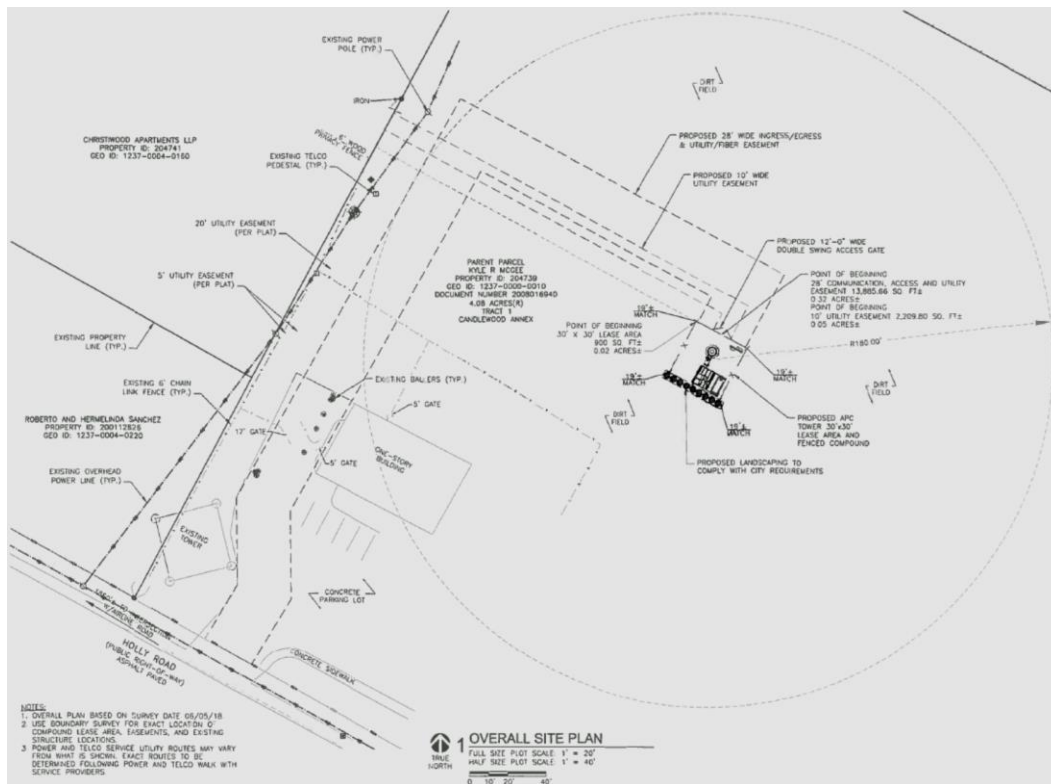
# Zoning Pattern







# Site Plan





# Staff Recommendation

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**Approval** of the  
“CG-2/SP” General Commercial District  
with a Special Permit





# Special Permit Conditions

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1. **Use:** The only use permitted under this Special Permit, other than those permitted by right in the “CG-2” General Commercial District, is a wireless telecommunication facility of 120-feet in height.
  2. **Access:** Access and placement shall be as per the site plan setback.
  3. **Telecommunications Tower Standards:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, and lighting.
  4. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
  5. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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