



Development Department

Staff Report

RE: Rezoning Request – 926 Middle Creek Road

Applicant: Rhonda V. Johnson,
Owner

Staff: Pamela Caskie, Judi
Forkner, Dustin Smith

Tax ID Number(s): Map 62,
Parcel 33.00 (part of)

Current Zone: C-4, Arterial
Commercial

Requested Zone: C-3,
Intermediate Commercial

Number of Lots: Part of 1 lot

Current Use: Office (vacant)

Proposed Use: Residential

Notification: Letters sent to
property owners within 200’.

Exhibits: Map attached

Request

Rezoning of 1.7 acres +/- from C-4 (Arterial Commercial) to C-3 (Intermediate Commercial)

Background

This property is on the northeast corner of the intersection of Middle Creek Road with Ernest McMahan Road. The portion of this property proposed for rezoning from C-4 to C-3 (1.7 ac. +/-) is part of a larger parcel, the remainder of which (2.5 ac. +/-) is zoned R-1. In 2013, the Planning Commission approved a site plan to establish an office use in the existing two-story home on the property. The existing driveway onto Middle Creek Road was used as a point of access, and additional parking area was added to the rear to accommodate the office use. The office use no longer occupies the home, and the property owner now wishes to use the home as a single-family residence. The C-4 District does not allow housing, and therefore, the owner is seeking rezoning to a commercial designation which will also permit residential use. The R-1 portion of this property contains agricultural structures and a driveway providing access to the parking area. The properties to the north of the portion of this property proposed for rezoning is zoned C-4, and the properties to the west and south are zoned C-3.

Staff Comments

The C-3 District allows a similar mix of commercial uses as the C-4 District, as well as residential uses. Therefore, rezoning to C-3 would not significantly change the potential use characteristics of the portion of the property proposed for rezoning.

Public Comments

None to date.

Staff Recommendation

Given the fact that rezoning to C-3 would not change the general commercial use characteristics, would allow the structure on the site to be occupied for residential use as desired by the owner, and would be compatible with surrounding properties presently zoned as C-3 and C-4, staff can recommend approval. The proposed zoning map would make this property institutional/office and that zone permits residential use. Therefore, this change in zoning would permit a use that will be consistent with the new map, when adopted.