



Legislation Details (With Text)

**File #:** 12727  
**Type:** P&Z Agenda Item      **Status:** Recommended for Approval  
**File created:** 8/21/2023      **In control:** Planning & Zoning Commission  
**On agenda:** 9/11/2023      **Final action:**  
**Enactment date:**      **Enactment #:**

**Title:** H-23-27 - Daryl Senica:  
 Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) and PDP (REC)/Planned Development Project (Recreation) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use for Outdoor Storage and with Deviation; North side of County Line Rd, approximately 1,500' west of Peach Tree Dr.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. H-23-27 Staff Report, 2. H-23-27 Maps, 3. H-23-27 Application Packet, 4. H-23-27 Master Plan

Date	Ver.	Action By	Action	Result
9/11/2023	1	Planning & Zoning Commission		

**TITLE**

H-23-27 - Daryl Senica:  
 Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) and PDP (REC)/Planned Development Project (Recreation) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use for Outdoor Storage and with Deviation; North side of County Line Rd, approximately 1,500' west of Peach Tree Dr.

**BRIEF OVERVIEW**

**Request:**

Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) and PDP (REC)/Planned Development Project (Recreation) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use for Outdoor Storage and with Deviation

**General Location:**

North side of County Line Rd, approximately 1,500' west of Peach Tree Dr

**FINANCIAL IMPACT**

A matter of policy. There is no financial impact.

**LEGAL NOTE**

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development

District and applicable PDP master plan must be consistent with the Comprehensive Plan.

## **RECOMMENDATION**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP (GHC)/Planned Development Project (General Highway Commercial) and PDP(REC)/Planned Development Project (Recreation) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use for Outdoor Storage and with Deviations with performance conditions.