



Legislation Details (With Text)

**File #:** 12907  
**Type:** P&Z Agenda Item      **Status:** Recommended for Approval  
**File created:** 9/24/2023      **In control:** Planning & Zoning Commission  
**On agenda:** 10/9/2023      **Final action:**  
**Enactment date:**      **Enactment #:**  
**Title:** H-23-34 - Tires Unlimited & Service, LLC:  
 Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP (GC)/Planned Development Project (General Commercial) to include a specific C-2 use for an Automobile Service Establishment with Deviations, North of County Line Road and at the western terminus of Pythia Place

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. H-23-34 Staff Report, 2. H-23-34 Maps, 3. H-23-34 Masterplan, 4. H-23-34 Application Packet

Date	Ver.	Action By	Action	Result
10/9/2023	1	Planning & Zoning Commission		

**TITLE**

H-23-34 - Tires Unlimited & Service, LLC:  
Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP (GC)/Planned Development Project (General Commercial) to include a specific C-2 use for an Automobile Service Establishment with Deviations, North of County Line Road and at the western terminus of Pythia Place

**BRIEF OVERVIEW**

**Request:**

Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP (GC)/Planned Development Project (General Commercial) to include a specific C-2 use for an Automobile Service Establishment with Deviations

**General Location:**

North of County Line Road and at the western terminus of Pythia Place

**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 Master Plan Revision on property zoned PDP(GC)/Planned Development Project (General Commercial) to include a specific C-2 use for an Automobile Service Establishment and with performance conditions.