



PLANNING BOARD RECOMMENDATION

PROJECT#: P24-71-CZD

MEETING DATE: November 14, 2024

PETITION REQUEST: 329 Signal Hill Rd (RCT to C-2)

APPLICANT/PETITIONER: Sean & Helen Givens (applicant/owners)

PLANNING BOARD ACTION SUMMARY:

Staff gave an 8-minute presentation on the requested development - reviewing a comparison of the two zoning districts, guidance from the Gen H Comprehensive Plan and the criteria for considering a rezoning. The Planning Board asked questions pertaining to the permitted uses in RCT vs C-2. In total Planning Board considered this item for 21 minutes.

APPLICANT PRESENTATION:

The applicant was not present.

PUBLIC COMMENT:

Limited to 3 minutes per person.

- Ken Fitch, 1046 Patton St – asked questions regarding sewer availability and its impact on future development.

DELIBERATION:

The Planning Board deliberated about several aspects of the proposed rezoning including the linear expansion of commercial along Signal Hill Rd and how that would expand vehicular congestion similar to that found on Four Seasons Blvd. Other topics discussed included the need to revamp the C-2 Zoning District to align with the Gen H Comp Plan as well as the presence of existing commercial uses and zoning along this corridor.

MOTION:

Peter Hanley moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The proposed zoning of C-2 aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Innovation'.

REASONABLENESS STATEMENT:

[Rationale for Approval]

- I. C-2 Zoning would allow for greater economic use of the subject property

BOARD ACTION

- **Motion/Second:** Hanley / Flores
- **Yeas:** Hanley, Flores, Peacock, Gilgis
- **Nays:** J. Robertson (Chair), Waters
- **Absent:** B. Robertson, Whiting, Johnson