

Entry #: 9

Date Submitted: 6/3/2022 10:33 AM

Date:

6/3/2022

Address/Location of Property:

1027 Fleming Street

Current Zoning:

MIC-SU

Proposed Zoning:

MIC

List the adjacent property parcel numbers and uses.

PIN or PID #

9569612123

Adjacent Property Use:

Grocery Store

PIN or PID #

9569601824

Adjacent Property Use:

Vacant Land

PIN or PID #

9569605897

Adjacent Property Use:

Dr's Office

PIN or PID #

9569604631

Adjacent Property Use:

Vacant Land

Applicant Name:

Andrew Riddle

Address

109 Glengary Drive, Flat Rock, North Carolina 28731

Phone

(828) 243-3610

Email

andrew@riddledevelopment.com

Property Owner Name:

Riddle Development, LLC

Address

P.O. Box 1025, Flat Rock, North Carolina 28731

PIN or PID #

9569602887

Signature



Printed Name:

Andrew Riddle

Official Use Only:

Date Received:

Received By:

Fee Received:

Section 11-4 Standards: The advisability of amending the text of the Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

a) Comprehensive Plan Consistency. Consistency with the Comprehensive Plan and amendments thereto.

This Amendment allows the property to consistently be used as it always has been since 1981 and not be tied to a special use condition that will never be used.

b) Compatibility with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.

This proposed Amendment is consistent with the surrounding area as there is no change in the use of the property.

c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

The special use designated to this property is null and void. It's a fact the special use site plan is expired and the property is subdivided therefore no longer needing the special use

d) Public Interest. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.

Changing from MIC-SU to MIC would have no impact on the existing use of the property, public interest or surrounding neighborhood.

e) Public facilities. Whether and to the extent which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.

The public facilities are existing and require no change

f) Effect on natural environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, stormwater management, streams, vegetation, wetlands and wildlife.

The property has been abandoned for 6 years allowing homelessness. The applicant has cleaned up the property , improved the surroundings, cut back kudzu and removed dead trees. The special use designation limits further improvements.