

Staff Report

ACTION ITEM: Request for rezoning 1931 West Jackson Boulevard from I-1 Light Industrial District to C-2 General Commercial District submitted by Ronald David Cook.

APPLICANT: Ronald David Cook

APPLICANT STATUS: Property Owners

PURPOSE: To rezone the existing house to alleviate the non-conforming zoning use.

SIZE: .24 Acres/10,641 sq ft

PRESENT USES: Single Family Residence

PROPOSED USE: Same

SURROUNDING LAND USE: North – C-2 General Commercial ; South – I-1 Light Industrial District; East – I-1 Light Industrial District; West – I-1 Light Industrial District

HISTORY: No previous history known.

TRANSPORTATION AND PARKING: All required street frontage and parking currently exist.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: General Commercial

MAJOR STREET PLAN: This does not interfere with the major street plan.

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0139E dated 9-29-2011.

PHYSICAL CHARACTERISTICS: This property is located next to Straightway Service.

COMMENTS: It is unknown how it initially became industrially zoned, but the current zoning code does not allow residential uses, making it a non-conforming zoning use. This non-conforming status will prevent the house from being sold.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. A public hearing at this level is optional but requires one at the Board of Aldermen level.