



APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PC 12142023	December 14, 2023	N/A

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
McCarthy Ct. & Shamrock Ind. Blvd.	Jerry S. Moore	0736 074	M-2	N/A	Production & Employment	<b>North:</b> C-1 <b>South:</b> C-1 <b>East:</b> C-2 <b>West:</b> R-12	Existing 12,000 Flex Building	14.7 ac

SUMMARY & HISTORY

The applicant, Matt Langley, on behalf of the owner, has submitted a revised final plat for parcel 0736-074 to split the tract into 10.2 and 4.5 acre tracts. The expressed intent is to build industrial buildings similar to those found in Shamrock Industrial Park.

This property had a zoning condition in the form of a construction hold placed upon it many years ago. In 2022, Town Council voted to remove said zoning condition thereby opening the property to development.

All TRC members have reviewed the revised plat with minor comments regarding showing topography and providing stormwater details. Staff recommends approval of this plat revision with the condition that all outstanding TRC comments be resolved.



COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town’s comprehensive plan and future development map. The Future Land Use designation for this property is **Production and Employment** which encourages high quality industrial activity that provides adequate traffic circulation and maneuverability for heavy vehicles while implementing attractive landscaped entrances. Truck docks and waste handling areas for any buildings shall be screened from public view and oriented away from any adjoining residential areas to the degree feasible.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

This petition is consistent with the Town’s zoning ordinance. The minimum lot areas, setbacks, and buffers proposed match the development standards for M-2 Heavy Industrial Zoning. Staff will work with the owners, and E-911 services to establish addresses for the new lots.