



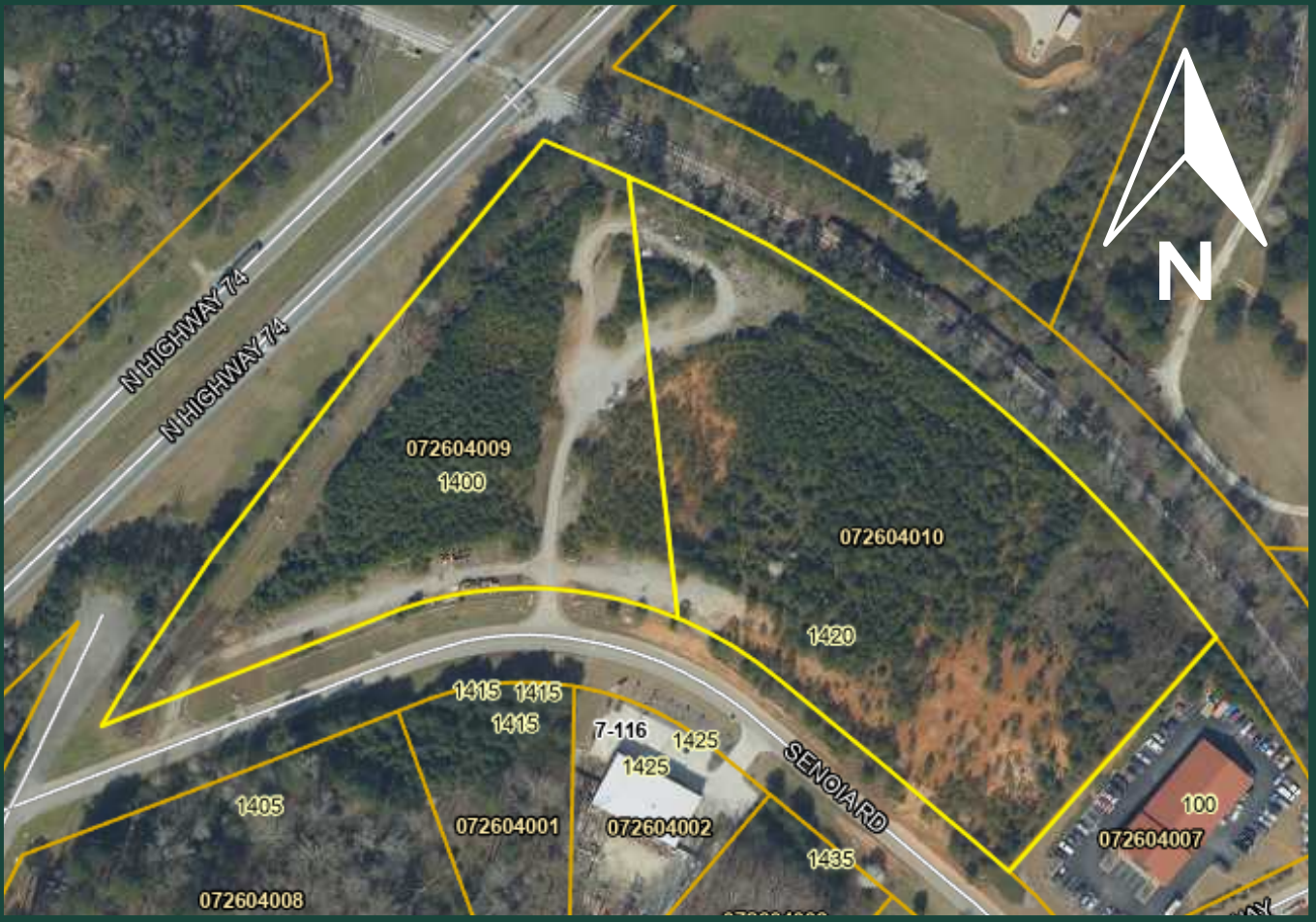
APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PC 04112024	April 11, 2024	N/A

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
1400 Senoia Road	74-South LLC	072604009	C-2	N/A	Commercial Corridor	North: C-1 South: C-2 East: C-1 & O-I West:M-2	N/A	9.45

SUMMARY & HISTORY

Applicant 74-South LLC has applied for a revised final plat of 1400 Senoia Road with the stated intent of combining the lot and including a sanitary sewer easement to be dedicated to the Town.

The submission is in compliance with the Town’s ordinance and comp plan. Staff recommends approval with the condition that any remaining TRC (Technical Review Committee) 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 **Commercial Corridor** which encourages high quality architecture along SR-74 that is screened with appropriate landscaping.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

The proposal is consistent with the Town’s zoning ordinance and lot standards for C-2 zoning. No illegal or non-conforming issues are noted regarding the combined lot.