



**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C (Commercial) Sector Plan designation to within 150' of Murray Dr. Leave the southeastern 150' of the site along Murray Dr. designated O (Office).

Staff Recomm. (Full): The designated Office area is intended to provide a buildable, compatible transition site between the Commercial designated part of this site and the residential uses and church use found on the southeast side of Murray Dr. along Central Ave.

Comments: A. Need and Justification for Proposal
1. This site is developed with an office, a residence and an accessory building and can continue to be used for office and residential purposes.
2. The site is in a transitional area that includes commercial, office, low density residential, and agricultural uses. Commercial use of part of this property would be consistent with abutting zoning to the northwest and not disrupt the area development pattern. Leaving the part of the site fronting on Murray Dr. for Office uses should reduce the pressure for additional commercial requests along Central Avenue Pike.
B. Effects of Proposal
1. Commercial designation and CB zoning on part of this site will likely lead to more traffic and vehicular turning movements to and from this property and will extend commercial uses further along Central Avenue Pike away from the I-75 interchange and closer to established residential uses. Public water and sewer services are available to the site.
2. Commercial use of part of this property would introduce commercial traffic, noise, lighting and visual impacts onto the site.
3. CB zoning would allow a wide range of commercial and light industrial uses that would be incompatible with residential uses and zoning to the south; leaving the 150 feet along Murray Dr. for office use will reduce that incompatibility.
C. Conformity to the General Plan
1. Extending the Commercial designation into the proposed Office designation should not substantially change the land use pattern from the I-75/Callahan Rd. interchange, south along Central Avenue Pike.
2. Maintaining Office uses along Murray Dr. should keep commercial uses from being mixed with low density residential uses to the south along Central Avenue Pike.
3. Commercial use of part of this site would be compatible with the scale and intensity of the surrounding land uses and zoning pattern.

MPC Action: Approved

MPC Meeting Date: 12/12/2002

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial) to within 150' of Murray Dr. and leave the southeastern 150' of the site along Murray Dr. designated O (Office)

Date of MPC Approval: 12/12/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: [ ] Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 1/27/2003

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**      Approved as Modified

**If "Other":**

**Amendments:**

Approved CB for all the property

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**