~~July 18, 2006 CPC~~
August 23, 2006 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0304

DB&F Enterprises, LLC

Bermuda Magisterial District
West line of Burge Avenue

REQUEST: Rezoning from Regional Business (C-4) to General Business (C-5).

PROPOSED LAND USE:

Office/warehouse uses are planned. With approval of this request, uses permitted by right or with restrictions in the General Business (C-5) District would be permitted.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

A. The proposed zoning and land uses conform to the Jefferson Davis Highway Corridor Plan which suggests the property is appropriate for general commercial use.

B. The proposed zoning and land uses are representative of and compatible with existing and anticipated area development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)

GENERAL INFORMATION

Location:

West line of Burge Avenue, north of Willis Road. Tax ID 695-671-Part of 5688.

Existing Zoning:

C-4 with Conditional Use and Conditional Use Planned Development

Size:

1.6 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North, South and West – C-5 and C-4 with Conditional Use Planned Development; Commercial
East – C-5; Vacant

UTILITIES

Public Water System:

The public water system is available to serve this site. There is an existing sixteen (16) inch water line extending along the west side of Burge Avenue, adjacent to this site. Use of the public water system is required by County Code.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending along a portion of Burge Avenue that terminates approximately forty (40) feet north of the request site. An extension of this line will be required to serve this site. Use of the public wastewater system is required by County Code.

ENVIRONMENTAL

This request will have a minimal impact on environmental facilities.

PUBLIC FACILITIES

Fire Service:

The Centralia Fire/Rescue Station, Company Number 17, currently provides fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

This request will have a minimal impact on fire and emergency medical services.

Transportation:

This request will have a minimal impact on the anticipated traffic generated by development of the property.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Jefferson Davis Highway Corridor Plan which suggests the property is appropriate for general commercial use.

Area Development Trends:

Surrounding properties are zoned Regional Business (C-4) and General Business (C-5) and are developed for various commercial uses, to include service stations, hotels and exposition buildings or are currently vacant. It is anticipated that any infill development or redevelopment of area properties will be for commercial uses relying upon interstate traffic, consistent with the recommendations of the Plan.

Zoning History:

On February 24, 2004, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved the rezoning of a 3.6 acre tract from General Business (C-5) to Regional Business (C-4) with a Conditional Use to permit an exposition building and a Conditional Use Planned development to permit exceptions to signage requirements. The subject of the current request was included in this 2004 case.

Site Design:

The request property lies within a Highway Corridor District. The purpose of the Highway Corridor District standards is to recognize specified areas of the county as unique and to enhance patterns of development in those areas. Except as addressed by the Highway Corridor District standards, development of the site must conform to the Post Development District requirements of the Zoning Ordinance. Together, these standards address access,

parking, landscaping, architectural treatment, setbacks, sign, buffers, pedestrian access, utilities and screening of dumpsters and loading areas.

CONCLUSION

The proposed zoning and land uses conform to the Jefferson Davis Highway Corridor Plan which suggests the property is appropriate for general commercial use. In addition, the proposed zoning and land uses are representative of, and compatible with, existing and anticipated area development.

Given these considerations, approval of this request is recommended.

CASE HISTORY

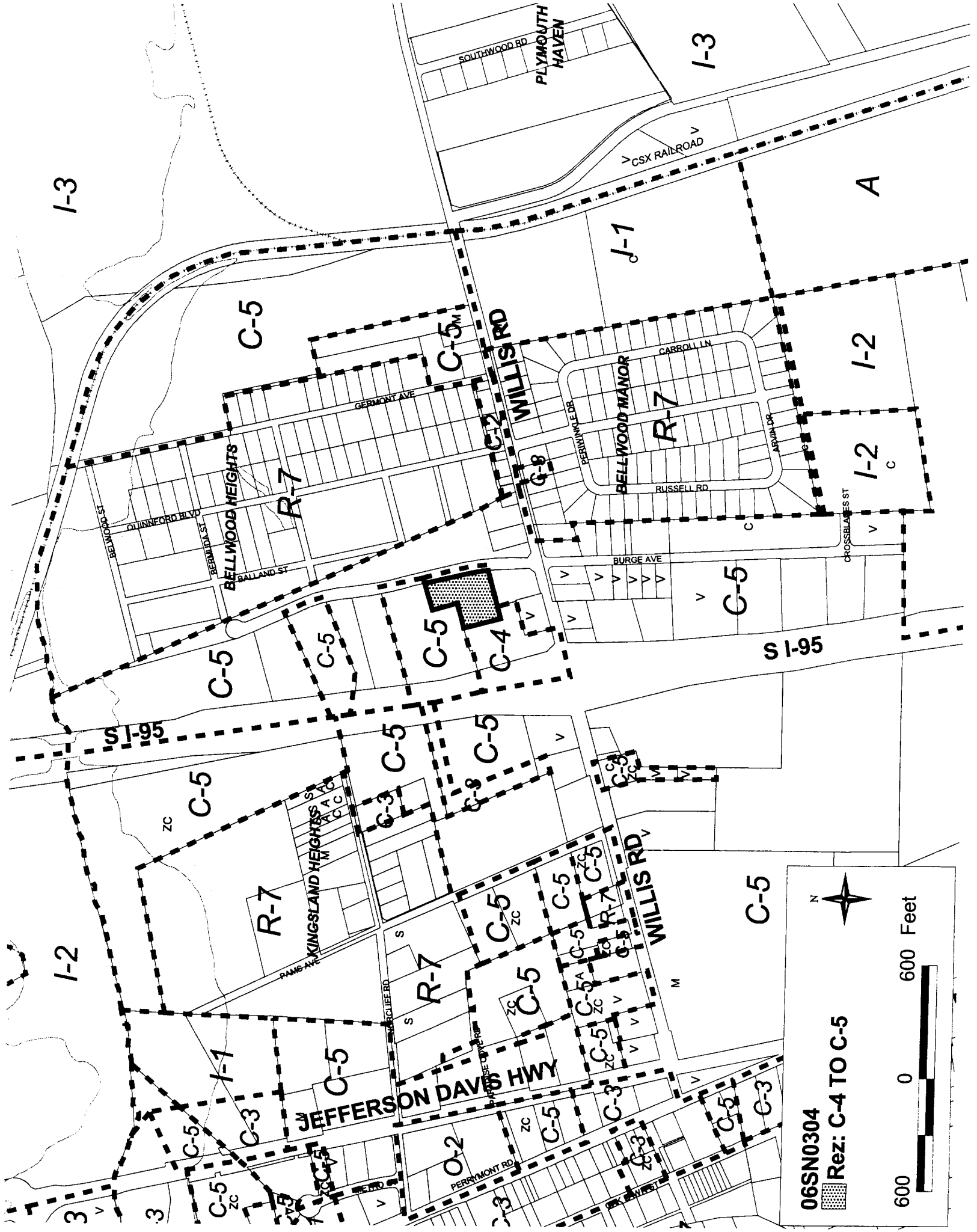
Planning Commission Meeting (7/18/06):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Wilson, seconded by Mr. Litton, the Commission recommended approval.

AYES: Unanimous.

The Board of Supervisors, on Wednesday, August 23, 2006, beginning at 7:00 p.m., will take under consideration this request.



06SN0304
Rez: C-4 TO C-5
600 0 600 Feet
N
PLYMOUTH HAVEN
SOUTHWOOD RD
CSX RAILROAD
I-3
A
J-1
I-2
C-5
C-4
C-2
C-3
C-8
R-7
O-2
WILLIS RD
BELLWOOD MANOR
BELLWOOD HEIGHTS
KINGSLAND HEIGHTS
JEFFERSON DAVIS HWY
GERMONT AVE
CARROLL LN
PERIWINKLE DR
ARVIN DR
RUSSELL RD
BURGE AVE
CROSSBLADES ST
QUINNFORD BLVD
BELWOOD ST
BERMUDA ST
BALLAND ST
PAMS AVE
PERRYMONT RD
S I-95