

**ZONING COMMITTEE
RECOMMENDATION
April 25, 2007**

Rezoning Petition No. 2007-035

Property Owner: June Allen

Petitioner: June Allen

Location: Approximately 6.77 acres located on the north side of Albemarle Road between N. Sharon Amity Road and Central Avenue

Center, Corridor or Wedge: Center

Request: O-1, office to B-1 (CD) neighborhood business, conditional

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote: Yeas: Carter, Cooksey, Randolph, Ratcliffe, Sheild and Simmons

Nays: None

Absent: Loflin

Summary of Petition

This petition proposes to rezone a 6.77 acre existing development to permit the establishment of a retail furniture store in two buildings on the site. The total square footage of the two buildings is 79,911 square feet. Permitted uses would be all uses in the O-1 Zoning district and a retail furniture store.

Zoning Committee Discussion/Rationale

Mr. MacVean reviewed the petition and noted that the proposal was in partial conformance with the **Eastland Area Plan**, which calls for a mix of retail, office, and residential uses along Albemarle Road.

Mr. MacVean went through the details of the most recent site plan, and noted that the petitioner committed to a sidewalk connection between Albemarle Road and Central Avenue.

The Committee discussed the merits of having a viable use for a property that had been vacant for an extended period of time.

Statement of Consistency

Deleted:

Upon a motion made by Commissioner Sheild and seconded by Commissioner Carter the Zoning Committee unanimously found this petition to be consistent with the *Eastland Area Plan* and to be reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Ratcliffe and seconded by Commissioner Sheild the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.