

Z2018127 S

ZONING CASE # Z2018127 S (Council District 3) – May 15, 2018

A request for a change in zoning from "I-1" General Industrial District to "L S" Light Industrial District with Specific Use Authorization for Outside Storage (Open with No Screening Required) on 14.63 acres out of NCB 10846 and "I-2" Heavy Industrial District on 0.5739 acres out of NCB 10846, located at 7500 S WW White. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

James McKnight, representative, stated the planned project is for a recycling facility and explained the proposed site plan to the Zoning Commissioners.

The following citizens appeared to speak:

Spencer Ramirez, spoke in opposition with concerns regarding the environmental impact of the facility near the residential homes.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner McDaniel and seconded by Commissioner Nix to recommend Approval as presented along with the following conditions:

1. No access for delivery or pick-up of materials or large equipment allowed from South W.W. White Road.
2. No metal debris (i.e. nails or washers) to be located on or around entry road area.
3. Hours of operation Monday through Friday from 6:30 a.m. to 5:30 pm and Saturday 9:00 am to 5:00 pm.
4. A maximum shingle storage height limitation of (20) twenty feet.
5. Landscaping buffer yard and solid screen fencing between site and adjacent properties to the west, as shown on zoning site plan.

AYES: Romero, Lopez, Kamath, Sipes, Gibbons, Nix, McDaniel

NAY: Rosalez

THE MOTION CARRIED