

CITY of REPUBLIC

Established 1871

Exhibit C

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #07-19 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of approximately 5.5 Acres, owned by John Rainey and Gayle Copeland located at 307 State Highway 174 from R1-M to C-1.

Submitted By: John Rainey and Gayle Copeland, Applicant
Scott Christensen, Senior Planner

Date: April 9, 2007

Issue Statement

John Rainey and Gayle Copeland have filed an application with the Planning and Zoning Commission and the Board of Aldermen to Rezone approximately 5.5 Acres, located at 307 State Highway 174 from R1-M to C-1.

Discussion and/or Analysis

The subject property located at 307 State Highway 174 currently is zoned R1-M and is a lot with a house on the front of the property and vacant land behind. The applicant is seeking approval of a C-1 zoning, which would allow for the lot to be developed for commercial use along state highway 174 frontage. The property surrounding this parcel is zoned as R1-M.

Recommended Action

The proposed zoning would allow for retail development along the State Highway 174 frontage of the 5.5 Acres owned by John Rainey and Gayle Copeland at 307 State Highway 174.