

Petition Z-50

Search Tags <Totally Dependable Contracting Services, R-20, LRO, Sandy Plains Road, Trade Wind Court, Office>

Totally Dependable Contracting Services. 770-509-7498, represented by Don Hagemeister, LLP, 770-509-7498, requests rezoning from R-20 to LRO for an office. Property is located on the east side of Sandy Plains Road at Trade Wind Court (3885 Sandy Plains Road, Hamlet Greene subdivision); 16th District, Land Lots 316 & 261, Parcel 8.

Proposed use: Professional Offices

Proposed building architecture: Single story dwelling

Proposed hours/days of operation: 8 AM to 5 PM, Monday to Friday

Requested variance(s): Variance V-15 (March 2008) has waived the lot size from the required 20,000 s.f. to 19,730 s.f.

Size of tract is 0.453 acres

Current zoning: R-20

Contiguous zoning is: *North*: R-20 (Hamlet Greene); *East*: R-20 (Trade Wind Estates); *South*: R-20 (Hamlet Greene); *West*: R-20 (Hamlet Greene).

Current land use is Low Density Residential.

Case manager is Roger Phelps

Planning Commissioner is Christi Trombetti

District Commissioner is Tim Lee

Proposed use: Office.

Staff Comments:

Please click for [Preliminary Zoning Analysis](#)

Please click for [Final Zoning Analysis](#)

Staff recommends *APPROVAL* subject to the following conditions:

- *Site plan received by the Zoning Division August 29, 2008, with the District Commissioner approving minor modifications;*
- *All stipulations from Z-72 and SLUP-9 of 1997 remain in full effect, except stipulation #18 from John Moore's stipulation letter dated May 11, 1999 be amended to strike-out the phrase "nor increase the number of carriers on said towers".*
- *Water and Sewer comments and recommendations; and*
- *DOT comments and recommendations.*

ECCA position: NO ACTION.

Planning Commission Recommendation (unofficial): *WITHDRAWN without prejudice*

Board of Commissioners Action (unofficial): *WITHDRAWN without prejudice*