



## STAFF REPORT

Agenda Title: Rezoning of property at 838 Riverside Drive, 840 Riverside Drive, and 860 Riverside Drive from Heavy Industrial (H-I) to Community Shopping (CS).

Presenter: Adrienne Isenhower

Meeting Date: April 15, 2021

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**Summary:** The three properties included in this rezoning request are currently zoned Heavy Industrial, but the current uses are not compatible with that designation. A community shopping zoning designation is recommended for consistency of current and future use of the properties. While heavy industrial uses are located along the same corridor, allowance of a mixture of uses from light industry to high density residential in the community shopping district is compatible. The goal of the community shopping zoning district is to consist of parcels located adjacent to primary arterial roads and lend themselves to commercial enterprise due to location, access to major transportation, visibility, lot size, and topography. The comprehensive plan also promotes development along this corridor that ensures an economically and environmentally sustainable future for Woodfin residents.

### **Process and Timeline:**

The Planning and Zoning Board of Adjustment reviewed the rezoning recommendation at the March 1<sup>st</sup>, 2021 meeting and has provided the attached consistency statement to the Board of Commissioners with a recommendation for approval. The planning and zoning board adjustment agrees the map amendment advances the public health, safety, and welfare of the Town of Woodfin, has potential benefits to development, and is consistent with the comprehensive plan.

### **Recommendation/Next Steps:**

Staff and the planning and zoning board of adjustment recommend approval of the rezoning of 838 Riverside Drive, 840 Riverside Drive, and 860 Riverside Drive from Heavy Industrial (H-I) to Community Shopping (CS) based on potential benefits to development and consistency with the comprehensive plan.