

Rezoning Information:

Rezoning Application Answers to Questions

Address: 2024 Greenway Lane

Owner: Dennis Gambill

- (1) There was no zoning. It was in the county.
- (2) The purpose of the rezoning and why it would be necessary is to make my property compatible with the adjoining property which is zoned C-3 LUO.
- (3) The property would be sold to a developer.
- (4) Unknown.
- (5) Yes.
- (6) The rezoning would benefit the community because it would create more developmental property which is now in great demand around the new NEA Baptist Hospital.
- (7) My property borderlines with commercial property to the West. My driveway is needed for ingress and egress on newly zoned commercial property.
- (8) Yes. There is now and in the future will be much more traffic congestion on my easement road due to commercial expansion. My property is not in a residential subdivision like the houses in Windsor Landing.
- (9) There would be no property devalue due to the way my property lies. There would be no traffic problem due to new roads or driveways. There would be no drainage problem due to natural drainage. The visual appearance, odor, noise, light, and vibration would fit in with all the other commercial development. The hours of use or operation would be normal for commercial use for whatever the developer would choose to locate there. As for any restrictions to the normal and customary use there could be nice barrier greenery placed on the East residential side. This would actually improve the view that the residents have at this time. In other words the rezoning would abide by the rules and regulations of the APC.
- (10) It has never been vacant.
- (11) None. There would be improvement to the sewer.
- (12) The development or redevelopment of the property would be determined after the property has been sold to a developer.
- (13) My proposal has been discussed with other neighbors. Adjoining landowners are requesting rezoning also.

Continued:

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(14) This application is for a C-3 LUO.

* No Adult Businesses

* No Tobacco Stores

* No convenience Stores

Note: After the property is zoned C-3 we would like to live there 3-5 years. If the property does not sell within that time we would like to request a suitable extension.