



Lincoln County Planning & Zoning

PLANNING DEPARTMENT STAFF REPORT

FILE # 2020-R3

REQUEST: REZONE FROM A-2, SUBURBAN RESIDENTIAL TO C-1, GENERAL COMMERCIAL

SITE LOCATION: ARDMORE HWY – PARENT PARCEL 147 036.00

OWNER: DAVID & CONNIE COSTLY | 1352 ARDMORE HWY., TAFT

APPLICANT: BEN BERRY, BERRY ENGINEERS, LLC

STAFF RECOMMENDATION: APPROVAL OF APPLICANT'S REQUEST

OVERVIEW: The owner and applicant has requested approval to rezone the listed property from A-2, Suburban Residential to C-1, General Commercial. Applicant proposes to construct a new Dollar General store for the Taft community.

FINDINGS:

Natural Land Features Property is relatively level across the buildable area. Visibility is not inhibited.

Adjacent or Area Uses Surrounding lands are:

NORTH is bordered by A-2, consisting of an existing warehouse owned by Lincoln Farmers Co Op, a warehouse owned by Atlantic Air Tool Co., a manufacturing business operated by Atlantic Air Tool, First Baptist of Taft and a residence.

SOUTH is bordered by both A-2 and A-1 (Agriculture-Forestry-Rural Residential) district zoned properties containing agricultural-residential use

EAST is bordered by A-1 district zoned property containing agricultural-residential use.

WEST is bordered by A-2 and A-1 district zoned properties. containing 3 lots owned by TJM Tire, a commercial convenience-fuel business, Taft Full Gospel, and other agricultural-residential uses.

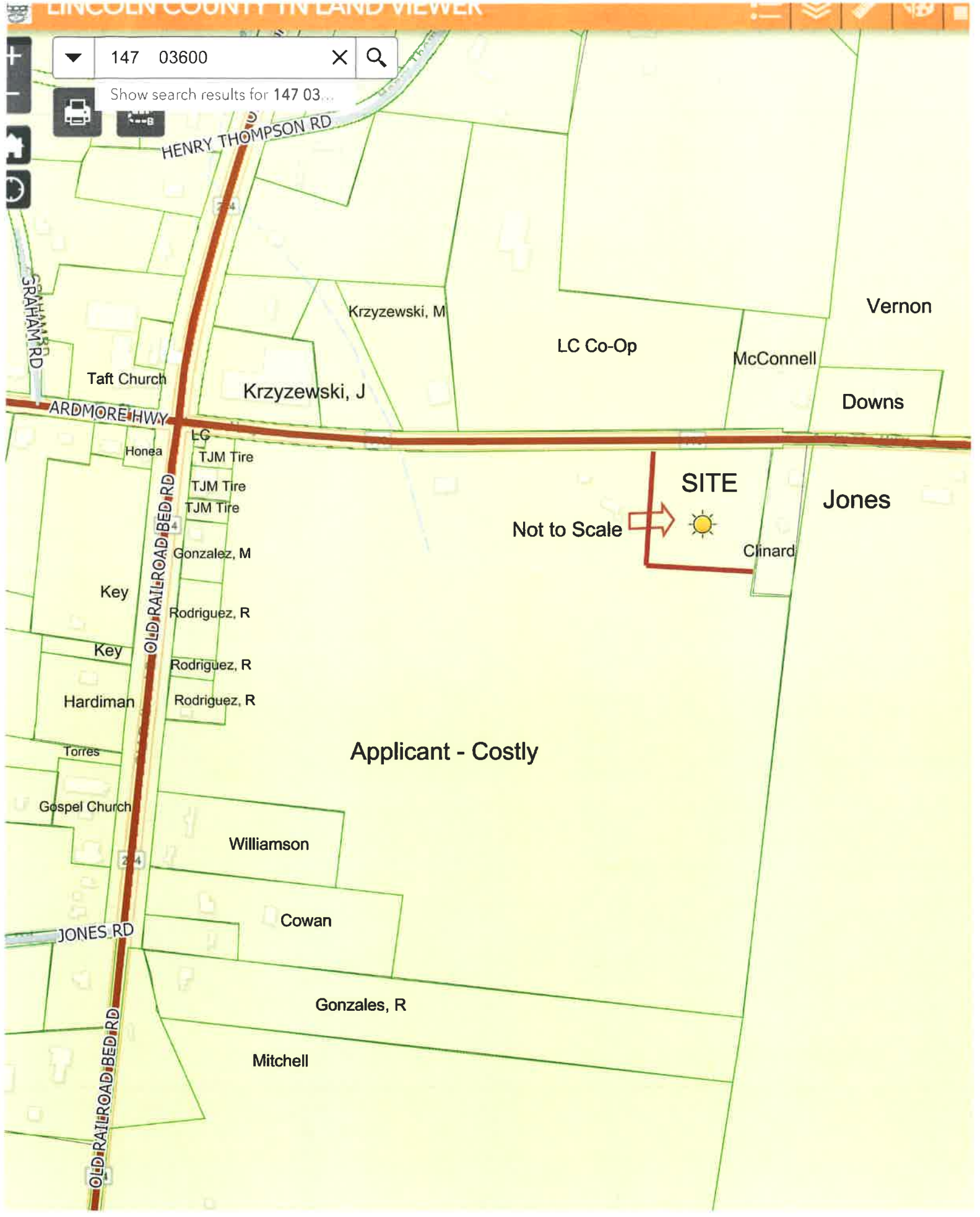
Lot Size and Layout Proposed site is a recently subdivided 1.39 +/- ac tract from a 40.09 +/- ac parent parcel. Proposed site is located on the northeast corner of the parent parcel, lying adjacent to Ardmore Hwy. The remaining 38.70 +/- ac parcel will border the proposed site to the west and south.

Floodplain or Floodway Property is not located in a special hazard flood area. FEMA Panel 47103C0275D, dated September 19, 2007.

Rights-of-Way | Roads Located on a TDOT maintained major thoroughfare, Ardmore Hwy and approximately 1,300 ft. east of Old Railroad Bed Road, another TDOT maintained major thoroughfare.

147 03600 X Q

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Not to Scale [Red Arrow] [Sun Icon]

Applicant - Costly

300ft