



Lincoln County Planning & Zoning
PLANNING DEPARTMENT STAFF REPORT
TO COUNTY COMMISSION

FILE # 2020-R2

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

SITE LOCATION: 3166 HUNTSVILLE HWY – PARCEL #150 050.00

OWNER: TODD & AMBER GROCE

APPLICANT: SAME

PC RECOMMENDATION: NOVEMBER 5, 2020 PC MEETING-APPROVAL OF APPLICANT’S REQUEST

STAFF RECOMMENDATION: APPROVAL OF APPLICANT’S REQUEST

CC MEETING DATE: NOVEMBER 17, 2020 @ 6:00 PM-CALL FOR PUBLIC HEARING

DECEMBER 15, 2020 @ 5:30 PM- PUBLIC HEARING AND VOTE

OVERVIEW: The owner and applicant has requested approval to rezone from A-2 Suburban Residential to C-1 General Commercial for the purpose of operating a landscaping business.

FINDINGS:

Adjacent or Area Uses Property is surrounded by A-2, Suburban Residential.

Lot Size and Layout Property is a legal standing 3.50+/- ac parcel.

Floodplain or Floodway Property is not located in a special hazard flood area. Panel 47103CO290E, dated 11-18-2016.

Rights-of-Way | Roads Fronting onto Huntsville Hwy.

PUBLIC NOTICE OF REZONING REQUEST

Please take notice that a public hearing will be held by the Lincoln Co. Legislative Board on Tuesday, December 15, 2020 at 5:30 pm, Circuit Court Room, Lincoln County Courthouse, 112 Main Ave., S., Fayetteville, TN for the purpose of considering rezoning 3.50 acres located at 3166 Huntsville Hwy, Parcel 150 050.00 from A-2 Suburban Residential to C-1 General Commercial, owned by Todd & Amber Groce.

Additional information is available in the Planning and Zoning Dept., 106 College St., W., Fayetteville, TN or by calling 931-438-5186, or email planning@lc-tn.com. All interested parties are encouraged to attend.

**PLEASE RUN AD ONE (1) TIME,
BEGINNING NOV. 25, 2020.**

THANK YOU,
LC PLANNING & ZONING
438-5186