



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **September 26, 2017**

Petition: **Petition 11180**

Zoning Amendment:
C-2 Commercial District TO C-2 Commercial District

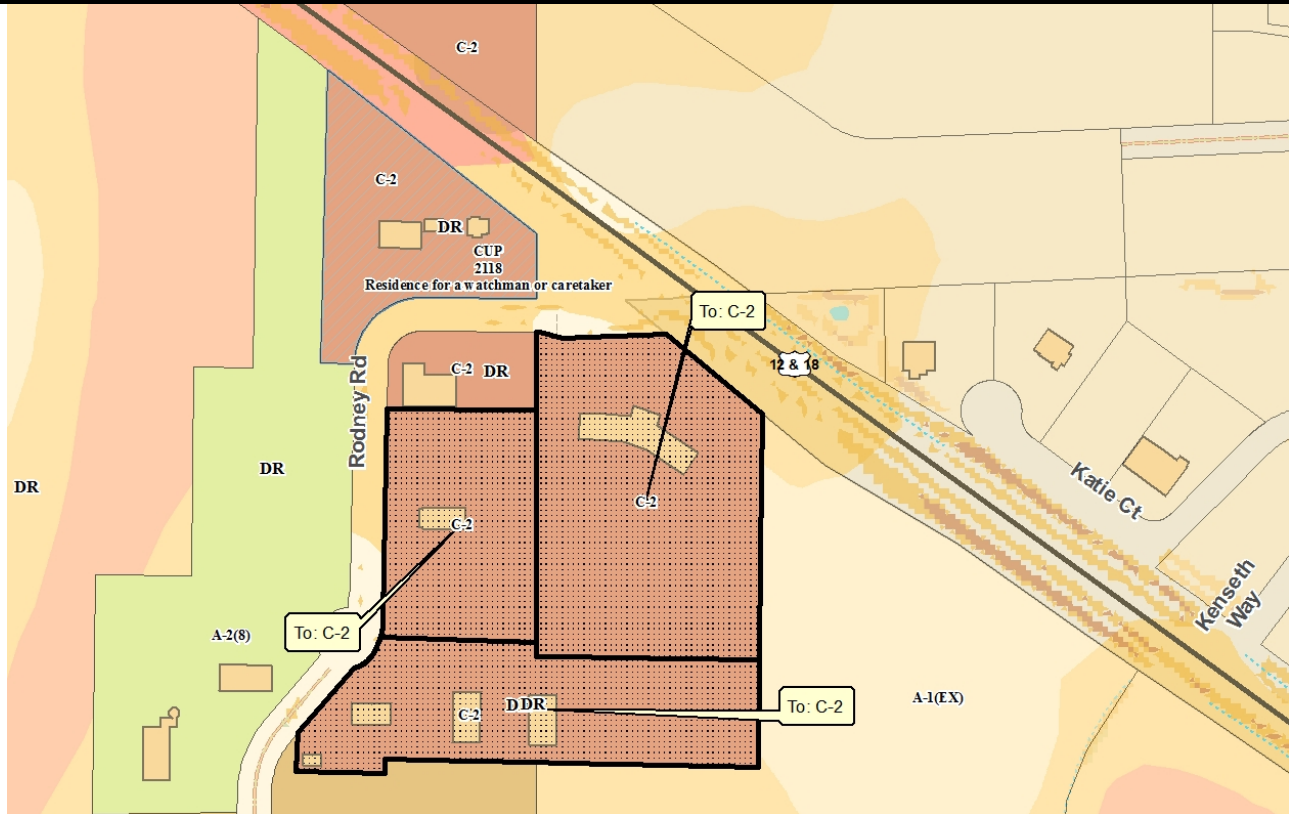
Town/sect:
CHRISTIANA, Section 1

Acres: 6
Survey Req. No

Applicant
JDC PROPERTIES LLC

Reason:
MODIFICATION TO EXISTING DEED RESTRICTIONS

Location:
263 RODNEY RD



DESCRIPTION: The subject property is the former site of Ken Olson's used cars. The new owner operates VB Cleaning Tools, Inc., a business that manufactures and sells small parts and diagnostic tools for the automotive repair industry. Applicant requests amendment of existing commercial land use restrictions to bring the new use of the property into zoning compliance. The business includes operation of a machine shop, engineering and product development, engraving services, and ancillary product display, sales, and distribution. The business does not currently have any employees, but anticipates having hiring 10 employees in the future. Hours of operation are from 7:30am to 6pm daily.

OBSERVATIONS: The property includes an existing ~13,000 square foot commercial building. The owners may construct a storage building on the property at some point in the future. No new commercial development is proposed. No sensitive environmental features observed on the property.

TOWN PLAN: The property is located in the town's agricultural preservation district and highway 12/18 commercial corridor.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The proposal is reasonably consistent with town plan policies. The property is already zoned commercial and located in the town's commercial corridor. Staff recommends that the existing deed restrictions be amended and replaced by the following restrictions:

- limit commercial uses of the property to metal working/engraving services and production, manufacturing, assembly, storage, distribution, display and sales of automotive diagnostic tools or other similar products; ancillary warehousing; and motor vehicle repair. In addition, staff recommends a restriction prohibiting the installation of off premises advertising (billboard) signs.

TOWN: Approved with conditions (restrict uses to manufacturing for engraving operations, manufacturing of small automotive parts and diagnostic tools, offices for these businesses, and a display area).