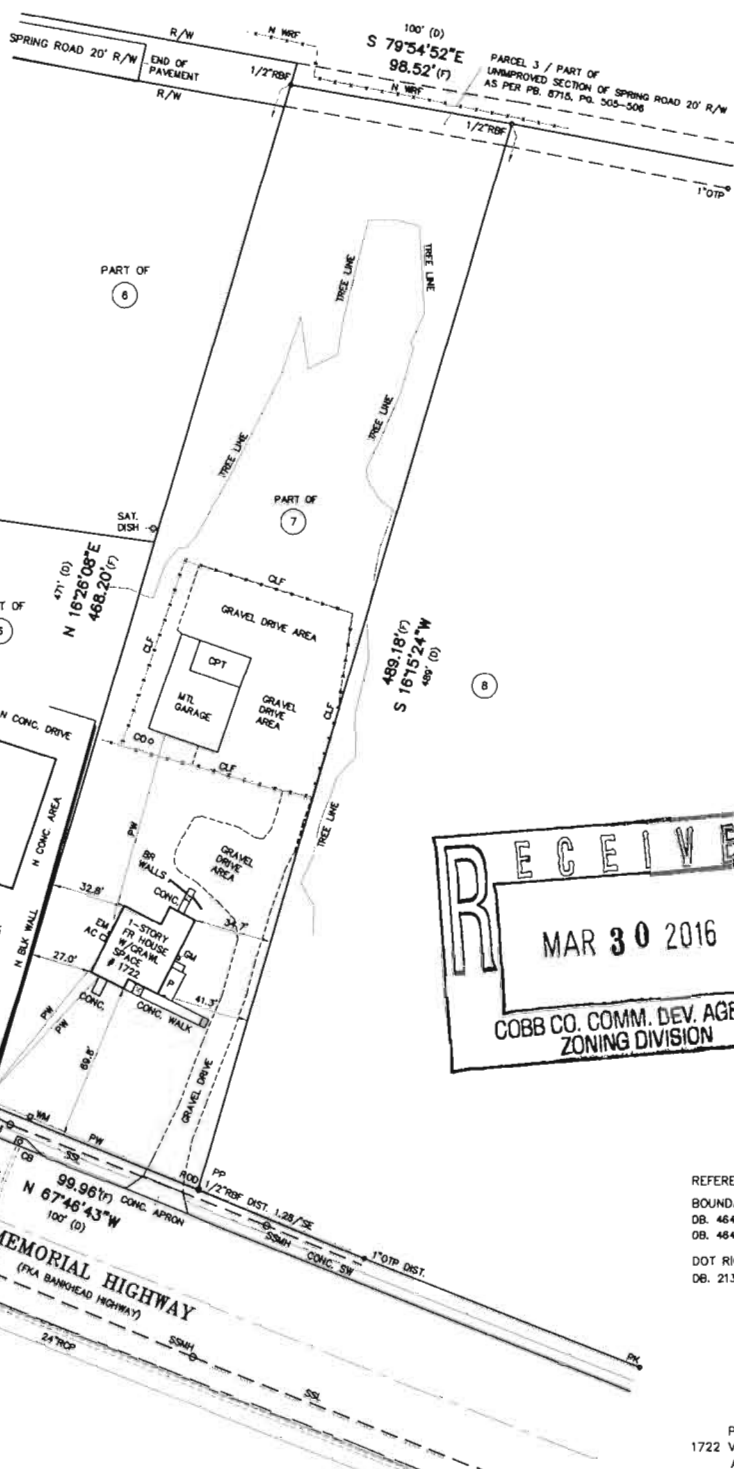


\* LEGEND \*

- POB POINT OF BEGINNING
- LL LAND LOT LINE
- MH MAN HOLE
- SSL SANITARY SEWER LINE
- CS SAN SEWER CLEANOUT
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HW HEAD WALL
- PP POWER POLE
- PWL POWER LINE
- SSE SANITARY SEWER ESMT.
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TB TOP OF BANK
- CMP CORRUGATED METAL PIPE
- ROP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- GM GAS METER
- DV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- OH OVERHANG
- OU OWNERSHIP UNCLEAR
- IP IRON PIN FOUND
- IPS IRON PIN SET
- OTD OPEN TOP PIPE FOUND
- OTRBP TOP PIPE FOUND
- RB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- WRF WIRE FENCE
- WV WET WEATHER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- CPT CARPORT
- SP SCREEN PORCH
- P PORCH
- TH TIRE HYDRANT
- BR BRICK
- FR FRAME
- ND NOD
- SN SIGN
- P PLAT
- D DEED
- R RECORD
- F FIELD
- N NBOOKS

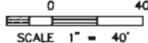
—•— INDICATES STAIRS



SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREON. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECIPROGATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

LAND AREA:  
1.084 AC  
47239.10 SF



PLAT PREPARED FOR:

NEAL HODO

LOT 7	BLOCK 8
SUBDIVISION	W.P. DAVIS PROPERTY UNIT
LAND LOT 1301	19TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE	MAR 10, 2016 PRINTED/SIGNED MAR 18, 2016
PLAT BOOK 5	PAGE 144 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 15272	PAGE 1752

COORD # 20160388  
DWG # 20160388

SURVEY LAND EXPRESS, INC.  
LAND SURVEYING SERVICES

REFERENCES:

- BOUNDARY LINE AGREEMENT DB. 464.3, PG. 312 AND DB. 464.3, PG. 313
- DOT RIGHT OF WAY DEED DB. 2132, PG. 525-526

PROPERTY ADDRESS:  
1722 VETERANS MEMORIAL HWY.  
AUSTELL, GA 30168



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET. AN ANGLE OF 1 FOOT IN 30,000 FEET AND WAS OBTAINED USING THE LATEST SURVEYING METHODS. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000 FEET. AN ELECTRONIC TOTAL STATION AND A 1/2" CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLATE COORDINATE WORKSHEET FOUND WITHIN SCOPE OF THIS PROPERTY.

70 LEXIPR POSTICE,  
ATLANTA, GA 30384  
FAX 404-901-0841  
TEL 404-908-0747  
DFO@SURVEYLANDEXPRESS.COM

APPLICANT: Neal Hodo

PHONE#: 404-344-7759 EMAIL: h4neal@bellsouth.net

REPRESENTATIVE: Neal Hodo

PHONE#: 404-344-7759 EMAIL: h4neal@bellsouth.net

TITLEHOLDER: Neal Hodo

PROPERTY LOCATION: North side of Veterans Memorial

Highway, east of Davis Drive and South of Spring Road

( 1722 Veteran's Memorial Highway)

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: Existing one-story

Frame house and detached metal garage

PETITION NO: Z-45

HEARING DATE (PC): 06-07-16

HEARING DATE (BOC): 06-21-16

PRESENT ZONING CF, R-20

PROPOSED ZONING: NRC

PROPOSED USE: Landscape Company,  
Small Office

SIZE OF TRACT: 1.1 acres

DISTRICT: 19

LAND LOT(S): 1301

PARCEL(S): 21

TAXES: PAID X DUE \_\_\_\_\_

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH: R-15/Undeveloped property
- SOUTH: GC/Auto Parts Dealer & Hauling Contractor
- EAST: CF/Single Family Residence
- WEST: GC/Vacant Business

*Adjacent Future Land Use:*

- North: Medium Density Residential (MDR)
- East: Neighborhood Activity Center (NAC)
- South: Neighborhood Activity Center (NAC)
- West: Neighborhood Activity Center (NAC) and Medium Density Residential (MDR)

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ VOTE \_\_\_\_\_

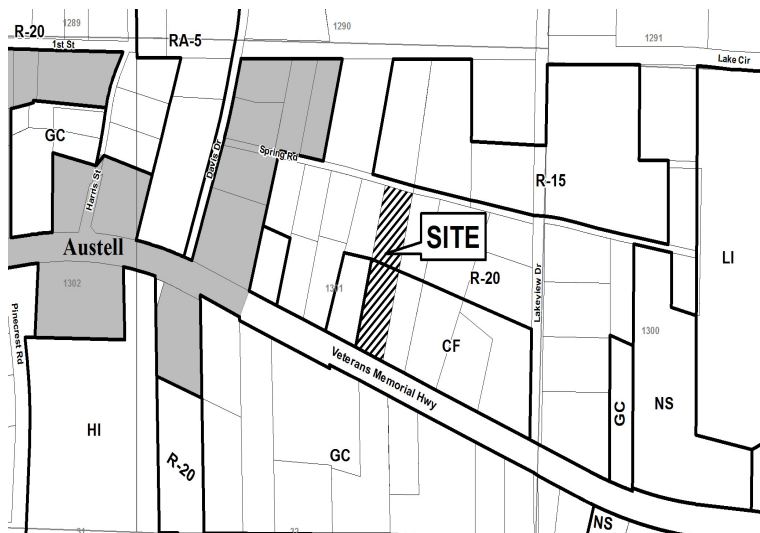
**BOARD OF COMMISSIONERS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

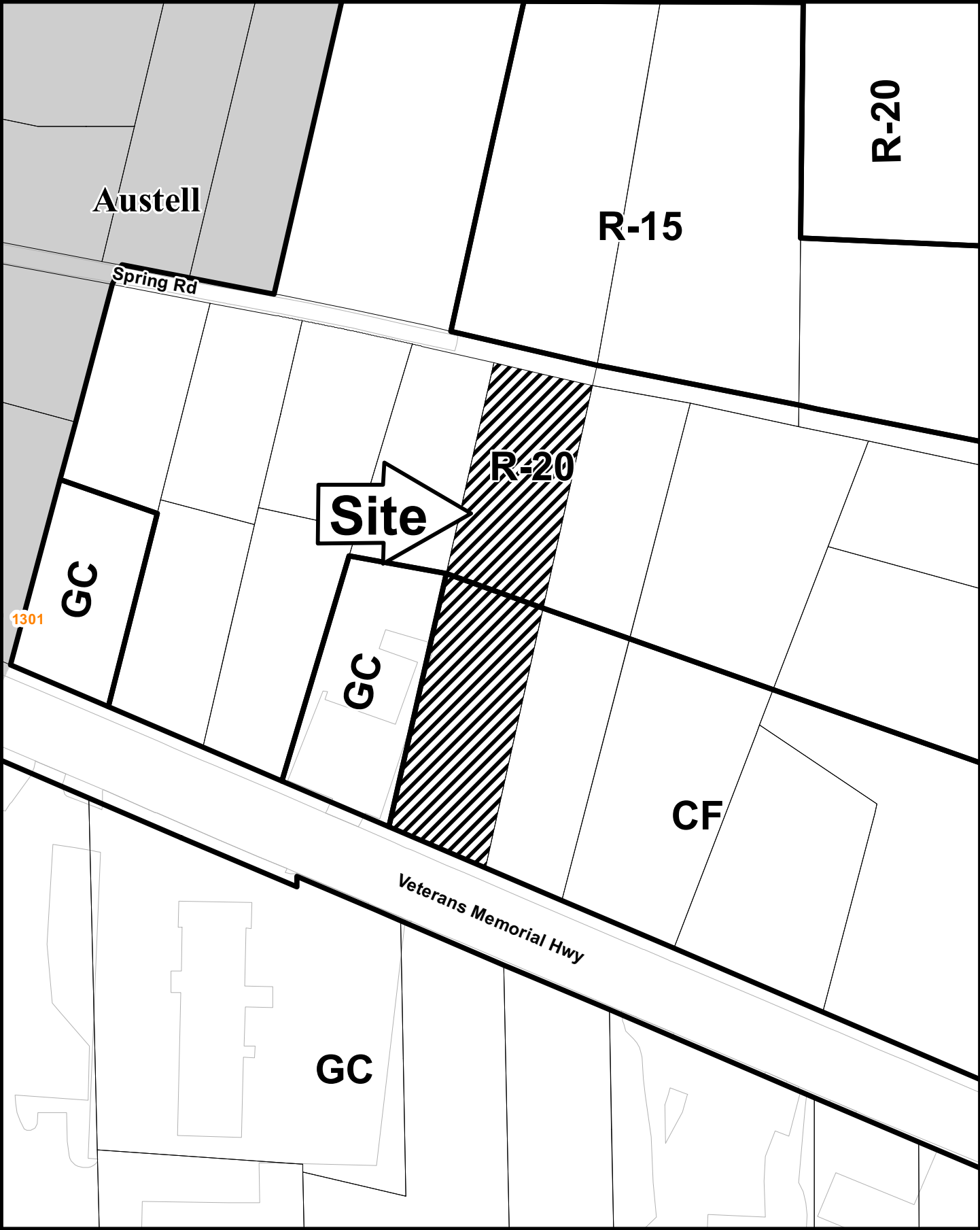
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ VOTE \_\_\_\_\_

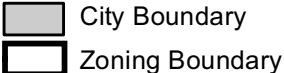
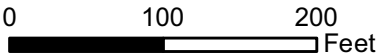
STIPULATIONS:



# Z-45-2016 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



APPLICANT: Neal Hodo

PETITION NO.: Z-45

PRESENT ZONING: CF, R-20

PETITION FOR: NRC

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Kim Wakefield

**Land Use Plan Recommendation:** Neighborhood Activity Center (NAC)

**Proposed Number of Buildings:** 2 (existing) **Total Square Footage of Development:** 1748

**F.A.R.:** .037 **Square Footage/Acre:** 1612.5

**Parking Spaces Required:** 3 **Parking Spaces Provided:** 5 (estimated)

Applicant is requesting the Neighborhood Retail Commercial (NRC) zoning district for the purpose of operating a small landscape company office and storage facility. They will utilize the existing house for the office and the existing metal garage for storage. The hours of operation will be Monday through Sunday from 7 a.m. until 8 p.m.

The following variances will be needed to accommodate the as-built conditions:

1. Waive the requirement for paved parking with striping to allow parking on gravel as shown on the site plan received in Zoning dated March 30, 2016.

**Cemetery Preservation: No comment.**

\*\*\*\*\*

**FIRE COMMENTS:**

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

**APPLICANT:** Neal Hodo  
**PRESENT ZONING:** CF, R-20

**PETITION NO.:** Z-45  
**PETITION FOR:** NRC

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from CF and R-20 to NRC for a landscaping company. The 1.1 acre site is located on the north side of Veterans Memorial Highway, east of Davis Drive and South of Spring Road.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary?  Yes  No  
If yes, has the city of Austell been notified?  Yes  No / N/A

Comprehensive Plan

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with CF and R-20 zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Medium Density Residential (MDR)  
East: Neighborhood Activity Center (NAC)  
South: Neighborhood Activity Center (NAC)  
West: Neighborhood Activity Center (NAC) and Medium Density Residential (MDR)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines?  Yes  No  
If yes, design guidelines area \_\_\_\_\_  
Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone?  Yes  No  
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone?  Yes  No

The South Cobb Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

APPLICANT: Neal Hodo  
PRESENT ZONING: CF, R-20

PETITION NO.: Z-45  
PETITION FOR: NRC

\*\*\*\*\*

**PLANNING COMMENTS:** continued

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?  Yes  No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?  
 Yes  No

Is this property within the Cumberland Special District #2 (ad valorem tax)?  
 Yes  No

Is this property within the Six Flags Special Service District?  
 Yes  No

Is the property within the Dobbins Airfield Safety Zone?  
 Yes  No  
If so, which particular safety zone is this property within?  
 CZ (Clear Zone)  APZ I (Accident Potential Zone I)  
 APZ II (Accident Potential Zone II)  
 Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Neal Hodo

PETITION NO. Z-045

PRESENT ZONING CF, R-20

PETITION FOR NRC

\*\*\*\*\*

**WATER COMMENTS:**

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development:  Yes  No

Fire Flow Test Required:  Yes  No

Size / Location of Existing Water Main(s): 6" DI / N side of Veteran's Memorial Hwy

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

\*\*\*\*\*

**SEWER COMMENTS:**

NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin:  Yes  No

At Development:  Yes  No

Approximate Distance to Nearest Sewer: On site

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

Treatment Plant: South Cobb

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

Projected Plant Availability:  0 - 5 years  5 - 10 years  over 10 years

Dry Sewers Required:  Yes  No

Off-site Easements Required:  Yes\*  No \*If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required:  Yes  No

Letter of Allocation issued:  Yes  No

Septic Tank Recommended by this Department:  Yes  No

Subject to Health Department Approval:  Yes  No

Additional Existing sewer customer  
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

**APPLICANT: Neal Hodo**

**PETITION NO.: Z-45**

**PRESENT ZONING: CF, R-20**

**PETITION FOR: NRC**

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
---------------------------------------

This is an existing facility and no substantial site improvements are proposed. Stormwater Management must be provided upon redevelopment or substantial improvement to the site. Subject to no outside storage of fertilizers, pesticides or other lawn chemicals.



**APPLICANT: Neal Hodo**

**PETITION NO.: Z-45**

**PRESENT ZONING: CF, R-20**

**PETITION FOR: NRC**

\*\*\*\*\*

**TRANSPORTATION COMMENTS:**

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Veterans Memorial Highway	28,600	Arterial	45 mph	Georgia DOT	100'

*Based on 2008 traffic counting data taken by Cobb County DOT for Veterans Memorial Highway.*

**COMMENTS AND OBSERVATIONS**

Veterans Memorial Highway is classified as an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

**RECOMMENDATIONS**

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Veterans Memorial Highway, a minimum of 50' from the roadway centerline.

Recommend driveway on Veterans Memorial Highway be paved with treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

Recommend driveway to meet commercial driveway standards.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

## STAFF RECOMMENDATIONS

### **Z-45 NEAL HODO**

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The buildings are existing and no expansion is planned.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The proposed use will be a less intense than some of the surrounding properties.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in a Neighborhood Activity Center (NAC) land use category for uses that serve neighborhood residents and businesses. The requested Neighborhood Retail Commercial (NRC) zoning category is compatible with the Neighborhood Activity Center (NAC) and the proposed use is allowed as a Special Exception with a 35 foot landscaped screening buffer adjacent to all residentially zoned property.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The rezoning will bring the multiple zonings of CF and R-20 into the NRC zoning district, compliant with the NAC land use category.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

1. Site plan received by Zoning Division on March 30, 2016, with District Commissioner approving minor modifications;
2. Implementation of Code-required 35 foot buffer along northern property line with County Arborist approval;
3. Use limitation to a specialized contractor without heavy equipment, administrative or professional office use or retail use only;
4. No outdoor storage or outdoor display of merchandise;
5. Fire Department comments and recommendations;
6. Water and Sewer Division comments and recommendations;
7. Stormwater Management comments and recommendations;
8. Department of Transportation comments and recommendations; and
9. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**

June 2016

# Summary of Intent for Rezoning

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: N/A
- c) Proposed selling prices(s): N/A
- d) List all requested variances: N/A



.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Landscape Company small office & storage facility.
- b) Proposed building architecture: Use of existing small, 1-story house as a small office, use of existing 1-story metal building for storage.
- c) Proposed hours/days of operation: Monday - Sunday: 7AM - 8PM
- d) List all requested variances: N/A

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

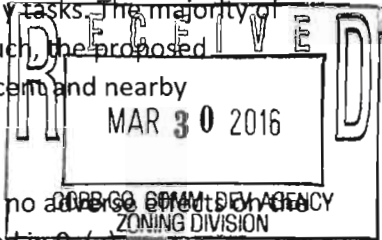
N/A

.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

**(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

Right of way, unimproved / abandoned section of Spring Rd adjacent to the rear of the property.

**9. (a)** Rezoning 1722 Veterans Memorial Hwy from CF and R20 to NRC shall pose no major impact in view of the use or development of adjacent and nearby properties. ATL Lawn Care, LLC intends to use the land to store equipment and vehicles and use the small, one story house on the property as a small 3-person office space. Proposed day to day activities on the property include answering phone calls and emails from prospective and existing clients, conducting marketing, accounting and back office tasks required to keep the company operational. Employees will meet in the morning between 7 AM and 9 AM to load trucks and equipment necessary for completing their daily tasks. The majority of ATL Lawn Care's work will be conducted offsite on clients' properties. As such, the proposed rezoning shall not have any impact on existing use or development of adjacent and nearby properties.



**9. (b)** Rezoning 1722 Veterans Memorial Hwy from CF and R20 to NRC shall pose no adverse effect on the existing use or usability of adjacent and nearby properties, for reasons listed in 9. (a).

**9. (c)** The property does not have a reasonable economic use as currently zoned. The portion of the property touching Veterans Memorial is presently zoned CF – Commercial Future. Therefore, it cannot be used and thus has no economic impact. The back portion of the property, is presently zoned R-20. It also has no reasonable economic impact. By rezoning the entire land to NRC, the land will have a reasonable and positive economic impact. ATL Lawn Care, LLC will be able to provide jobs to surrounding residents in the area. The company will also be able to offer landscaping services to neighboring businesses and residences, improving the layout, landscape and overall curb appeal of neighboring properties.

**9. (d)** Rezoning 1722 Veterans Memorial Hwy from CF and R-20 to NRC will not result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

**9. (e)** Rezoning 1722 Veterans Memorial Hwy from CF and R-20 to NRC is in conformity with the policy and intent of the land use plan for the area, which is currently a Neighborhood Activity Center.

**9. (f)** There are no existing or changing conditions affecting the use of the property that would give supporting grounds for disapproval of the zoning proposal. However, the proposal to change the property from CF and R-20 to NRC may provide supporting grounds for the approval of the zoning proposal. Approval of the proposal would mean additional economic growth for the surrounding area by providing jobs and business to business commerce.