

APPEAL OF A DENIAL BY THE PLANNING COMMISSION
FOR A REVISION TO THE ZONING MAP

4. Reason why Planning Commission recommendation for denial was in error:

The Planning Commission recommendation for denial was in error for the following reasons:

- (1) The proposed zoning is appropriate under the Code. This is a downzoning request and will not place any additional burden in terms of density or use of governmental resources.
- (2) The Sufficiency of Resources Test was met.
- (3) This property has a unique geography, which makes the existing code requirements for this zoning class inappropriate. Within the existing setback, the sign is not easily seen, causing a safety issue for those using the signage as a means of identifying the subdivision.
- (4) Denial appears to be based upon concerns that other developers may use similar zoning changes to meet similar goals. This is not a basis for denial if the use is otherwise code compliant.
- (5) Existing developments near Oak Hill Estates have installed signage in a fashion that is inconsistent with Code. The noncompliant signage has been allowed to remain in place, disadvantaging this developer, which is attempting to move forward in a Code compliant manner.