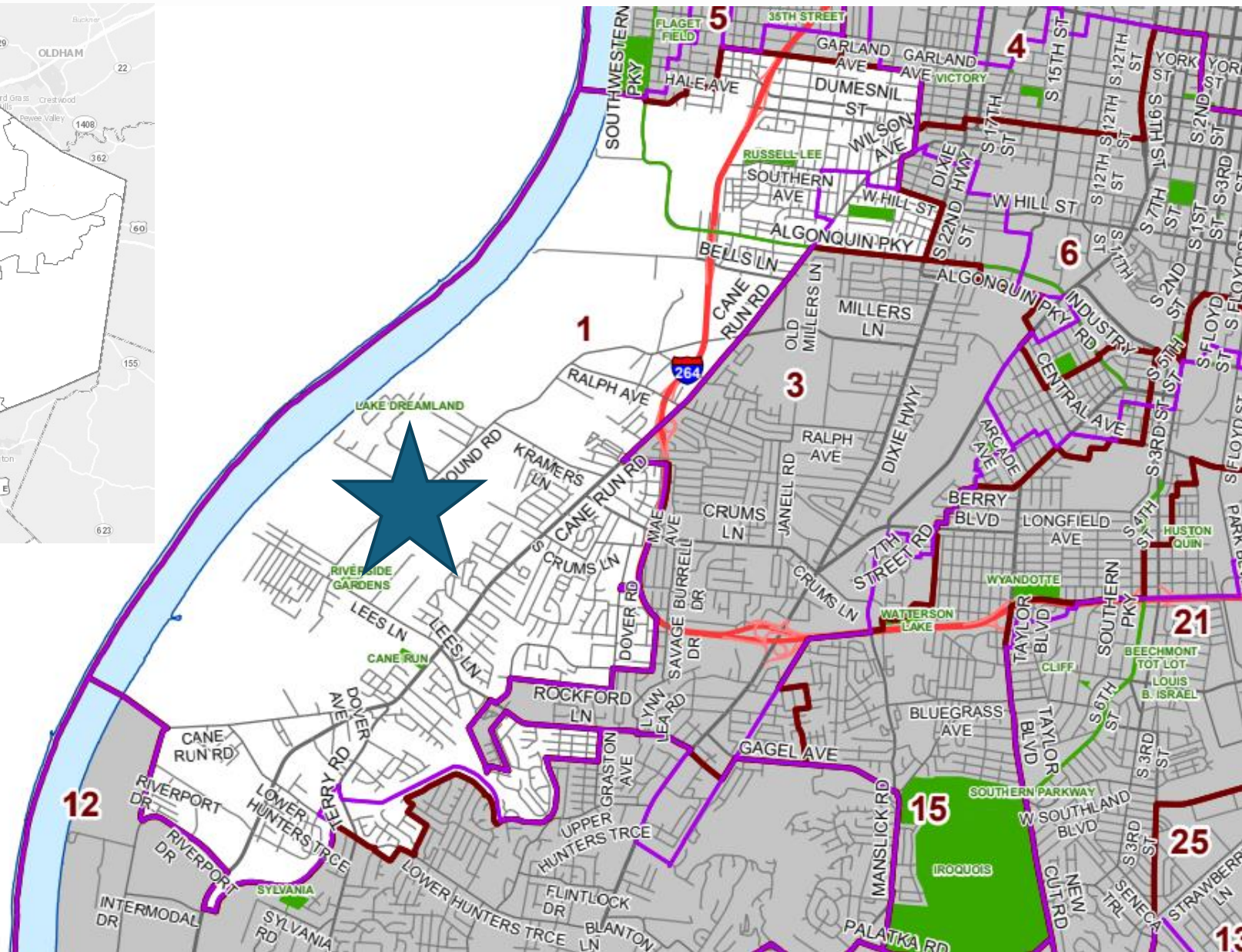
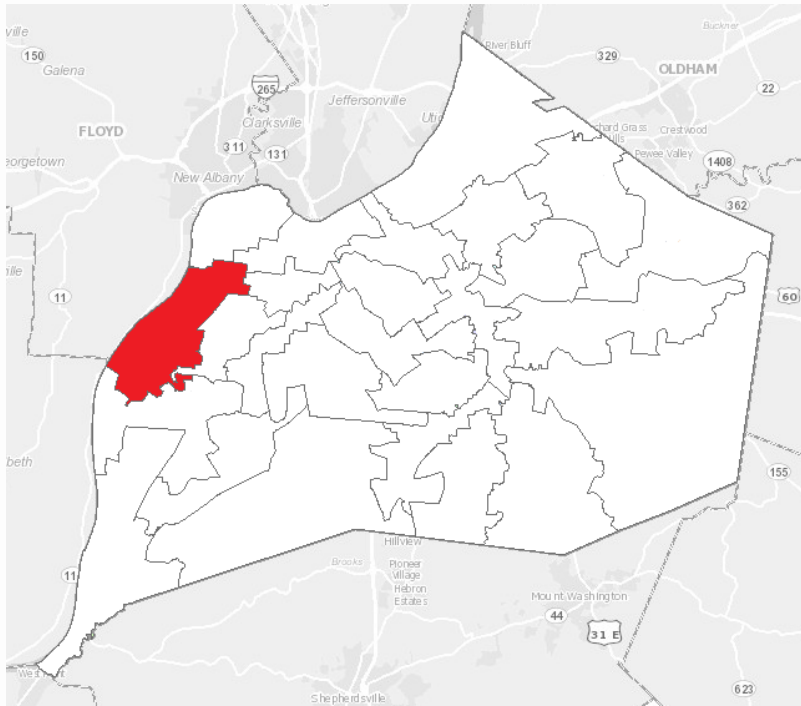


O-099-025
24-ZONE-0108
Tune Ups Plus

Planning and Zoning Committee
May 6, 2025





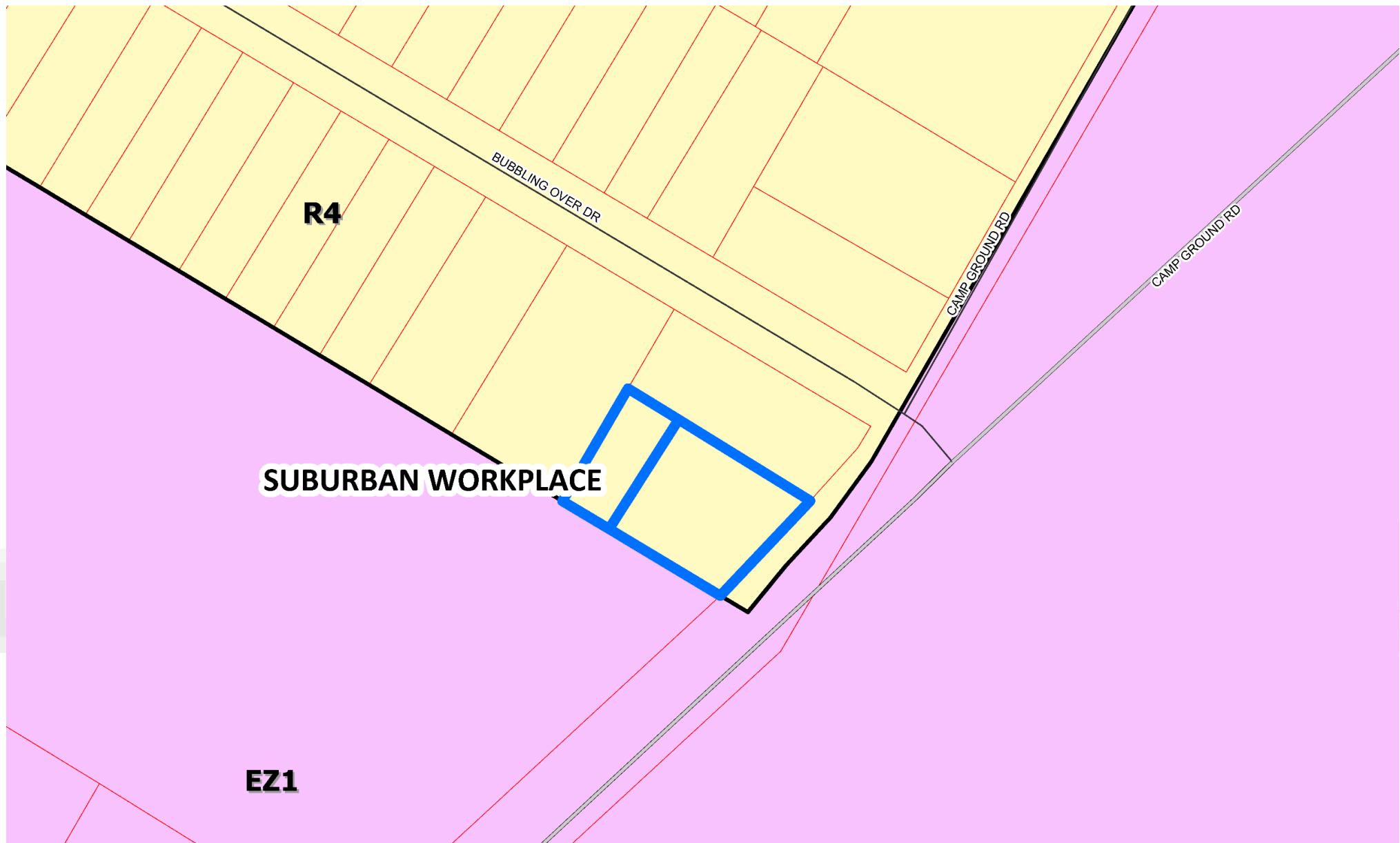
**5004 Camp Ground Rd./4100 Bubbling Over Dr.
District 1– Tammy Hawkins**





Existing: Residential
Proposed: Commercial





Existing: R-4/SW
Proposed: C-2/SW



REQUESTS

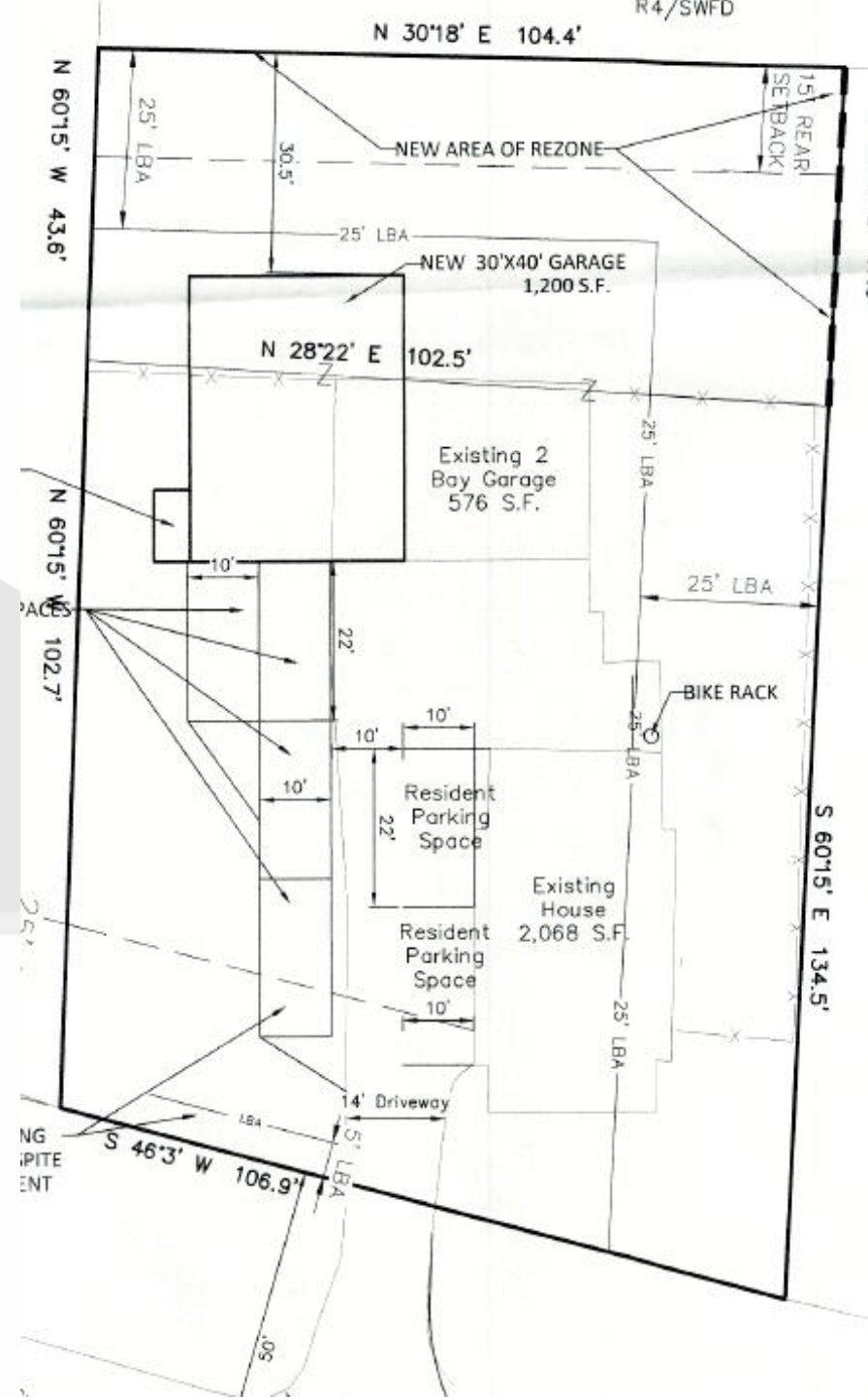
- **Change in Zoning from R-4 Single Family Residential to C-2 Commercial**
- **Waiver**
- **Detailed District Development Plan with Binding Elements**



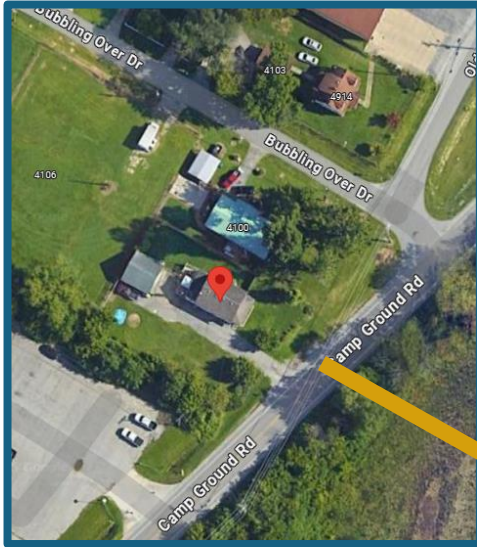
CASE SUMMARY

- One parcel & a portion of a contiguous parcel
- Single family structure – proposed to remain
- Garage proposed for auto repair
- Proposed additional 1,200 sf structure for auto repair





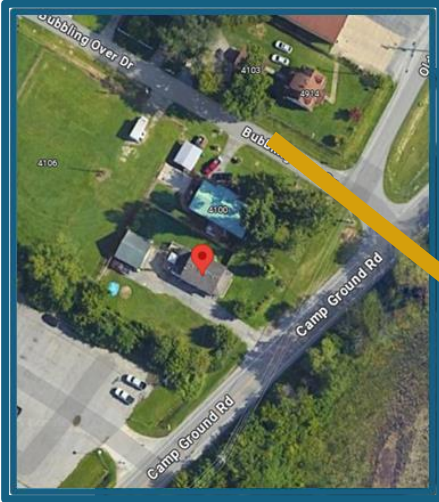
SUBJECT PROPERTY



View from Camp Ground Road



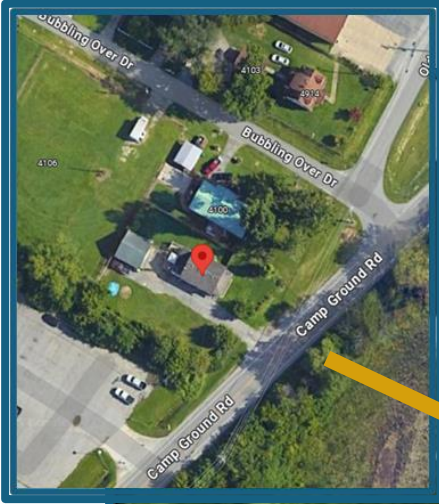
ADJACENT PROPERTY



4100 Bubbling Over Drive



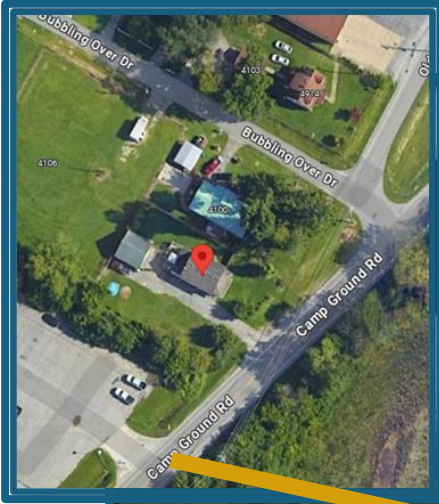
ADJACENT PROPERTY



Across Camp Ground Road



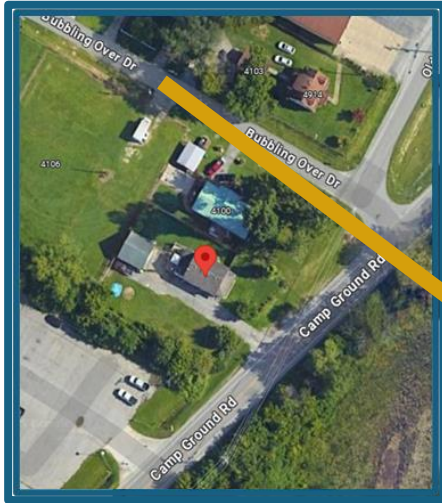
ADJACENT PROPERTY



To South along Camp Ground Road



ADJACENT PROPERTY



Property to West along Bubbling Over Drive



PUBLIC MEETINGS

- ❖ Neighborhood Meeting on August 13, 2024
- ❖ LD&T Meeting on November 14, 2024 & February 27, 2025
- ❖ Planning Commission Public Hearing on March 20, 2025
 - ❖ Motion to recommend approval of the change in zoning from R-4 to C-2 passed by a vote of 10-0

