

BT Rodes, LLC – Padgett Properties Trust  
Cases: 26Z00020 and 26SS00006

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### Requests

1. Change the future land use from RES 6 to CC
2. Change the zoning from BU-1-A and AU to BU-2

### Zoning Considerations

In an effort to align the property's future land use with its long-standing functional use and proposed future expansion and use, a zoning change to BU-2 is necessary.

The property owner does not desire to use the property for heavy industrial uses or create nuisances for the residential neighbors. For example, the following uses typically allowed in BU-2 are not desired on the subject property:



- Seafood processing plants
- Recovered materials processing facility
- Bottling beverages and ice plants
- Flea markets
- Pet kennels
- Crematoriums, cemeteries, and mausoleums

Ultimately, the property owner would like consideration of the following uses:



- Permitted, permitted with conditions, and conditional uses allowed in the BU-1 zoning district, plus
- Permitted Uses:
  - Dry cleaning and laundry pick up stations
  - Feed and hay for animals and stock
  - Glass installation
  - Plumbing and electrical shops
  - Testing laboratories
  - Welding repairs
  - Wholesale salesrooms and storage rooms
- Uses Permitted with Conditions:
  - Building materials and supplies
  - Commercial entertainment and amusement enterprises (small scale)
  - Contractor's offices, plants and storage yards (this is the business that exists today and wants to expand)
  - Garage or mechanical services
  - Service station for automotive vehicles and U-haul service
  - Warehouses