STAFF REPORT
PC-31-26

Project Number: RZN-26-0007

Project Name: 7985 Crow Cut Road

Application Type: Rezoning

Applicant: Richard Speckman (M2 Group, LLC)

Owner: Deep Vee, LLC (Nick Dana)

Initial Submittal Date: 6/12/2026

Tax Map: 018 **Parcel:** 029.04

Project Summary

Mr. Richard Speckman (M2 Group, LLC), applicant, has submitted a request to rezone the entire 4.4 (+/-) acres of property located at 7985 Crow Cut Road (Tax Map 018 Parcel 029.04) from CD-4 (Commercial Center) to SD-LI (Light Industrial Special District). The property is located on the west side of Crow Cut Road, just south of the intersection of Crow Cut Road and Highway 96N.

Surrounding Zoning and Land Uses

All surrounding properties are located within the municipal boundaries of Fairview and all adjacent properties contain single family detached residential land uses. Although the adjacent properties contain residential land uses, the properties to the north, south, and west are zoned CD-4 (Neighborhood Center) and the property to the east, across Crow Cut Road, is zoned SD-LI (Light Industrial).

Fairview Forward 2040 Plan

The 2040 Fairview Forward Plan identifies the property at 7985 Crow Cut Road as future land use classification Interchange Business/Employment District. This future land use classification notes appropriate land uses as Retail/Restaurant, Office, Light Industrial, Industrial, Multi-Family Residential, and Civic/Institutional. The Business Interchange Future Land Use Classification lists seven (7) zone districts as appropriate. These zone districts are Commercial Interchange (CI), Commercial Community (CC), Commercial Mixed Use (CMU), Office General (OG), Industrial Restrictive (I-R), Industrial General (I-G) and Industrial Special (I-S). These zone district names are from the previous Fairview Zoning Ordinance. These zone districts transitioned to the CD-4 (Neighborhood Center), CD-4C (Neighborhood Corridor), SD-LI (Light Industrial Special

District) and SD-HI (Heavy Industrial Special District) within the newly adopted Fairview Development Code.

The applicant stated the desired future use of the property, following the rezoning, is to construct, *"custom self-storage and office space for music equipment, tour buses, etc."*

The requested character district of SD-LI (Light Industrial) does align with the appropriate character districts as listed in the Interchange Business/Employment District future land use classification. Also, any permitted land use within the SD-LI character district aligns with the appropriate land uses listed in the Interchange Business/Employment District future land use classification. The applicant's project description mentions self-storage and the storage of tour buses. The SD-LI character district permits both the Self-Service Storage land use and the Motor Vehicle Storage land use. The SD-LI character district also permits the Business Office and Professional office land uses.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone all 4.4 (+/-) acres of property located at 7985 Crow Cut Road, identified as Tax Map 18 Parcel 029.04 from the current zoning of CD-4 to SD-LI, with the following condition of approval included in Resolution PC-31-26:

1. This rezoning request will be placed on Thursday, September 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, October 1st, and second reading being held on Thursday, November 5th, 2026, Board of Commissioners meeting.