



---

Chris Mathias,  
Director

August 1, 2022

**NOTICE OF PLANNING AND ZONING COMMISSION  
PUBLIC HEARING FOR REZONING**

In accordance with Section 6-31 of the Revised Zoning Ordinance for unincorporated Scott County, the Planning and Zoning Commission will review a proposed rezoning on **Tuesday, August 16, 2022 at 5:30 P.M.** This notice is being sent to property owners of record within 500 feet of the property in question and appropriate County officials. The meeting will be held in the **1<sup>st</sup> Floor Board Room of the Scott County Administrative Center, 600 West 4<sup>th</sup> Street, Davenport, Iowa 52801.**

The Planning and Zoning Commission will hear the request of Plain View Properties LLC to rezone approximately 1.35 acres from “Agricultural-General (A-G)” to “Neighborhood Commercial (C-1),” in the NW ¼ of the NW ¼ of Section 7 in Hickory Grove Township, Scott County Parcel #920701010. The rezoning application is in response to a business expansion proposal that would include an approximately 1,800 square foot addition to the existing restaurant and drinking establishment. The existing establishment is currently legally non-conforming in the A-G district, but the proposed expanded size and scope of the business merits a rezoning to C-1. Restaurants and drinking establishments are considered principal permitted uses in the C-1 district.

If you have any questions or comments regarding this meeting or proposal, please call or write the Planning and Development Department, Scott County Administrative Center, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov), or attend the meeting.

**PARTICIPATION OPTIONS OTHER THAN LIVE ATTENDANCE:**

**Connect Via Phone:**

**1-408-418-9388** Meeting number: **2499 130 9680** Password: **1234**

**Connect via Computer, or Webex application:**

Host: [www.webex.com](http://www.webex.com) Meeting number: **2499 130 9680** Password: **1234**

Chris Mathias  
Director



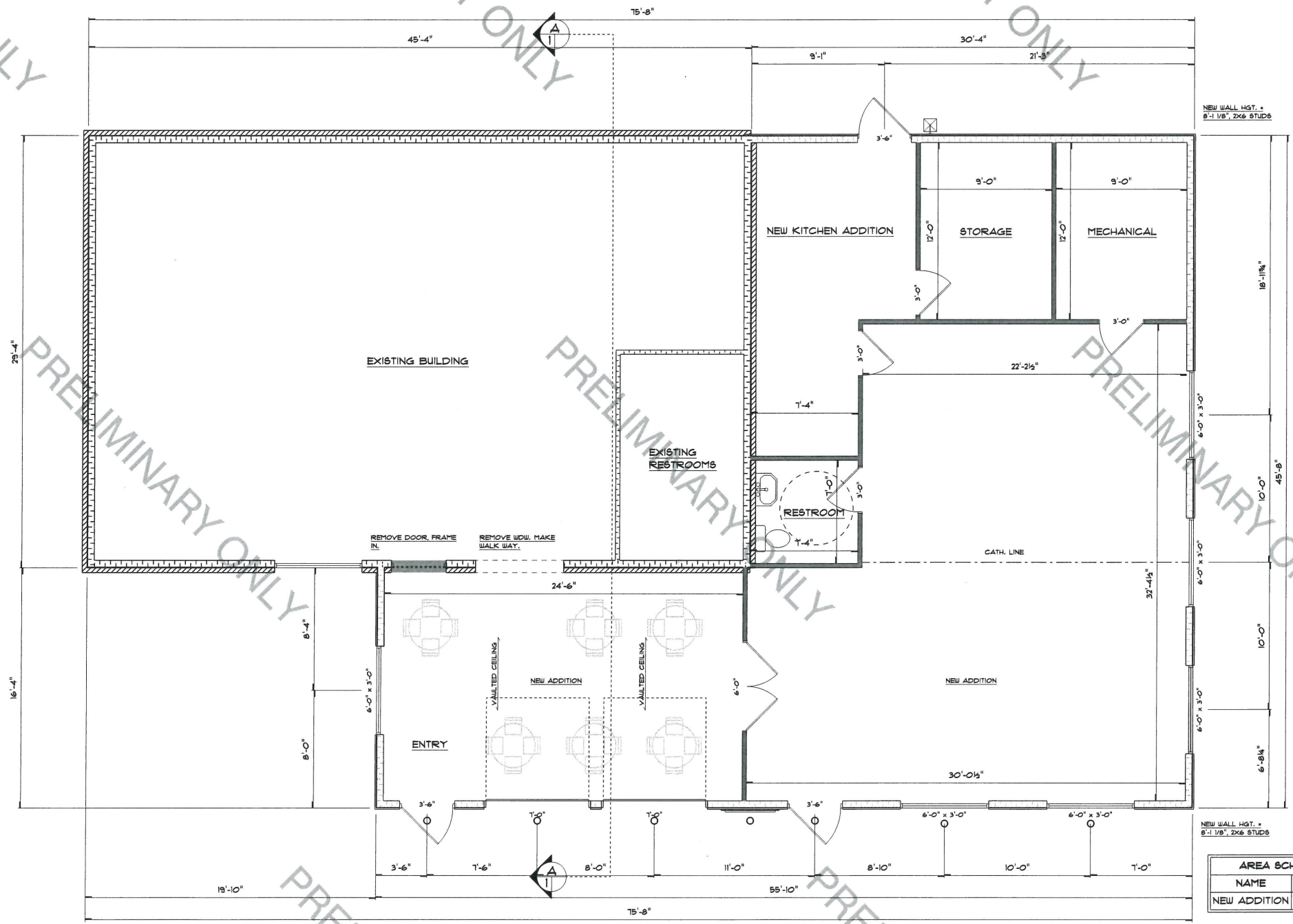


PRELIMINARY ONLY

PRELIMINARY ONLY

PRELIMINARY ONLY

PRELIMINARY ONLY



**MAIN FLOOR**  
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
NEW ADDITION	1801.1 sq. ft.

REVISION SCHEDULE	
DATE	REVISION NOTE
04.06.2022	PRELIM. PLAN # 1

NEW WALL HGT. = 8'-1 1/8", 2x6 STUDS

EXCELLENCE IN RESIDENTIAL DESIGNS  
www.J6ProDraft.com  
563-322-5621

**J&P PRO DRAFT, INC.**  
RESIDENTIAL DESIGNS  
www.J6ProDraft.com

Find us on houzz.com

THESE GENERAL DRAWINGS ARE NOT PRODUCED BY AN ARCHITECT OR ARCHITECTURAL FIRM. THE ARCHITECT HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE SITE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR SITE CONDITIONS, CLAIMS OR DAMAGES ARISING FROM ERRORS, OMISSIONS, DEFECTS OF THESE DRAWINGS.

**PRECISION BUILDERS**  
**SLABY'S BAR & GRILL ADDITION**

REVISIONS

MAIN FLOOR

MEMBER  
**A I B D**  
AMERICAN INSTITUTE OF BUILDING DESIGN

Y ONLY

PRELIMINARY ONLY

PRELIMINARY ONLY

PRELIMINARY ONLY

PRELIMINARY ONLY

PRELIMINARY ONLY



Chris Mathias, Director

**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
AGENDA  
Tuesday, August 16, 2022  
5:30 P.M.**

1. **Call to Order**
2. **Minutes:** Approval of the August 2, 2022 meeting minutes.
3. **Public Hearing – Rezoning:** Application from Plain View Properties LLC to rezone approximately 1.35 acres from “Agricultural-General (A-G)” to “Neighborhood Commercial (C-1),” in the NW ¼ of the NW ¼ of Section 7 in Hickory Grove Township, Scott County Parcel #920701010
4. **Other business:** Additional comments or issues to discuss (Commission members) / Opportunity for public comments
5. **Adjournment**

**PARTICIPATION OPTIONS:**

**Connect Via Phone:**

1-408-418-9388 Meeting number: 2499 130 9680 Password: 1234

**Connect via Computer, or Webex application:**

Host: [www.webex.com](http://www.webex.com) Meeting number: 2499 130 9680 Password: 1234

**Full URL link for Attendees (copy & paste):**

<https://scottcountyiowa.webex.com/scottcountyiowa/j.php?MTID=ma29f467ead6f4b71a12338494da3e912>

**Please find call-in instructions, agenda, and meeting materials here:**

<https://www.scottcountyiowa.gov/planning/planning-zoning-commission/meetings>

**Public Hearing/Meeting Procedure**

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approval, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.