



PLANNING BOARD RECOMMENDATION

PROJECT #: P23-06-RZO

MEETING DATE: February 9, 2022

PETITION REQUEST: Signal Hill Rezoning - Standard Rezoning (R-20 to R-15)

APPLICANT/PETITIONER: James Koffman/Travis Fowler, First Victory, Inc [Applicant]
Barbara L. White/Living Trust [Owner]

PLANNING BOARD ACTION SUMMARY:

Staff gave a 12-minute presentation on the request and reviewed the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning. Planning Board considered this item for 35 minutes.

PUBLIC COMMENT:

The applicant spoke in favor of the petition:

Travis Fowler, First Victory, Inc. – shared thoughts on the slight change in density. He stated that the intent of the rezoning is to reduce the cost of development to bring down the overall price of the housing. The Planning Board had questions about the process by which a standard rezoning is determined.

Other public comments include the following:

Dwayne Haynes, adjoining property owner – stated that the area at the rear of the property is swampy, wet, low-lying area.

Lynne Williams, Chadwick Ave – appealed to the applicant to preserve as many trees as possible and to replant as much as possible.

Ken Fitch, 1046 Patton St – raised concerns related to lack of information related to development of the subject property and loss of habitat.

Ashley Clouse, 33 Amazing Grace Ln – asked questions about access to the subject property.

Kristie Gillam – 90 Lafollette Ln. – asked questions about the specific change in density. It was answered that the rezoning increases max unit count by approximately 16. She also asked questions about the condition of the access roads and existing septic in the area. She explained that there is City water in the area but many of the existing units are on septic.

The public comment was closed.

DELIBERATION:

The Planning Board asked questions related to application of zoning and subdivision standards should development occur on the subject property. They also had interest in eventually knowing what type of development would take place on the subject property and looked forward to seeing the site plan at some point in the future.

MOTION:

The Planning Board moved to recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The High Intensity Neighborhood & Medium Intensity Neighborhood designations call for Single Family Residential as a primary land use and the proposed zoning district permits single-family & two-family residential uses.

REASONABLENESS STATEMENT:

[Rationale for Approval]

- 1) The proposed zoning district is compatible with the surrounding area because it permits the same land uses as the existing zoning district.
- 2) The petition provides for a marginal increase in density in close proximity to a wide range of commercial uses.
- 3) The petition would potentially provide additional housing that would utilize existing infrastructure.
- 4) The petition creates the opportunity for compatible infill development.

BOARD ACTION

- **Motion/Second:** Hanley / Blatt
- **Yeas:** Martin, Cromar, Peacock, Blatt, Brown, Hanley, Robertson, Jamison
- **Nays:** N/A
- **Absent:** Yolanda Robinson
- **Recused:** N/A