

Staff Report

ACTION ITEM: RE: Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000. Currently known as the Phillips Robert W & Belinda ET UX, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips.

APPLICANT: Robert W. and Belinda Phillips

APPLICANT STATUS: Owner

PURPOSE: Rezoning from an R-2 Single-Family District to an R-4 General Residential District

SIZE: Approximately 6.36 Acres.

PRESENT USES: Vacant

PROPOSED USE: Multi-Family Dwellings

PROPERTY ZONING: Single-Family Residential District

SURROUNDING LAND USE: North, South, East, and West – R-2 Single-Family Residential District

HISTORY: Vacant Land

TRANSPORTATION AND PARKING: All required parking will be provided as part of the development. One private access road would provide access to each building.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as R-2 Single-Family Residential. The rezoning would violate this plan.

MAJOR STREET PLAN: The major street plan won't be affected.

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0144E dated 9/29/2011.

PHYSICAL CHARACTERISTICS: The property has a downhill slope toward the ponds from Ridge Road.

COMMENTS: The rezoning will allow this tract to be zoned R-4 General Residential District, allowing the developer to build multi-family dwellings. The developer has applied for a special use permit to have multiple buildings on one lot, which runs concurrently with this rezoning proposal.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. The Commission's action serves as a recommendation to the Board of Alderman. A public hearing at this level is optional but required at the Board of Aldermen level. (A negative recommendation requires approval from a super-majority (6 votes) of the Board of Alderman.)