



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 0290, Group A, Parcel 032.00 Located along Williams Road from the R-1B, Residential District to R-3, Low Density Apartment District.

To: Board of Mayor and Aldermen
From: Chris McCartt, City Manager *CM*

Action Form No.: AF-40-2025
Work Session: February 17, 2025
First Reading: February 18, 2025
Final Adoption: **March 18, 2025**
Staff Work By: J. McMurray
Presentation By: J. McMurray

Recommendation:

Approve ordinance amending the zoning ordinance to rezone Tax Map 0290, Group A, Parcel 032.00 located along Williams Road from the R-1B, Residential District to R-3, Low Density Apartment District.

Executive Summary:

The Planning Commission voted (4-0-1(Mayes)) to send a positive recommendation to the Board of Mayor and Aldermen to rezone approximately 31.8 acres located along Williams Road from the R-1B zone to the R-3 zone. This is an owner initiated request to rezone the property to facilitate construction of a new townhome development.

Two public comments were received during the Planning Commission meeting, both from adjacent residents citing concerns about increased traffic and stormwater management. Given the project's scale, the developer has been informed that a traffic impact study will be required. Any recommended traffic improvements that come as a result of the impact study will be implemented to ensure safety. Additionally, through a thorough review of development plans, stormwater management will be carefully evaluated and addressed to ensure full compliance with city standards as part of the approval of the development's construction plans.

The notice of public hearing was published on January 27, 2025.

Attachments:

- 1. Zoning Ordinance

	Y	N	O
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—
Montgomery	—	—	—