

Zoning Committee Recommendation

Rezoning Petition 2017-153

January 4, 2018



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-6 (single family residential)

LOCATION

Approximately 13.99 acres located on the south side of Robinson Church Road east of Hood Road.
(Council District 5 – Newton)

PETITIONER

JDSI, LLC by Judson Stringfellow

**ZONING COMMITTEE
ACTION
VOTE**

The Zoning Committee vote 7-0 to recommend APPROVAL of this petition.
Motion/Second: Sullivan / McClung
Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

A Commissioner inquired about the community meeting report. Staff responded that a community meeting is not required for conventional rezoning petitions.

There was no further discussion of this petition.

**ZONING COMMITTEE
STATEMENT OF
CONSISTENCY**

The Zoning Committee voted 7-0 (motion by Sullivan seconded by McClung) to adopt the following statement of consistency:

The proposed rezoning is inconsistent with the *East District Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family and greenway land uses.

However this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The surrounding area is developed with single family detached and attached dwelling units recommended for residential uses ranging in densities from four dwelling units per acre up to eight dwelling units per acre, and multi-family uses; and
- The proposed R-6 (single family residential) zoning district is consistent with the surrounding single family zoning districts

in the area, which include R-3 (single family residential) and MX-2 (mixed use) zoning districts; and

- The proposed zoning will help to maintain the low to moderate density residential character of the area.

Planner

Sonja Strayhorn Sanders (704) 336-8327