

## Zoning Committee Recommendation

Rezoning Petition 2022-030

November 1, 2022

### REQUEST

Current Zoning: R-5 (single family residential)  
Proposed Zoning: UR-1(CD) (urban residential, conditional)

### LOCATION

Approximately 0.36 acres located at the southeast intersection of Matheson Avenue and Pinckney Avenue, west of Clemson Avenue.

Council District 1 - Anderson

### PETITIONER

Vlastimil Didik

### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

#### To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The adopted policy map recommends the Neighborhood 1 (N1) Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is compatible with the surrounding neighborhood character.
- Single-family detached homes on lots are the primary use in the N1 Place Type.
- Duplexes, triplexes, and quadplexes may also be found in the N1 Place Type.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 9: Retain Our Identity & Charm

Motion/Second: Russell / Welton

Yea: Gaston, Gussman, Harvey, Rhodes, Russell, and Welton

|          |        |
|----------|--------|
| Nays:    | None   |
| Absent:  | Barbee |
| Recused: | None   |

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and changes since the public hearing pertaining to reference to a CIP project and addition of design guidelines. Staff noted that the request is consistent with the *2040 Policy Map*. Commissioner Russell complimented the project, and Commissioner Gussman expressed appreciation for the added details pertaining to treatment of garages.

There was no further discussion of this petition.

**PLANNER**

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