



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-107

January 5, 2021

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-8(CD) (single family residential, conditional)

LOCATION

Approximately 1.3 acres located along the east side of Briar Creek Road, north of Carolyn Drive, and south of Central Avenue.
(Council District 1 - Egleston)

PETITIONER

Drakeford Communities

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The Central District Plan recommends single family residential up to 4 units per acre.

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

- The proposal is consistent with the land uses immediately north, south and east.
- The proposed density of 2.30 units per acre is less than the recommended 4 units per acre.
- The request will establish a building setback consistent with existing single family detached homes along Briar Creek Road.
- Transportation improvements will accommodate a 6-foot sidewalk, 8-foot planting strip, and bike lane with 3-foot buffer.

Motion/Second: Barbee / Welton

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noting all outstanding issues were addressed and that it is consistent with the Central District Plan. There was no discussion of this petition.

PLANNER

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