

ZONING DOCKETS FROM APRIL 1, 2013 P AND D MEETING

	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-8	Jack Suttles 111 Hallcox Road R-20 to R-7.5 P012000300202	20	A	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 18, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Rezone to allow the lot to be split and add another house for disabled son (2) Would support request based on little traffic on street and there are manufactured homes in this area (3) Need to have family close as a caretaker <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) None 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The area is characterized by parcels of varying sizes. Although the area was originally zoned R-20, Single-Family Residential, several parcels have been rezoned to R-15, Single-Family Residential, and R-12, Single-Family Residential. These parcels were all rezoned at various times (see zoning map) from the original R-20, Single-Family Residential, zoning to higher density zoning districts. In addition, there are several parcels in the area, including on this street, that are even smaller than 7,500 square feet. As this area is classified as a higher density area by the Comprehensive Plan, the proposed R-7.5, Single-Family Residential, zoning would be in character with the development pattern in the area. Based on the aforementioned reasons, Staff recommends approval of the request.</p>					