

Zoning Docket from January 23, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-02	Jack Reel, Thomas & Hutton Engineering for Jay Beeson, Mark III Properties Reedy Fork Road 0593030103800 R-S, Residential Suburban to R-12, Single-Family Residential	28	Approval	Approval 1/25/17	Approval 2/6/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23, 2017 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • For a single-family subdivision • Roughly apart of 200 acre parcel to the east of it • Sewer available for the development • Will not develop in the flood zone • 4 points of ingress/egress into whole subdivision <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: December 5, 2016</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban is 19.31 acres of property located on Reedy Fork Road approximately 1.25 miles Northwest of the I-185 and Fork Shoals interchange. The parcel has approximately 1,080 feet of frontage along Reedy Fork Road.</p> <p>The applicant is requesting to rezone the property to R-12, Single-Family Residential. Properties to the east and west of the subject site are zoned R-12, Single-Family Residential. The subject site is surrounded by vacant wooded and pasture land with Single-Family Residence to the south. A large portion of the subject site contains floodplain.</p> <p>The applicant states the proposed land use is for single-family residential.</p> <p>It is Staffs opinion this rezoning request is consistent with existing land uses in the area. Both parcels to the east and west were rezoned to R-12, Single-Family Residential in 2016. Staff is of the opinion this rezoning request would be consistent with emerging zoning trends and would allow for more consistent zoning in this area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					