

Zoning Docket from February 2, 2015 P and D Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-07	John Beeson for Reeves Partnership LP, Steve Short Liquidation, Louise M. Reeves, Candace Futrell, Tammy Holt and Susan Hall Jonesville Road and McKinney Road 0559010102808, 0559010103200, 0559010103207, 0559010103211, and 0559010103212 26.6 acres R-S to R-15	27	Approval	Approval 1/28/15	Denial 2/2/15	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 12, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ol style="list-style-type: none"> a) Property would be used for a 71 lot subdivision. b) Sewer is available within 8 feet of the property. c) The area is growing and the applicant is excited about the area. d) Access would be available on Jonesville Road and McKinney Road. <p><u>Speakers Against</u></p> <ol style="list-style-type: none"> 1) Traffic is a hazard to children, roads can't handle additional 71 lots. 2) Multiple half-filled developments within 2 miles are an eyesore. 3) Concerned about the density and ability to maintain the larger home character of the area and home values. 4) Providence Square neighborhood worried about encroachment from neighbors and close proximity to their neighborhood. 					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject properties are a combined 26.6 acres consisting of five parcels. The parcels are mostly undeveloped with four residential structures locate on two of the four parcels. There is approximately 190 feet of frontage along Jonesville Road and approximately 1,145 feet of frontage along McKinney Road providing access to the subject parcels.</p> <p>The subject parcels are currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcels to R-15 (Single-Family Residential). The R-15 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.</p>					