

Zoning Docket from August 15, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-51	Nick Franchina for Alfred P. Sellars c/o Nancy Fleming 25 Bell Road 0539010103500, 0539010103600, 0539010103700 & 0539010103800 R-S, Residential Suburban to R-20, Single-Family Residential	28	Approval	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 15, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to construct 8 single-family residences • \$350,000 to \$400,000 price range • ½ acre lots <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcels are 3.85 acres of property located on Bell Road approximately 1.7 miles east of the intersection of I-385 and Woodruff Road. The parcel has approximately 780 feet of frontage along Bell Road and Southpointe Drive.</p> <p>The current zoning R-S, Residential Suburban, allows for 6 single-family residences to be built. Rezoning to R-20, Single-Family Residential, would allow for 2 additional homes, for a total of 8 single-family residences to be built on the subject site. The current request for R-20 is consistent and less dense than many of the surrounding residential land uses.</p> <p>The applicant states the proposed land use is for residential.</p> <p>It is Staff's opinion that R-20, Single-Family Residential is consistent with the surrounding land uses in the area. This rezoning would have minimal impact to the surrounding properties.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-20, Single-Family Residential.</p>					