



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☒ 3 = Scott
- ☐ 4 = Boddie
- ☐ 5 = Macaluso
- ☐ All

Agenda Date	<i>March 06, 2023</i>
Requested Action	<p>CONSIDER THE PROPOSED CHANGE IN ZONING FROM R1-M-EC (MEDIUM-DENSITY RESIDENTIAL ENTRANCE CORRIDOR OVERLAY DISTRICT) TO R4-L-EC (LOW-DENSITY MULTI-FAMILY RESIDENTIAL ENTRANCE CORRIDOR OVERLAY DISTRICT), AND A SPECIAL USE PERMIT (SUP) FOR A MULTI-FAMILY DEVELOPMENT WITH LESS THAN 18 UNITS PER ACRE IN A R4-L-EC, ON 2 ACRES, LOCATED AT 116 BESS STREET (DIETERT ADDITION LOT 20 & PT 22, KAD 21648). (BESS STREET HOLDING LLC/ KILLEN, GRIFFIN & FARRIMOND, PLLC).</p> <ul style="list-style-type: none"> I. STAFF PRESENTATION II. PUBLIC HEARING III. MAKE RECOMMENDATION
Contact Person	Sara Serra, Planner II, Planning Department
Background Information	<p>Background:</p> <p>The property located at 116 Bess Street is currently vacant. The property's base zoning category is R1-M (Medium-Density Residential) and part of the Entrance Corridor Overlay District (EC).</p> <p>The Medium-Density Residential (R1-M) category is intended for detached dwellings on suburban lots with a conventional suburban neighborhood form. Commercial, industrial, and other non-residential uses are prohibited. This base zoning is appropriate for the center or edges of neighborhoods where a larger mix of lot types is desired, within walking distance of a nearby activity center or commercial area. This base zoning allows for a maximum impervious coverage of 50%.</p> <p>Entrance Corridor Overlay district is intended to preserve the economic function of the primary entrances into the city, manage traffic, and create effective connections throughout the city. The overlay should also strengthen wayfinding and orientation. This overlay is applied to all properties located within 300 feet of the right of way of the city's main entrance routes, like Main Street, Johns Road, Scenic Loop Road, US 87 Business, SH-46, Amman Road, and Sisterdale Road.</p>

	<p>The overlay imposes a few restrictions that can impact a site. In this case, the most important one will be the limitation for the maximum building height to 30 feet or two stories (the height may increase to 38 feet or three stories if the side of the building faces the entrance corridor is stepped back by 10 feet).</p> <p>Request:</p> <p>The applicant has requested a change in the base zoning from R1-M to R4-L, Low-Density Multi-Family Residential.</p> <p>The requested base zoning is applicable in areas where a compact neighborhood development pattern is desired as a transition from single-family detached to commercial areas. This base zoning allows for a maximum impervious coverage of 85%. R4-L is also one of the few zoning categories in the City’s code that allows for multi-family developments, but it requires a special use permit for such uses, and development can only be for less than 18 units per acre.</p> <p>The requested zoning change would allow the property owner to develop the site for 12 detached single-family dwellings on one lot. The developer describes the project as a low-density, for-sale, luxury townhome community. It is not a gated community but will have a private drive that allows access from Bess or Highland.</p> <p>The units will have approximately 2800 square feet of livable area and an additional 2-car garage. The developer is also proposing driveways large enough to accommodate two more cars. The building plan shows the structures will have a two-car garage, an office, and a guest bedroom on the first floor, with livable space (dining, living, kitchen) on the second level, and the third level will be the main bedroom. The developer is proposing that each unit will have its own waste management collection bin, mitigating the need for a large dumpster. The development will include wrought iron fencing with a landscape along the perimeter of the property and a private drive. The developers will also be responsible for creating a homeowners association to maintain the common areas, open spaces, landscaping, and private road. As presented, the total coverage of the site is less than 50%.</p> <p>The special use permit allows the applicant to request variances from the regulation, but the presented plan is not requesting any variance.</p> <p>The development was discussed during two BOND meetings. The first one was on July 19, 2022, and the second was on February 21, 2023. Both meetings were held online. The only concern expressed at the February meeting was the need for landscaping along the fenceline to</p>
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	the west, otherwise they felt that the use was a good transition into the neighborhood.
Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div> <div> <input type="checkbox"/> Recommendation </div>
Financial Considerations	
Citizen Input/Board Review	Public hearing information was posted in a local newspaper, and mail notifications were sent to the neighbors within 200 ft of the site. The city also notified the neighbors via geofence about the B.O.N.D. meeting on July 19, 2022, and February 21, 2023.
Legal Review	
Alternative Options	
Supporting Documents	Attached is the location map, current and proposed zoning map, table of uses allowed in an R1-M and R4-L, overlay district map, site plan, and BOND reports.