



AGENDA ITEM SUMMARY

District Impacted

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

Request:

The applicant has requested a change in the base zoning from R1-M to R4-L, Low-Density Multi-Family Residential with a Special Use Permit to allow for 12 single family homes on one lot.

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.

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 home, condominium community. It is not a gated community but will have a private drive that allows access from Bess or Highland.

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 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%.

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 fence line to the west, otherwise they felt that the use was a good transition into the neighborhood.

The Planning and Zoning Commission recommended approval of the rezoning and Special Use Permit by a vote of 7-0. The following conditions were recommended:

WITH THE FOLLOWING CONDITIONS:

- No more than 12 units
- Site Plan Specific

