

**ZONING COMMITTEE
RECOMMENDATION
December 27, 2006**

Rezoning Petition No. 2006-143

Property Owner: Timothy M. Smith, Donna L. Kelley, and Bryan Snow

Petitioner: Atlantic Financial Group, Inc.

Location: Approximately 1.4 acres on the northeast corner of Park Road and Park South Drive

Request: Change from R-3 (single family residential) to UR-2(CD) (conditional urban residential district)

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition, based upon the following modification:

- The building along Park Road will be reduced to two stories in height.
- Water quality improvements will be undertaken.
- Additional modifications detailed in an email from petitioner's agent dated 12/18/2006.

Vote:

Yeas:	Carter, Cooksey, Loflin, Randolph, Ratcliffe, Sheild and Simmons
Nays:	None
Absent:	None

Summary of Petition

This petition seeks approval for 14 townhomes, with a resulting density of 10 units per acre. The site plan accompanying this petition contains the following provisions:

- This site has a single vehicular access to North Hampton Drive.
- All units have a front door to the existing street, with garages to the interior of the site.
- The townhomes are two stories in height.
- Additional right-of-way is being dedicated along Park Road and Park South Drive.
- Architectural elevations are included as part of the site plan.
- While a tree save area has not been calculated, the buildings have been placed to allow the preservation of a number of significant trees. The new sidewalk meanders to save nearby trees.
- Pedestrian scale lighting is provided.

Zoning Committee Discussion/Rationale

The staff reviewed the changes made to the site plan and noted that all of staff's concerns had been addressed and the staff was recommending approval of this petition.

Statement of Consistency

Upon a motion made by Mr. Sheild and seconded by Ms. Carter the Zoning Committee unanimously found this petition to be consistent with the General Development Policies and to be reasonable and in the public interest.

Vote

Upon a motion made by Ms. Carter and seconded by Mr. Randolph the Zoning Committee voted unanimously to recommend approval of this petition with the noted modifications.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.