

**ZONING COMMITTEE  
RECOMMENDATION  
May 24, 2006**

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**Rezoning Petition No. 2006-64**

**Property Owner:** First Colony Land Development, LLC

**Petitioner:** First Colony Land Development, LLC

**Location:** Approximately 5.4 acres on the northeast corner of Sardis Road and Boyce Road

**Request:** Change from R-3 (single family residential at three homes per acre) to UR-2(CD) (conditional urban residential)

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

- The number of units has been reduced to 33.
- Additional screening has been added to the eastern boundary.
- The existing sidewalk along Sardis Road will be removed and replaced by a new sidewalk located behind the existing trees.
- Extended dry detention will be used as a water quality best management practice.
- The proposed fence/wall has been deleted.
- A five-foot internal sidewalk has been added with 18 feet between the sidewalk and garages.

**Vote:** Yeas: Carter, Cooksey, Howard, Hughes, Ratcliffe, and Sheild

Nays: None

Absent: Farman

**Summary of Petition**

This petition seeks approval for up to 33 units that may be detached, duplex or triplex dwellings. The resulting overall density is 6.1 dwellings per acre.

**Zoning Committee Discussion/Rationale**

The staff described the changes made to the site plan since the public hearing. Staff noted that the proposal was consistent with the GDPs and that all site plan issues had been resolved. Therefore, staff was supporting the petition. A member of the Zoning Committee asked what the

impacts on traffic were from the increase in density. Staff replied that the number of trips increased from 150 to 200 and this had an insignificant impact on the road system. Another Committee member observed that this was a good plan with great elevations and the project would be attractive.

### **Statement of Consistency**

A motion was made by Mr. Cooksey and seconded by Mr. Ratcliffe that this petition was consistent with the General Development Policies. The motion was approved unanimously.

### **Vote**

**Upon a motion by Mr. Ratcliffe, seconded by Mr. Sheild, the Committee voted unanimously to recommend approval of this petition.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.