



Legislation Details (With Text)

**File #:** 2017-0269    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 4/10/2017    **In control:** Board of Commissioners  
**On agenda:** 5/9/2017    **Final action:** 5/9/2017  
**Title:** Commission District(s): 1 & 7  
 Rezone - CZ-17-21185 --- Courtland Partners  
 Deferred from 3/28/17 BOC Zoning meeting for Decision Only

**Indexes:**

**Attachments:** 1. Conditions, Staff Report, Application, 2. Items 2017-0262 & 2017-0269 Acknowledgment of Intent.pdf

Date	Ver.	Action By	Action	Result
5/9/2017	1	Board of Commissioners	approved per staff's conditions	Pass
4/25/2017	1	Board of Commissioners	deferred 2 weeks	Pass

**Public Hearing:** YES  NO     **Department:** Planning and Sustainability

**SUBJECT:**

**Commission District(s):** 1 & 7

Rezone - CZ-17-21185 -- Courtland Partners

**Deferred from 3/28/17 BOC Zoning meeting for Decision Only**

**Information Contact:** Marian Eisenberg, Zoning Administrator

**Phone Number:** (404) 371-2155

**PURPOSE:**

To rezone property from MR-2 (Medium-Density Residential-2) with conditions pursuant to CZ-86153, to O-I (Office-Institutional), in order to bring the zoning of a multifamily residential parcel into consistency with that of other parcels in the same development. The property has approximately 1,417 feet of frontage on Flowers Road and contains 20.68 acres.

**NEED/IMPACT:**

Not applicable.

**FISCAL IMPACT:**

No fiscal impact.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** APPROVAL WITH CONDITIONS.

**PLANNING COMMISSION:** APPROVAL WITH CONDITIONS.

**PLANNING STAFF: APPROVAL WITH CONDITIONS.**

**PLANNING COMMISSION MEETING:** On March 7, the Planning Commission recommended “Approval With Conditions” as recommended by Staff.

**PLANNING STAFF ANALYSIS:** The proposal is consistent with the following policy of the 2035 Comprehensive Plan: “Provide opportunities for the development of institutional uses within the County.” (Institutional Character Area Policy No. 4) The O-I zoning classification would allow a range of institutional uses, including possible future expansion of Mercer University. Because the zoning proposal would not change the existing use of the property, it is not expected to adversely affect the adjoining or nearby properties. In addition, the development is separated from the nearest single-family residential properties by a 100-foot wide floodplain. The O-I district allows a range of educational and civic uses that would be suitable for the property and compatible with the use and development of the surrounding area. Therefore, the Department of Planning and Sustainability recommends “Approval-Conditional” with conditions.

**PLANNING COMMISSION VOTE: Approval w/Conditions 7-0-0.** M.K. Woodworth moved, V. Moore seconded for approval as recommended and conditioned by Staff.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 5-0-0.** Members voted unanimously to approve with two conditions: (1) Maximum density of 13 residential units per acre; and (2) Based on the existing site plan.