



Legislation Text

File #: 2017-0269, Version: 1

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.