



## Legislation Details (With Text)

**File #:** 2018-3060    **Version:** 2    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 11/30/2018    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 1/22/2019    **Final action:**  
**Title:** COMMISSION DISTRICT(S): 1 & 7  
application of John T. Rosser to rezone property from R-100 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop a single-family detached residence on a non-conforming lot, at 2405 Henderson Mill Road.

### Indexes:

**Attachments:** 1. N1 Z 19 1235286 Recommended Conditions, 2. N1 John T Rosser Z 19 1235286

Date	Ver.	Action By	Action	Result
1/22/2019	2	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
1/8/2019	2	Planning Commission	approved with conditions per staff recommendation	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

#### **COMMISSION DISTRICT(S): 1 & 7**

Application of John T. Rosser to rezone property from R-100 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop a single-family detached residence on a non-conforming lot, at 2405 Henderson Mill Road.

**PETITION NO: N1. Z-19-1235286**

**PROPOSED USE:** Single-Family Detached Residence

**LOCATION:** 2405 Henderson Mill Road

**PARCEL NO.:** 18-230-06-060

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

### PURPOSE:

Application of John T. Rosser to rezone property from R-100 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop a single-family detached residence on a non-conforming R-100 lot. The property is located on the southeast side of Henderson Mill Road, approximately 453 feet north of the intersection of Henderson Mill Road and Ambleswood Court, at 2405 Henderson Mill Road. The property has approximately 60 feet of frontage along the southeast side of Henderson Mill Road and contains 0.25 acre.

### RECOMMENDATION:

**COMMUNITY COUNCIL:** Approval

**PLANNING COMMISSION:** Approval with Staff Recommended Conditions

**PLANNING STAFF:** Approval with Conditions

**STAFF ANALYSIS:** The zoning proposal to the R-60 (Residential Medium Lot) District is consistent with the following policy of the 2035 Comprehensive Plan: Encourage compatible architecture styles that maintain regional and neighborhood character. The request is consistent and compatible with adjacent and nearby residential property zoned R-60 pursuant to CZ-95069 along Henderson Mill Road and Amblerwood Court. The Department of Planning and Sustainability recommends “Approval, subject to the attached recommended conditions”.

**PLANNING COMMISSION VOTE:** 8-0-0/ P. Womack, Jr. moved, E. Patton seconded for approval with Staff's conditions.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** 4-0-0/ No quorum. However, the opinion of the Council was for approval of this request.