

CITY COUNCIL



ZONING CASES

November 27, 2023



Owner: Linda Davis Amos

Applicant: Thomas Neville of Yarborough, Winters, & Neville, P.A.

Request: Single Family Residential 6 (SF-6) to Single Family Residential 6
Conditional Zoning (SF-6/CZ)

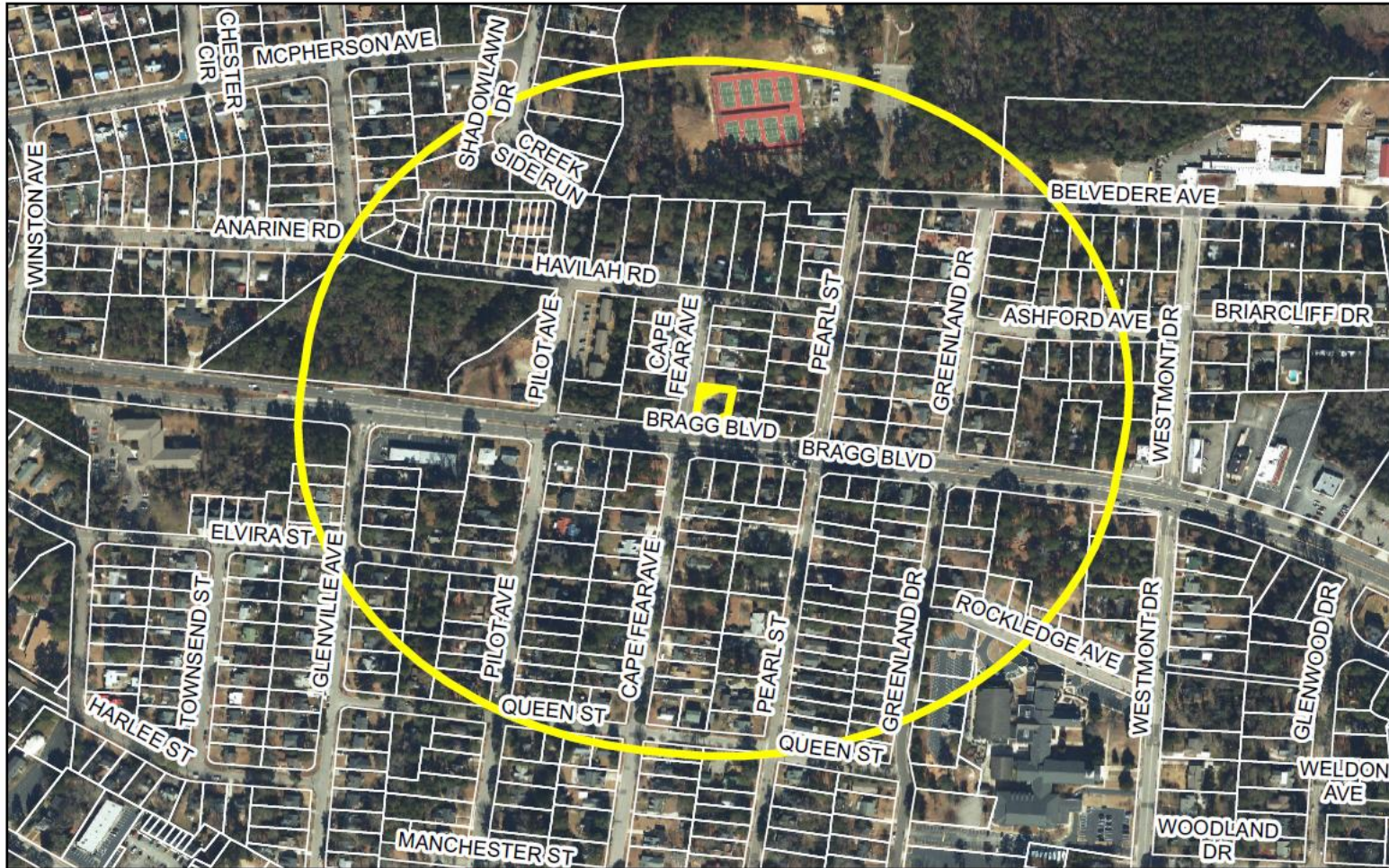
Located: 1708 Bragg Boulevard

Acreage: .22 acres

District: 2

REID #: 0428703150000







Aerial Notification Map

Case #: P23-42

Request: Conditional Rezoning
Single Family Residential 6 (SF-6) to
Single Family Residential 6
Conditional Zoning (SF-6/CZ)

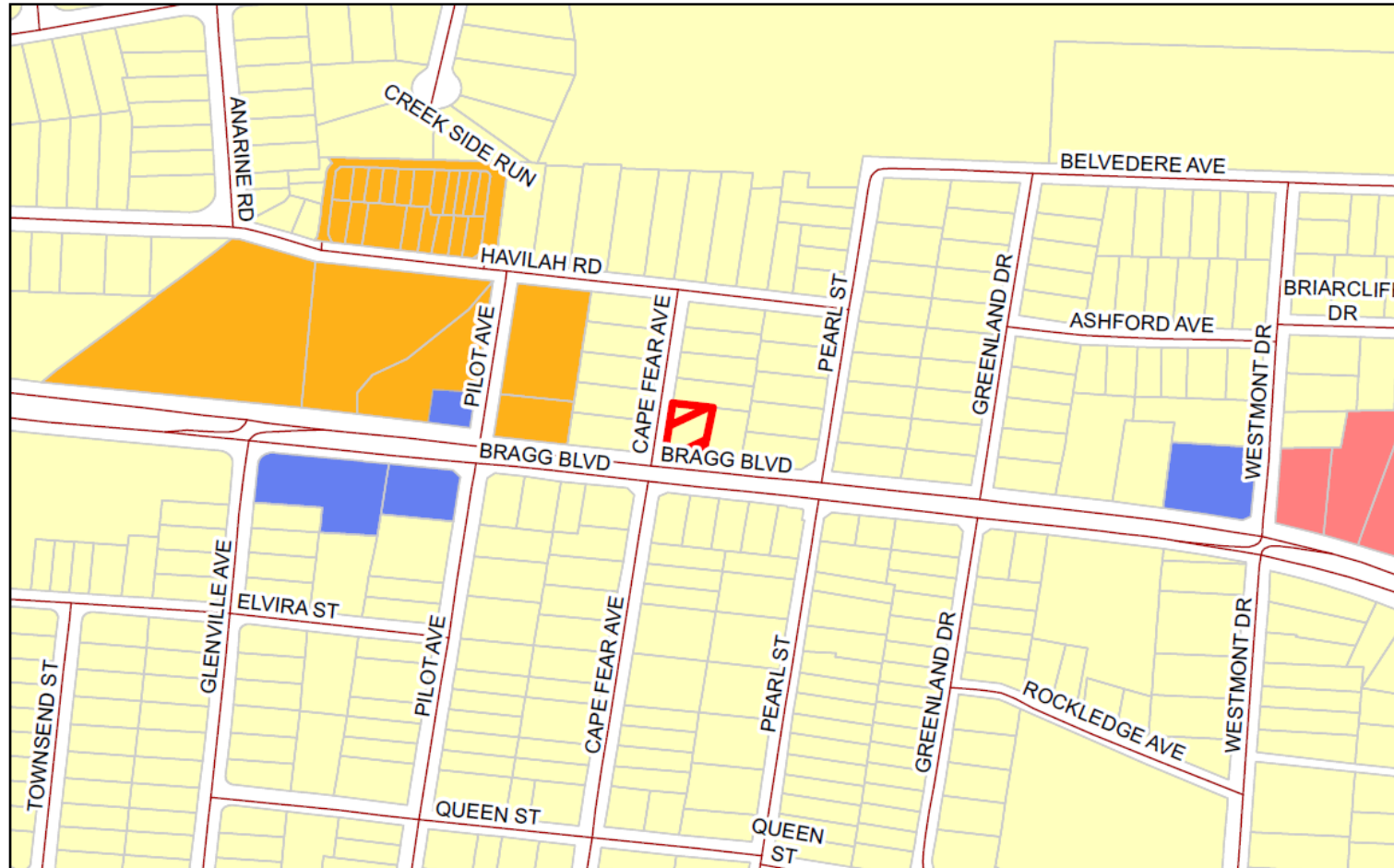
Location: 1708 Bragg Blvd

Legend

 P23-42  P23-42 Notification Radius



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.








Zoning Map

Case #: P23-42

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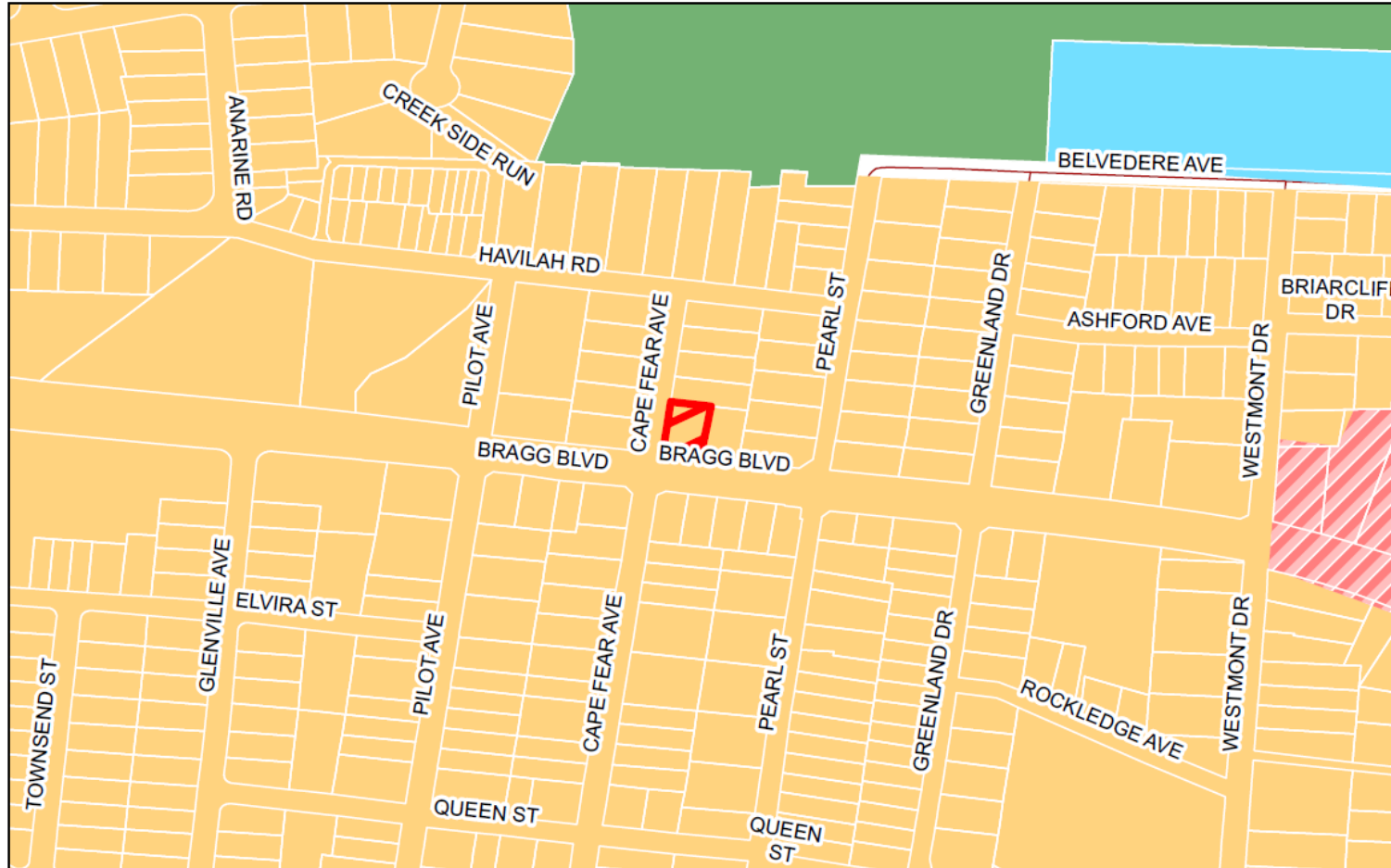
Location: 1708 Bragg Blvd

Legend

-  P23-42
-  LC - Limited Commercial
-  MR-5 - Mixed Residential 5
-  OI - Office & Institutional
-  SF-6 - Single-Family Residential 6



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Land Use Map

Case #: P23-42

Request: Conditional Rezoning
Single Family Residential 6 (SF-6) to
Single Family Residential 6
Conditional Zoning (SF-6/CZ)





Location: 1708 Bragg Blvd

Legend



P23-42 Land Use Plan 2040

Character Areas

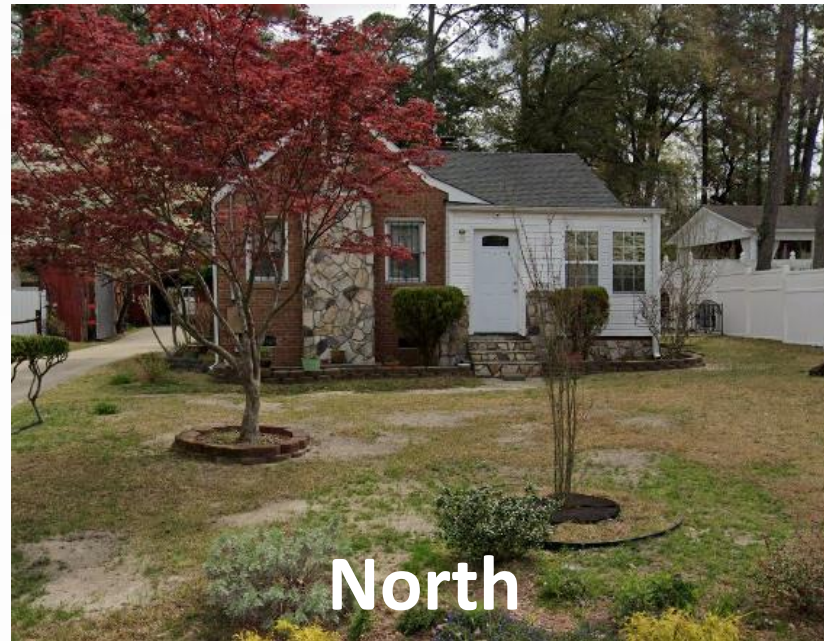
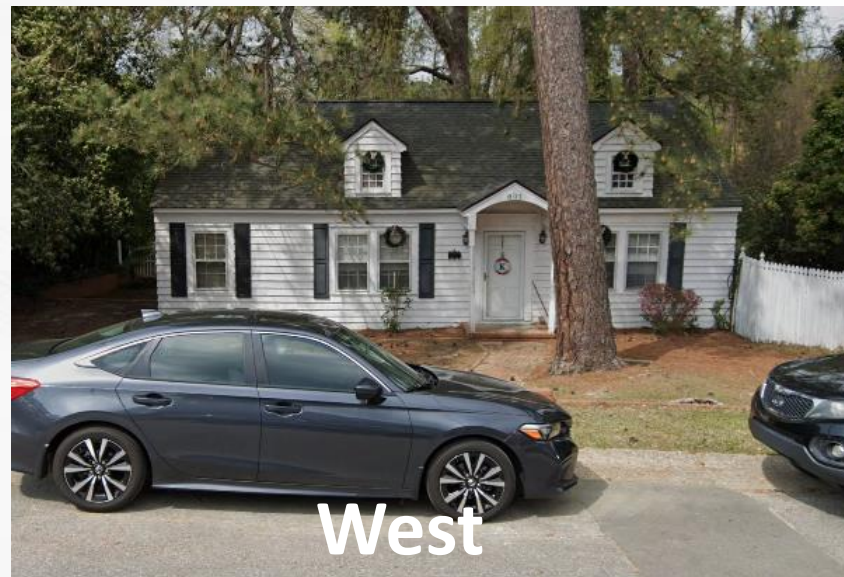
-  PARKOS - PARK / OPEN SPACE
-  MDR - MEDIUM DENSITY
-  CSR - COMMERCIAL STRIP REDEVELOPMENT
-  OI - OFFICE / INSTITUTIONAL



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Surrounding Properties



Conditions:

- Allow for an office in the SF-6 zoning district
- Type B buffer where abutting residential
- One ground sign with a maximum square footage of 20 square feet

Analysis:

- An office use is not in keeping with the Future Land Use Plan designation of Medium Density Residential. Medium Density Residential is intended for single family subdivisions with townhomes interspersed. This area was developed in this manner and has retained this residential character over the years.
- Approval of this rezoning could open the door for future rezonings which could change the character of this residential corridor.
- While the proposed use does not match the Future Land Use Plan, the use is of a type and scale that would be low impact and the owner intends to maintain the residential character of the structure.

The Zoning Commission recommends that the City Council move to APPROVE of the proposed map amendment to Single Family Residential 6 Conditional Zoning (SF-6/CZ) based on the following:

- The proposed zoning map amendment does implement the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO). The Future Land Use Plan calls for the subject property to be developed as Medium Density Residential.
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses would be appropriate in the immediate area; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. Approve of the map amendment to Mixed Residential 5 (MR-5) as presented based on the evidence submitted and find that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended).
2. Approve of the map amendment to a more restrictive zoning district based on the evidence submitted and find that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement.
3. Deny the map amendment request based on the evidence submitted and find that the map amendment is inconsistent with the Future Land Use Plan.



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