

**ZONING AMENDMENT STAFF REPORT****Date: February 3, 2005****NAME**

Jo Ann Yarborough

**LOCATION**1165 New Saint Francis Street  
(South side of New St. Francis Street, 400' ± East of North Georgia Avenue)**CITY COUNCIL  
DISTRICT**

District 2

**PRESENT ZONING**

R-1, Single-Family Residential, and B-1, Buffer Business

**PROPOSED ZONING**

R-1, Single-Family Residential

**AREA OF PROPERTY**

0.17 acres

**CONTEMPLATED USE**

Single-Family Residential

**It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.**

**TIME SCHEDULE  
FOR DEVELOPMENT**

Existing

**ENGINEERING  
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

**URBAN FORESTRY  
COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

**REMARKS**

The applicant proposes to rezone the entire site from R-1, Single-Family Residential, and B-1, Buffer Business, to R-1, Single-Family Residential, to eliminate split zoning on a single-family residential site.

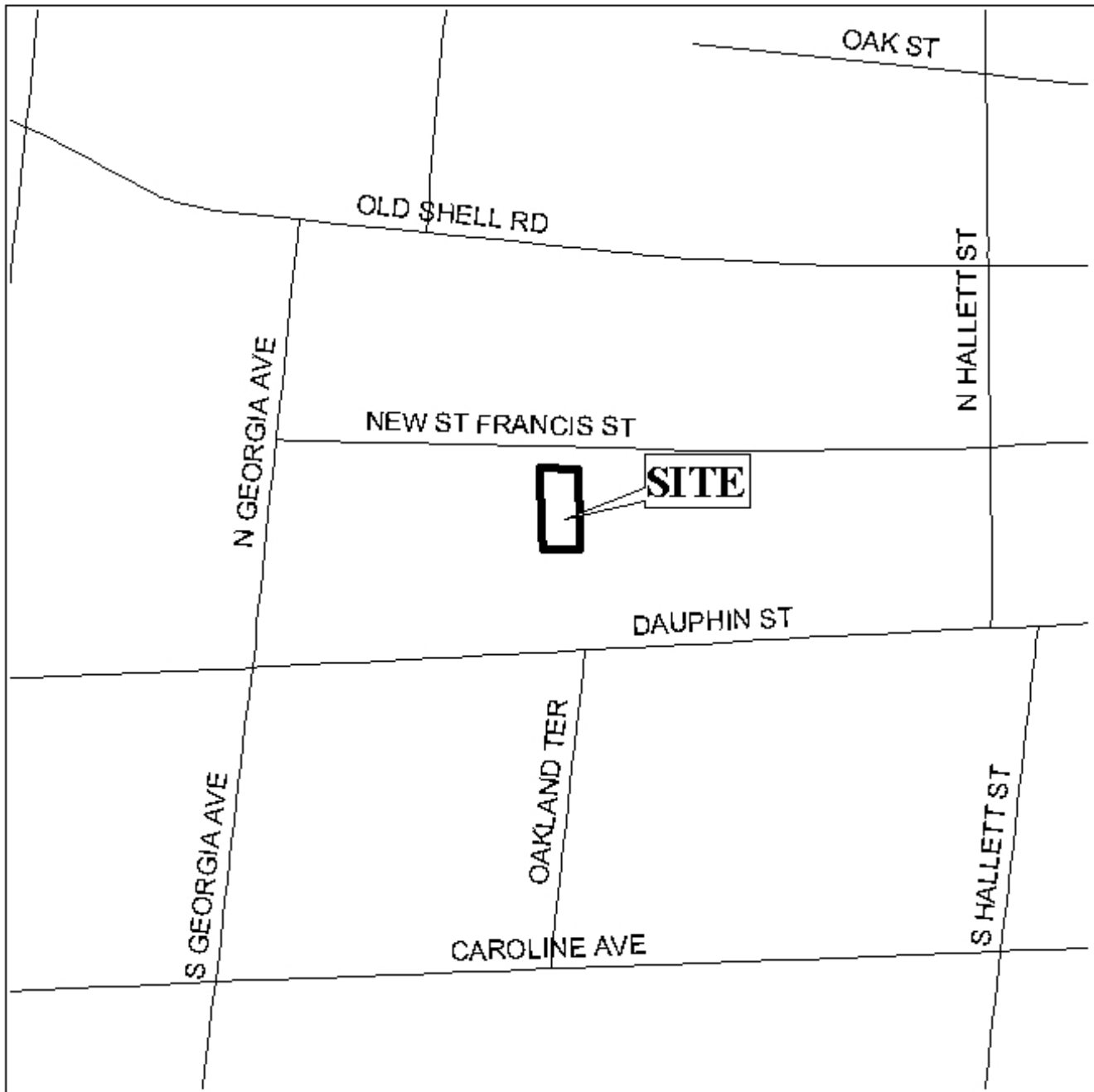
The site is illustrated as commercial on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use component allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

At the Commission's December 2<sup>nd</sup> meeting, the site received subdivision approval to create a 2-lot subdivision from two metes and bounds parcels. However, as the site is split-zoned, a condition of the subdivision approval was the rezoning of the entire site to one classification. The site is currently used as a dwelling, and the applicant proposes no changes to the existing dwelling. The site is predominantly zoned R-1, Single-Family Residential, and the rezoning would simply correct the split zoning situation. As illustrated on the Vicinity Map, R-1 would be compatible with the surrounding development, which is predominantly R-1 along this portion of New Saint Francis Street.

**RECOMMENDATION**

Based upon the preceding, the application is recommended for approval.

## LOCATOR MAP



APPLICATION NUMBER 11 DATE February 3, 2005

APPLICANT Jo Ann Yarborough

REQUEST Rezoning



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings with a church located to the South.

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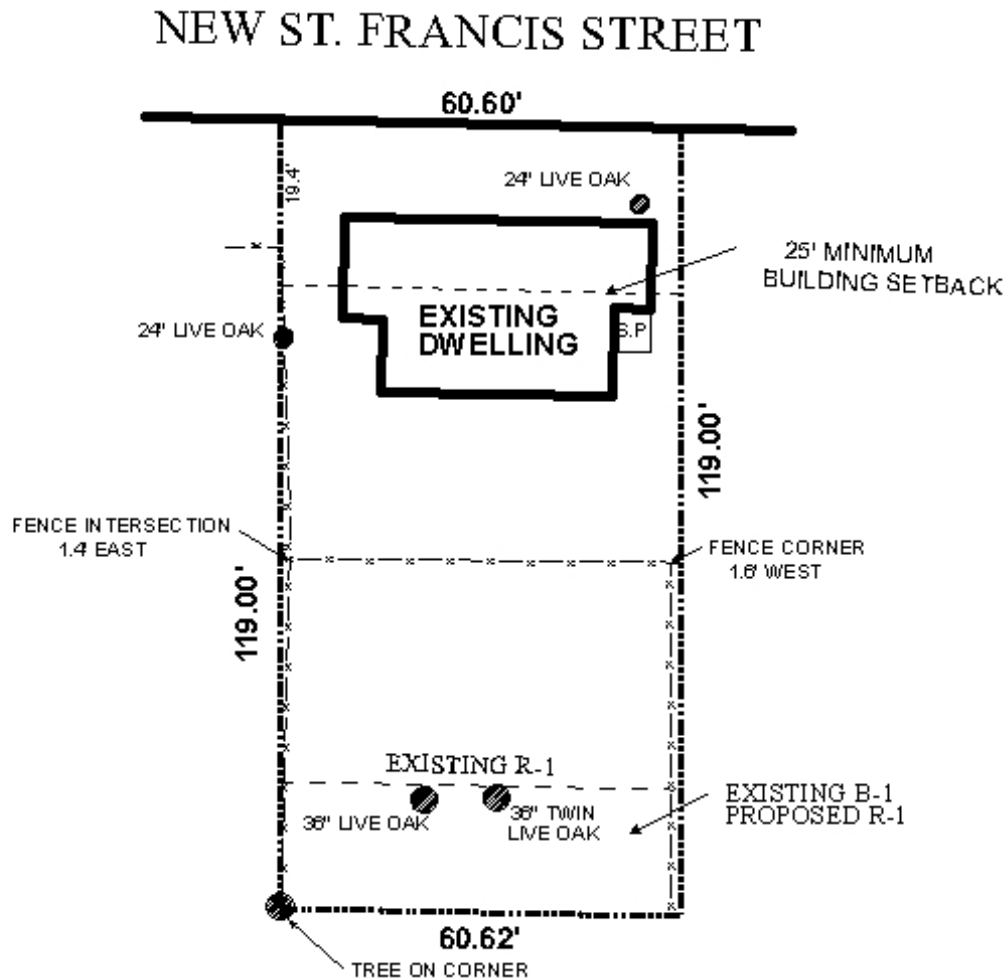
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LEGEND



NTS

# SITE PLAN



The site is located on the South side of New St. Francis Street, 400' East of North Georgia Avenue. The plan illustrates the existing structure and fence.

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