

There being no further discussion, Chairman Hightower called for motions on the two requests.

Regarding VA-2024-03, Commissioner Wildes made a motion to recommend approval of the request as presented. Commissioner Webb second. All voted in favor, no one opposed (6-0). Motion carried.

Regarding VA-2024-04, Commissioner Bythwood made a motion to recommend approval of the request as presented. Commissioner Rountree second. All voted in favor, no one opposed (6-0). Motion carried.

There being no other business, Chairman Hightower adjourned the meeting at 7:26 p.m. Motion by Vice-Chair Steve Miller to recommend approval of the request as presented with Conditions. Commissioner Bythwood second. All voted in favor, no one opposed (8-0). Motion carried.

Agenda Item #6

REZ-2024-03 Southern Gardens, 4609 Bemiss Road, 0145D 004, ~5.0 acres

Current Zoning: C-G (General Commercial)

Proposed Zoning: P-D (Planned Development)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from C-G (General Commercial) zoning to P-D (Planned Development) zoning, in order to develop a 60-unit apartment complex with amenities. The subject property possesses road frontage on Bemiss Road, a state-owned Arterial Road, and is within the Corridor Overlay, Urban Service Area and Neighborhood Activity Center Character Area.

The neighboring properties along the east, northeast and northwest are zoned P-D, and are comprised of single family, two-family, and multifamily dwellings, with a portion fronting Bemiss Road zoned C-H. The properties to the west and south are vacant commercially zoned parcels, with development potential for high-density residential, office, commercial, or a combination of the three under a planned development approach.

The TRC reviewed the request and had no technical objections with the proposed site plan, noting the difference in parking proposed by the applicant of one and a half spaces, and the two spaces per dwelling unit of ULDC Table 6.01.03(A); which is allowed per 4.06.02(B). Staff offered alternative design considerations for the site's layout, aimed at providing greater separation and privacy to the existing 1-story dwellings abutting the property, including relocation of buildings and reductions in height.

Staff finds the request consistent with the Comprehensive Plan and surrounding land use pattern, and therefore recommends Approval.