

Staff finds R-10 zoning consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval of R-10 zoning instead, to the City Council.

Commissioner Hightower asked for verification that 16 units are being proposed and if R-10 zoning is better suited than R-6 zoning. Mr. Martin stated 16 units are proposed and R-10 zoning would be better suited. Commissioner Bythwood asked if the area is large enough for emergency vehicles to navigate in and out. Mr. Martin explained design standards require it. Commissioner Foreman asked if only one parking space is allowed for a two-bedroom dwelling. Mr. Martin stated two spaces are required. Commissioner Willis asked if this will be considered a Planned Development. Mr. Martin stated a Planned Development would be required for this configuration.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Matt Inman, Applicant Representative – 2759 Cotton Bay Crossing

Mr. Inman stressed that emergency vehicles will have enough room and the parking concerns will be addressed. Additionally, Mr. Inman informed the commissioners that 50% of the adjacent homes are rental properties. Addressing the R-6 vs R-10 question, Mr. Inman stated the density allowed in R-10 would not be cost effective. He further stated the development could be a “feeder” for Langdale Place.

Commissioner Rountree asked if an R-10 Planned Development would work. Mr. Inman stated it would be cost prohibitive. Commissioner Graham stated he likes the concept. Commissioner Willis voiced concern about two-story homes overlooking single-story homes.

Speaking in opposition to the request:

- Chasity Luke – 303 Betty Jo Dr.
- Mark Heffelfinger – 305 Betty Jo Dr.
- Greg Dimascio – 2807 Jadan Pl.
- Anthony Rowe – 317 Crestview Dr.

Ms. Luke’s concerns involved natural vegetation removal and the single-family character of the area. Mr. Heffelfinger and Mr. Dimascio voiced similar concerns and included concerns about the proposed lot sizes. Mr. Rowe is concerned about maintaining the integrity and value of homes.

Commissioner Foreman asked Mr. Martin if the rendering presented is what is intended to be built. Mr. Martin emphasized the rendering is strictly a conceptual plan. Commissioner Hightower