



GLPC AGENDA ITEM # 5

MARCH 30, 2026

Rezoning Request by Alpha Britton File #: VA-2026-01

Mr. Alpha Britton is requesting to rezone 0.32 acres from Community Commercial (C-C) to Single-Family Residential (R-6). The subject property is located at 195 Johnson Lane, which is along the north side of the street, approximately 125 feet west of North Oak Street. The subject property is currently vacant and the applicant is proposing to construct a single-story residential duplex to be used for himself and his family members.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-6 zoning. The property is also located within the local Historic District. Approval of the proposed new construction is currently scheduled to be reviewed by the Historic Preservation Commission (HPC) at their April 6th meeting (file # HPC-2026-29).

The property is located between residential and commercial zoning districts with a mix of surrounding land uses. Parcels located along North Oak Street to the north and south are zoned Community Commercial (C-C) and Highway Commercial (C-H), and contain various commercial uses. Properties located west of the subject property are zoned R-6 and contain single-family residential dwellings. This mix of land uses reflects the property's location between an established residential neighborhood and a nearby commercial corridor.

Rezoning the property to R-6 to allow for the construction of an owner-occupied duplex is not expected to create any significant zoning conflicts, as the proposed residential use is compatible with the adjacent R-6 residential properties to the west. It is noted that a very small vacant parcel (0.04 acres) is located to the southwest of the subject property which remains commercially zoned. Although it is dimensionally unbuildable on its own, this small parcel should be considered for rezoning in the future to further align with the surrounding residential area and reduce the appearance of spot zoning. However, the applicant does not own or control this parcel, and its current zoning does not adversely affect the requested rezoning for the subject property or vice versa.

A portion of Sugar Creek runs through the rear of the property. However, proposed development of the duplex is not expected to have any impacts on the creek as it is located in the very rear of the parcel and away from the proposed building area. Overall, the proposed rezoning would allow the property to transition from a commercial use to a residential use that is compatible with the nearby residential neighborhood, while still remaining consistent with the Neighborhood Activity Center designation in the Comprehensive Plan.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend **approval** to the City Council.