



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 4.81 acres at the intersection of Marvin Road and Old Ardrey Kell Road, on the eastern side of Johnston Road. (Council District 7 - Driggs)

**PETITIONER**

Carolina Properties

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *South District Plan*, however; the *General Development Policies* support the density requested based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family use at 3 units per acre.
- The *General Development Policies* support the requested density of less than or equal to 12 DUA.

Therefore; we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The *General Development Policies* would support up to 17 units per acre on this site. However, the petition proposed single family attached use with density limited to 8.7 units per acre.
- The development provides a transitional land use for subdivisions on Old Ardrey Kell Rd to Marvin Road and the commercial node.
- The site plan provides a minimum 30 foot wide tree save and landscape area along the rear and side of the site abutting single family homes.
- Limits the height of units nearest to single family homes to 39 feet, same as the base height in R-3 zoning and limits the height of all other units to 48 feet.
- Provides architectural design standards and conceptual renderings that ensure buildings are developed with residential character.
- The site is on a minor thoroughfare, in an area with a mix of uses including detached residential, attached residential,

office and financial institution uses across Marvin Road and around the intersection of Marvin Road and Ardrey Kell Road.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential <=3 units per acre to residential <= 12 units per acre.

Motion/Second: Kelly / Blumenthal  
 Yeas: Barbee, Blumenthal, Kelly, McMillan, Samuel, and Welton  
 Nays: None  
 Absent: Nwasike  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but the residential use and density is supported by the *General Development Policies*.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311