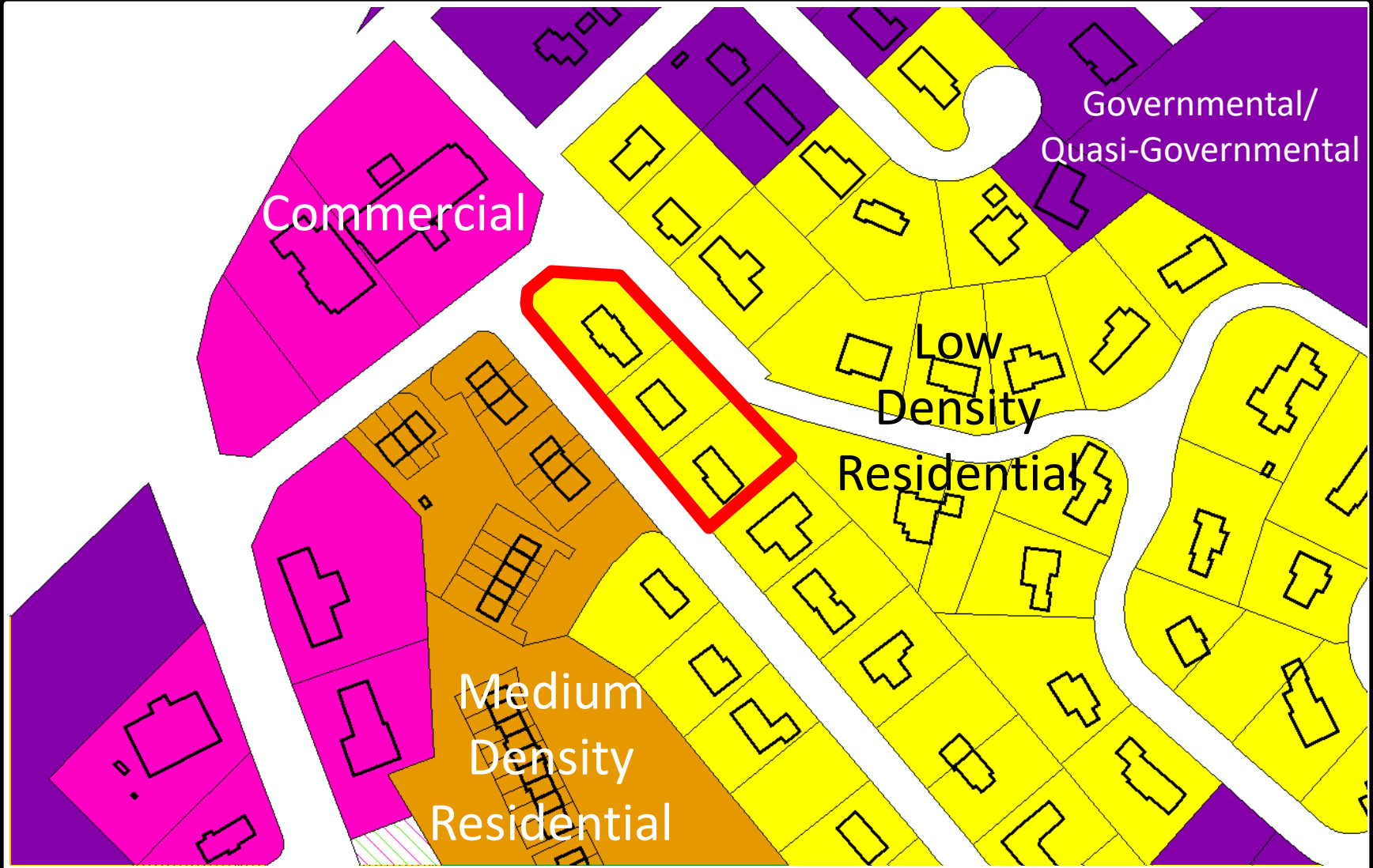
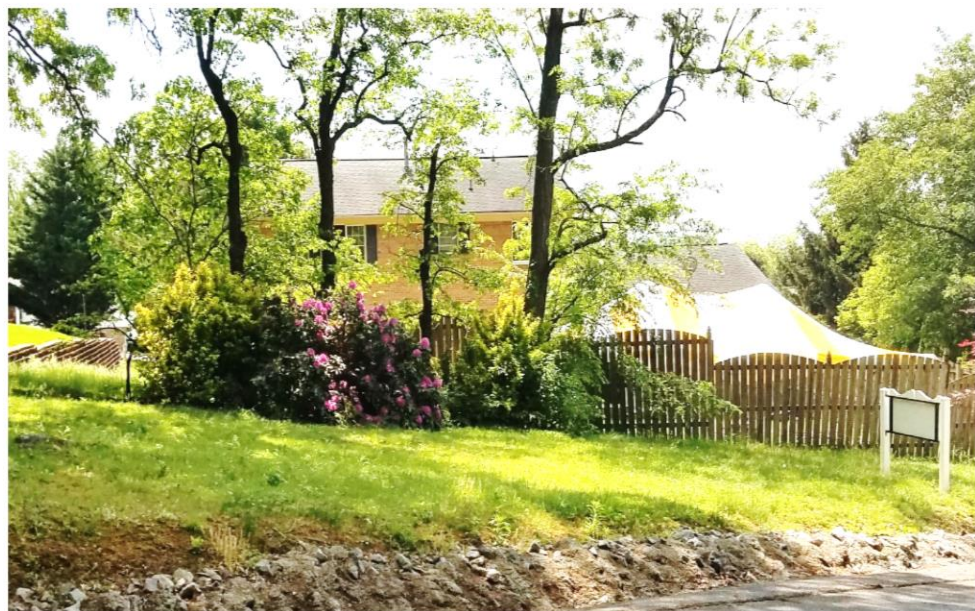
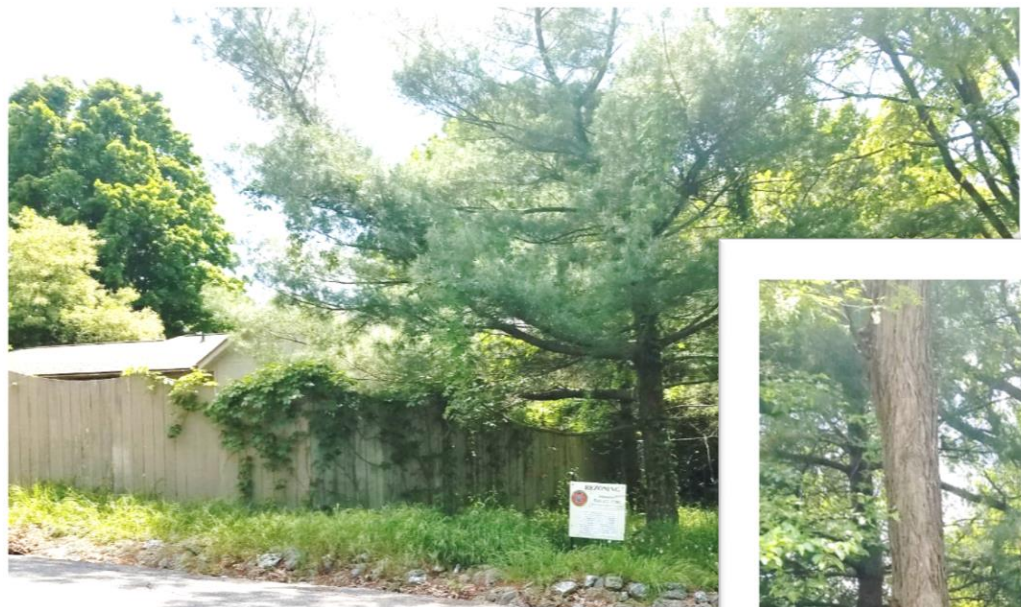


Rezoning – R-1 to R-3C

706, 710, & 714 Greenbriar Drive









“706 Greenbriar Drive is currently a nonowner-occupied residence by not more than four unrelated adults. [Note: This is a nonconforming use as described above.]

710 Greenbriar Drive is currently a nonowner-occupied residence by a family of five -parents and three college children [Note: This unit would also allow rental of space for occupancy by not more than one (1) unrelated tenant.]

714 Greenbriar Drive is owner-occupied residence with rental of space for occupancy by two unrelated tenants.”

Proffers

With the requested rezoning the applicants have submitted the following proffers, written verbatim:

Prohibited Uses:

- Duplex dwelling units with limitations as required by area and dimensional regulations.
- Attached townhouses of not more than eight (8) units.
- Hospitals, convalescent or nursing homes, funeral homes, medical offices and professional offices as defined by article F.
- Child day care.
- Adult day care.
- Cemeteries.
- Small cell facilities. Wireless telecommunications facilities are further regulated by Article CC.
- Community buildings for associated townhouse and multiple-family developments.

Uses Permitted by Special Use Permit:

- Special use permits shall be permitted as approved by the City Council.

Proffers Continued

Screening/Buffer

- A fence that is a minimum of 4 feet tall shall be installed and maintained along the northeast property line adjacent to Oak Hill (See Appendix A). The fence shall be installed within 120 days of rezoning approval. (706 and 710 Greenbriar Drive only)
- A fence that is a minimum of 4 feet tall OR trees that are 4-feet in height at planting and spaced 2-feet apart shall be installed and maintained along the northeast property line adjacent to Oak Hill (See Appendix A). The fence or trees shall be installed within 120 days of rezoning approval. (714 Greenbriar Drive only)
- There will be no entrances for vehicular access permitted from Oak Hill Drive onto the subject property.

Easement Path for Forest Hills Drive (706 Greenbriar Drive only)

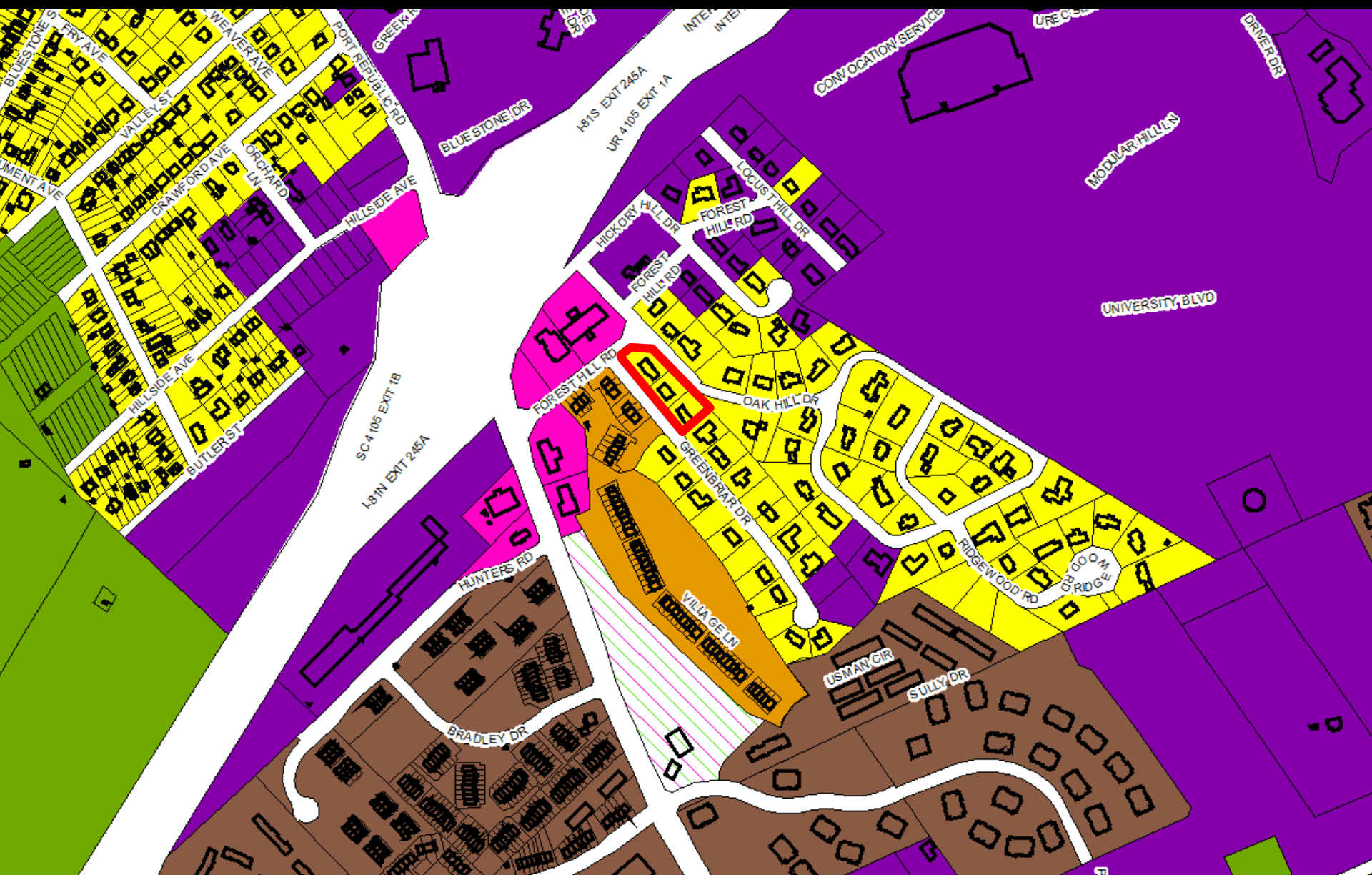
- Easement dedication, from tax map parcel 12-I-1, to extend 30-feet to the east of the double yellow painted centerline on forest Hills Road, shall be dedicated for a future shared use path. As depicted on Appendix B (green line)
- In addition, a 15-foot temporary construction easement, as measured from east of the new right-of-way line, shall be dedicated for future shared use path construction. As depicted on Appendix B (red line).
- Such dedications shall be completed and recorded within 90 days of approval.

Appendix A



Area that is highlighted depicts the approximate location of the fence/vegetation buffer. The buffer will be placed within the property lines of the Greenblair properties.





Recommendation

Staff and Planning Commission (6-1)
recommends denying the rezoning request.