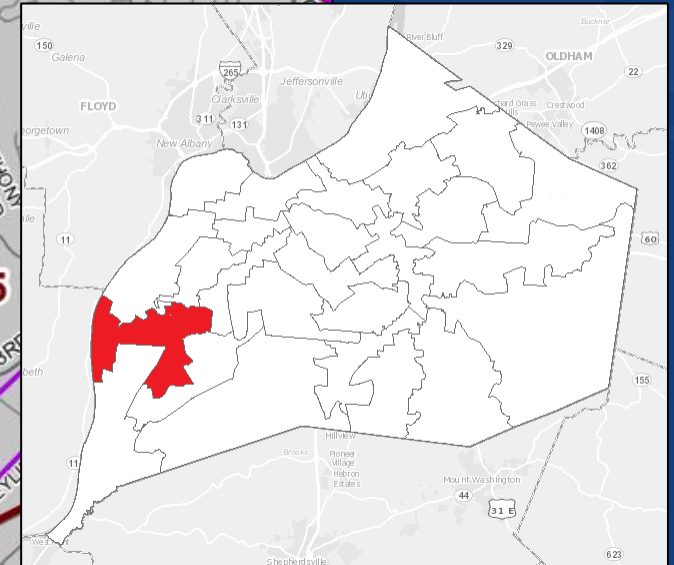
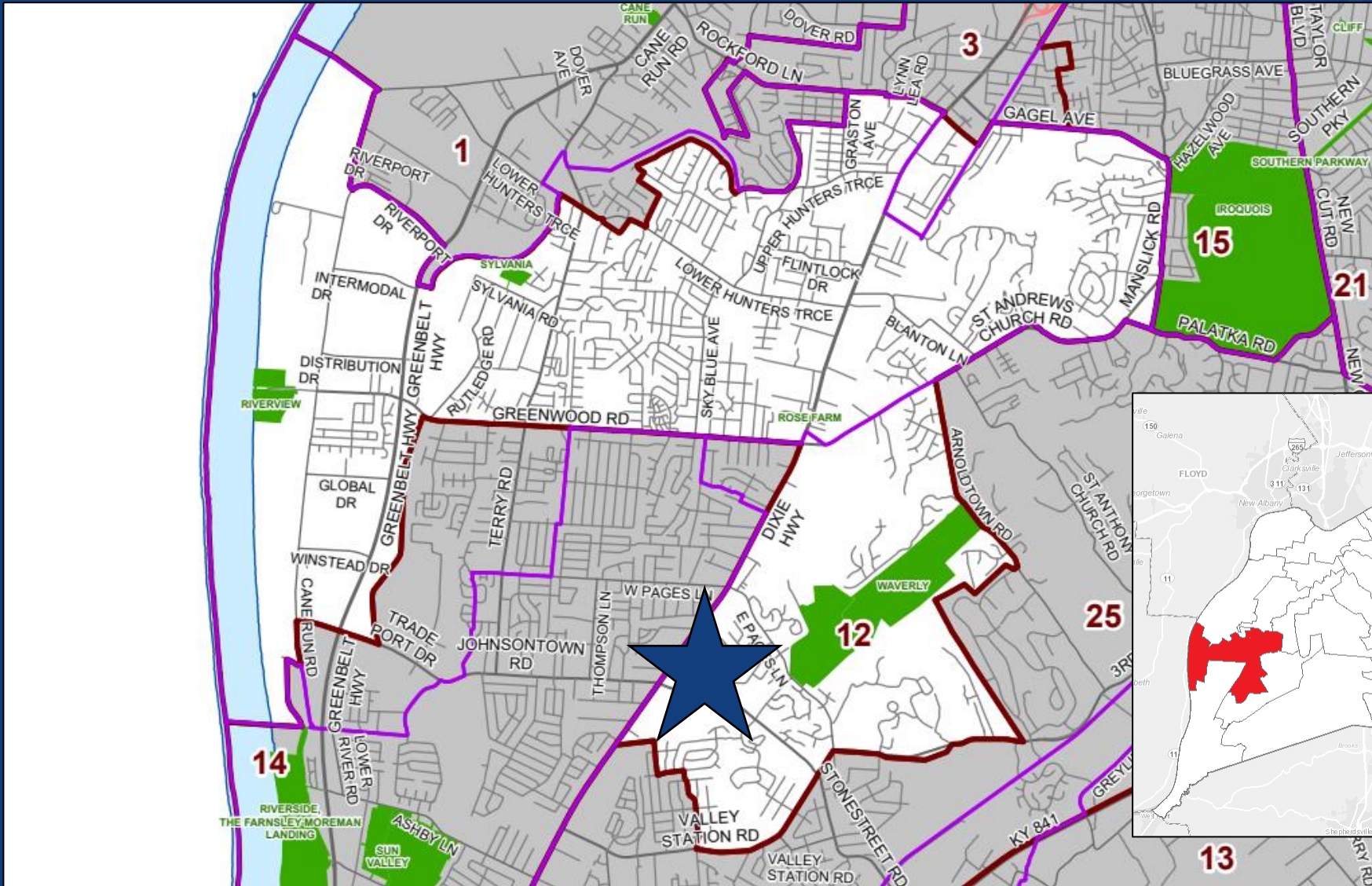


O-172-24
24-ZONE-0025
JOHN HICKS WAY AREAWIDE

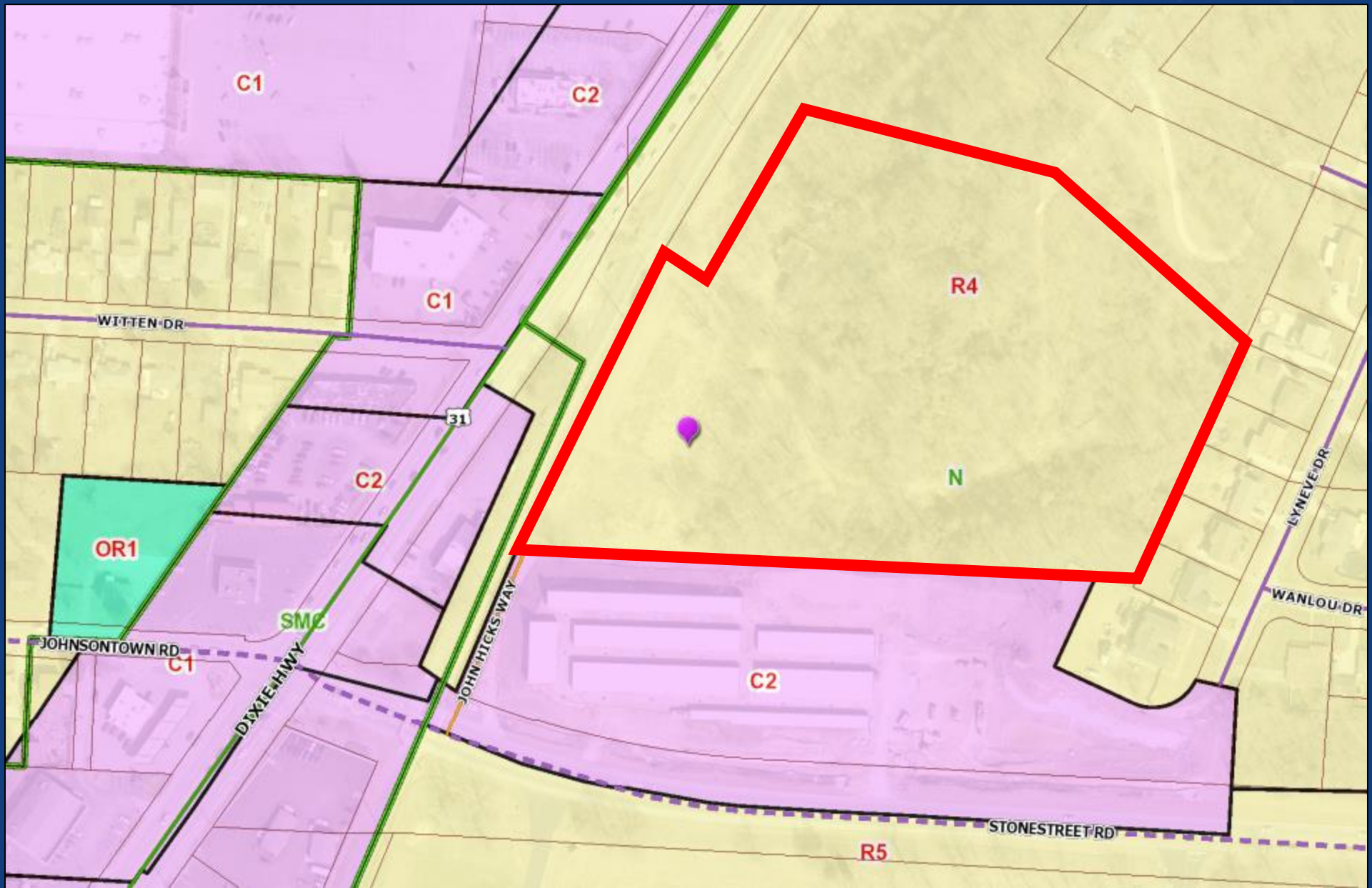
Planning & Zoning Committee
August 13, 2024





9101 John Hicks Way
District 12 – Rick Blackwell

24-ZONE-0025



Existing: R-4/N
Proposed: R-5A/N

24-ZONE-0025





REQUESTS

- Change in Zoning from R-4 Single Family Residential to R-5A Multi-Family Residential



Site Conditions

- Planning Commission Resolution 2024-002
- 10.96 acres in area
- Currently zoned R-4 in the Neighborhood Form (single-family residential, 9,000 sf minimum lot area, 60 ft minimum lot width)
- Access from Stonestreet Road via John Hicks Way (private access easement)
- Existing house on site: constructed circa 1850



Zoning Plan

- 300-foot buffer to remain R-4
- Area to be rezoned: Approximately 7.6 acres





SITE PHOTOS – SUBJECT PROPERTY



24-ZONE-0025

SITE PHOTOS – SUBJECT PROPERTY



24-ZONE-0025

SITE PHOTOS – ADJACENT PROPERTY



Institutional religious use
across Stonestreet Road

Mini-warehouse along
Stonestreet Road to
south



SITE PHOTOS – ADJACENT PROPERTY



Residential behind site in
Timothy Hills
neighborhood

Mixed commercial across
rail line along Dixie
Highway



PUBLIC MEETINGS

- Neighborhood Meetings on March 12, 2024 and April 24, 2024
- LD&T Meetings on May 23, 2024
- Planning Commission Public Hearing on July 16, 2024
 - Motion to recommend approval of the change in zoning from R-4 to R-5A passed by a vote of 5-0.

