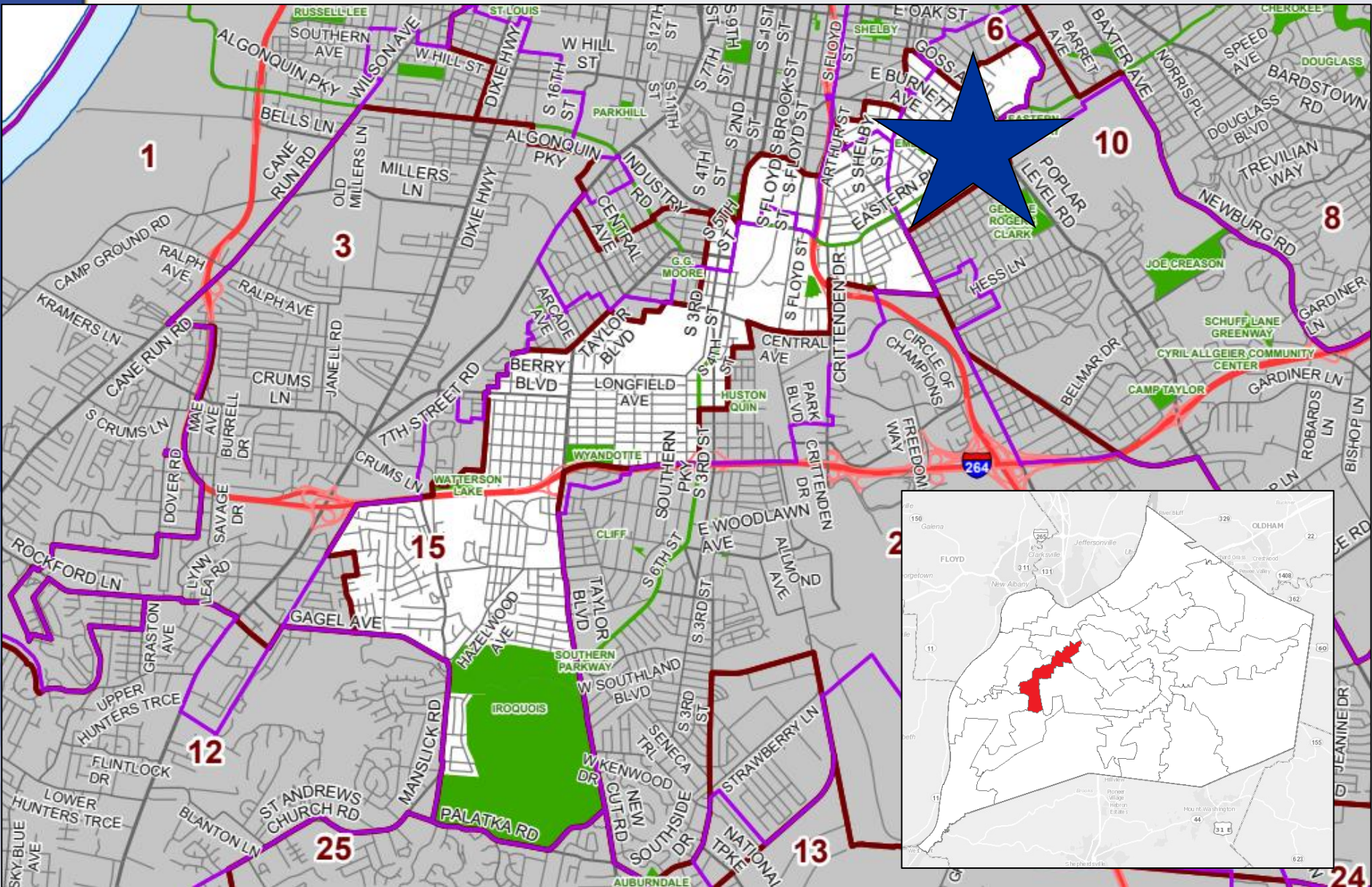


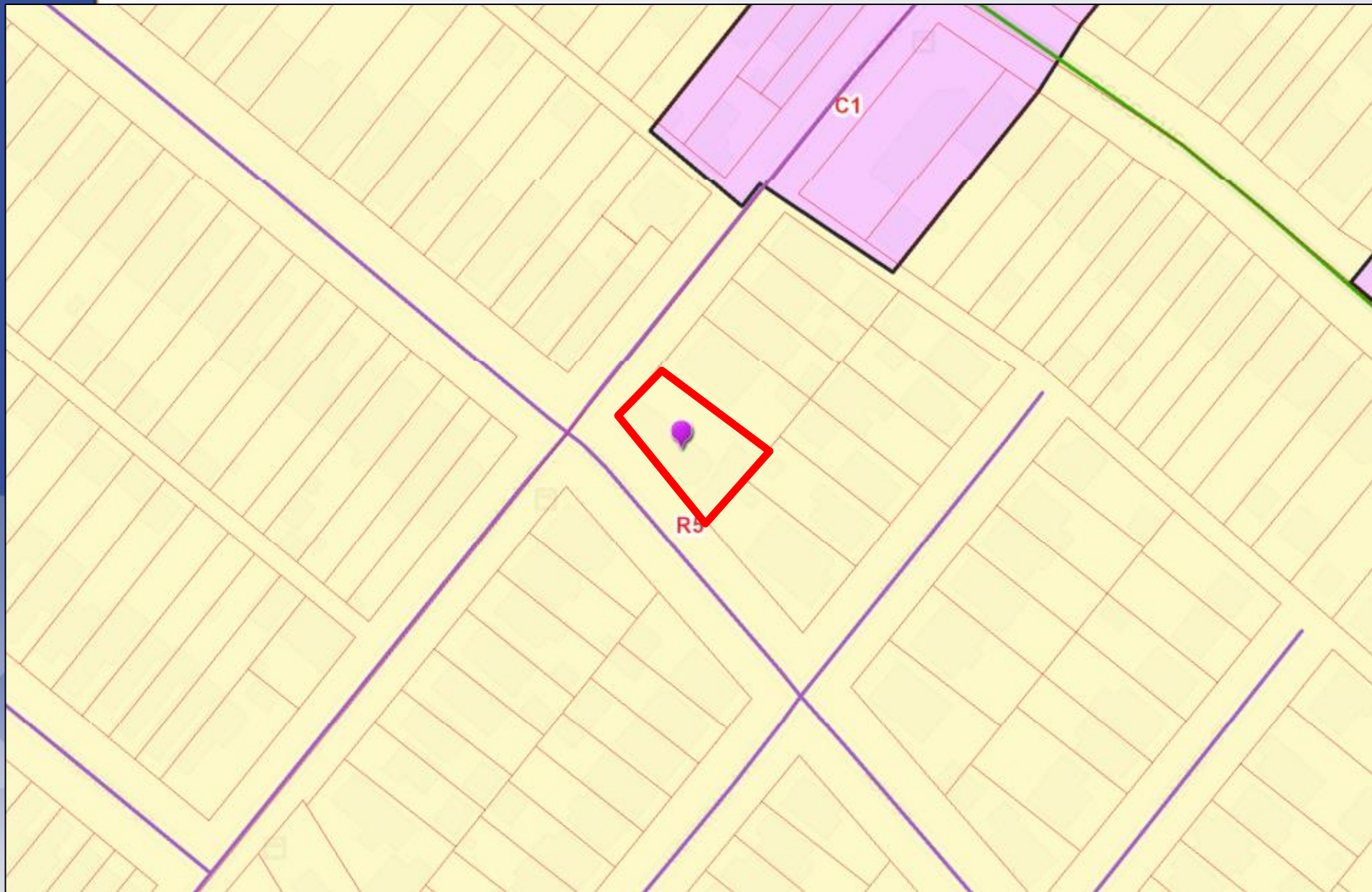
22-ZONE-0132 RUTLEDGE REZONING



Planning & Zoning Committee
February 7, 2023







Requests

- Change in zoning from R-5 single family residential to OR-1 Office/Residential
- Waiver of Land Development Code section 10.2.4 to allow the existing structure to encroach into the 10-foot Property Perimeter Landscape Buffer Area along the side and the rear of the site.
- Detailed District Development plan with Binding Elements

Project Summary

- The applicant is proposing to rezone an existing mixed-use structure to permit a barber shop to continue to operate under a zoning district that permits the use.
- The site has been used for non-residential uses historically.
- No new construction or alteration to the existing structure are proposed at this time.

Proposed Plan



Subject Site



Public Meetings

- Neighborhood Meeting on 8/30/2022
- LD&T meeting on 12/8/2022
- Planning Commission public hearing on 1/5/2023
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-5 to OR-1 by a vote of 8-0.