

REZONING REQUEST STAFF ANALYSIS

Request: To hear the petition of **The Mayor and Council of the City of Blue Ridge** to amend the Official Zoning Map of the City of Blue Ridge.

Standards for Review:

- 1) **Whether the proposed amendment would allow a use that is generally suitable for the site when compared to other possible uses, and the uses and zoning of adjacent and nearby properties.**
 - a) Yes, Property joining to the North is currently zoned R2 (Medium Density) property to the South is not inside the City limits of Blue Ridge.

- 2) **Whether the proposed amendment would adversely affect the economic value or uses of adjacent and nearby properties.**
 - a) One would think that R3 (High Density Residential) would not affect adjacent property value.

- 3) **Whether the property to be affected by the proposed amendment can be used as currently zoned.**
 - a) No, the property currently is zoned R2 (Medium Density Residential). R2 zoning does not allow for Higher Density Residential.

- 4) **Whether the proposed amendment, if adopted, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities.**
 - a) Property fronts County maintained road. Fannin County may require improvements. Owner / Developer will be responsible for any improvements Fannin County would require.
 - b) Schools could be burdensome with the number homes proposed to be built.
 - c) Water & Sewer has not determined as of today if it will be burdensome. Owner / Developer will need City Council approval before an LPD will be issued.
 - d) Police protection could be burdensome with the number homes proposed to be built.

- e) Fire protection could be burdensome the most. Owner / Developer would need an approval letter from Fannin County before LDP would be issued.
- f) Utilities could be burdensome. Owner / Developer will work out terms with Utility Companies for level of service provided.

5) 5) Whether the subject property under the proposed amendment is in conformity with the policies and intent of the adopted Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton protection, or other utilities.

- a) The proposed zoning change is in conformity with the Future Land Use map as it projects property to develop Residential.

6) Whether there are other conditions or transitional patterns affecting the use and development of the subject property, if applicable, which give grounds either for approval or disapproval of the proposed amendment?

- a) The pattern of development reflects the consensus that the area will develop Residential as opposed to Commercial.

Conclusion:

I support the annexation and rezone proposal with assurance of concerns listed below.

Prior to issuance of an LDP, final Site Plan to come back to the City Council only for approval. "Any water or sewer capacity issues will be addressed at that time."

Prior to issuance of an LDP a letter of approval from Fannin County Fire Chief will be presented to City Council.

Prior to issuance of an LDP a letter of approval from Fannin County School Superintendent will be presented to City Council.