

PLANNING COMMISSION CASE REPORT

Case Number: 2015-137

PC Meeting Date: 11-09-15

Applicant Request**Special Permit for a Single-wide Manufactured Home**

Property Location:	1524 Roberson Road
Property Owner:	James A. Fergerson
Applicant:	James A. Fergerson

Project Description

- Proposal: Place a single-wide manufactured home on a ¼-acre lot.
- Proposed Access: Roberson Road.

Site Analysis**Site Description**

- Location: The ¼-acre site is located on the south side of Roberson Road approximately ½-mile north of Daisy Dallas Road.
- Current Access: Roberson Road
- Current Land Uses: There is a single-wide manufactured home on both adjacent lots to the east and west. This site faces the rear lots of single-family homes on North Chester Road. A single-family homes is on the adjacent lot to the south.

Zoning History

- The site is currently zoned A-1 Agricultural.
- The properties to the north fronting North Chester Road are zoned R-2 Residential. The adjacent property to the east is zoned R-5 Single Wide Manufactured Home District. The properties to the south are zoned A-1 Agricultural. The adjacent property to the west is zoned A-1 Agricultural.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- There is no current adopted neighborhood land use plan for this area.
- The A-1 Zone/District permits single-family homes and agricultural uses. Single-wide manufactured homes are only permitted with a special permit approved by the Planning Commission.

Key Findings

- The proposal is supported by the recommendations of the adopted Comprehensive Plan 2030 and it is part of the Outer Suburban Growth area. As part of the Middle-Valley/Hixson community, a mix of housing types can be found and other Single-wide Manufactured Homes exist in the area.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area and the single family homes to the east and west.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structure does raise concerns regarding location due to the established housing development on Roberson Road/N. Chester Road.
- The proposal would be an extension of an existing zone.

Staff Recommendation

Approve.