

**MEMORANDUM**

TO: Town Council

FROM: Planning Commission

DATE: September 5, 2023

SUBJECT: RZN 23-0002/ORD 2035 Request to Rezone approximately 1.1 acres from R-4 Low Density Residential to PR Planned Residential in the 1200-block of Airport Road (PID 001702/TM 317- 2 31,32,34A and PID 001703/TM 317- 2 32A,33,34) by Balzer & Associates, Inc. (applicant); on behalf of Habitat for Humanity of the New River Valley, (contract purchaser).

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Planning Commission Recommendation:

**APPROVAL** for the rezoning request RZN21-0002/ORD2035 with the following exceptions:

- Use and Design Standard §4231(b)(5) to not require units to face a street or parking;
- and Use and Design Standard §4231(b)(11) to not require a specific recreation amenity

For: Britt; Colley; Ermann; Herbein; Jones; Kassoff; Walker  
Against:  
Abstain:  
Absent: Ford; Rinehart

In so recommending approval of this rezoning application and associated exceptions to use and design standards, the Planning Commission finds the request to be in conformity with the Comprehensive Plan, the Zoning Ordinance, and to have minimum adverse impact on the surrounding neighborhood or community.