

STAFF REPORT PC-38-25

Project Number: RZN-25-0003

Project Name: 7111 Harrison Drive

Application Type: Rezoning

Applicant: Tim Mangrum (Innovated Construction Co., LLC.)

Owner: Mary Curle

Initial Submittal Date: 8/22/2025

Tax Map: 042G **Group:** A **Parcel:** 018.00

Project Summary

Mr. Tim Mangrum, applicant, has submitted, on behalf of the owner, Mary Curle, a request to rezone the entire 3.73 (+/-) acres of property at 7111 Harrison Drive (Tax Map 042G Group A Parcel 018.00), from RS-40 (Single Family Residential District) to RS-10 (Single-Family Residential District). The property is located at the terminus of Harrison Drive, north of the intersection of Harrison Drive and Adams Drive.

Surrounding Zoning and Land Uses

All surrounding properties are located within the municipal boundaries of Fairview and contain a variety of residential land uses. The adjacent properties to the north, south and west contain single-family detached residential land uses while the property to the east contains a small-scale multi-family residential development. The properties to the north, Crestview Subdivision, are all zoned RS-20 (One and Two Family Residential), while the properties to the south and west are all zoned RS-40 (Single Family Residential). The property to the east is zoned RM-12 (Multi-Family Residential).

Fairview Forward 2040 Plan

The property (Tax Map: 042G Group: A Parcel: 018.00) is classified as Residential Transition Neighborhood future land use classification within the Fairview Forward 2040 Plan. This future land use classification notes appropriate land uses as Multi-Family Residential, Single-Family Attached Residential, Single-Family Detached Residential and Civic/Institutional. The Residential Transition Neighborhood Future Land Use Classification lists four (4) zone districts as appropriate. These zone districts are RS-15 (Single-Family Residential District), RS-8 (Single-Family Residential District), RS-5 (Single-Family Residential District) and RM-8 (Multi-Family Residential District) with PUD Overlay.

The requested zone district of RS-10 (Single-Family Residential District) does not align with the appropriate zone districts as listed in the Residential Transition Neighborhood Future Land Use Classification in the Fairview Forward 2040 Plan. Although the future land use classification does not list RS-10 as an appropriate zone district, it does list the RS-8 and RS-5 zone district as appropriate and these two (2) zone districts permit higher density than RS-10.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone all 3.73 (+/-) acres of property located at 7111 Harrison Drive, identified as Tax Map 042G Group A Parcel 018.00 from the current zoning of RS-40 to RS-10, with the following conditions of approval included in Resolution PC-38-25:

1. This rezoning request will be placed on Thursday, November 6th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, December 4th, 2025, Board of Commissioners meeting.