

**STAFF REPORT**  
**PC-42-25**

**Project Number:** RZN-25-0002

**Project Name:** 7104 Hall Road

**Application Type:** Rezoning

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

**Owner:** Innovated Construction Co., LLC.

**Initial Submittal Date:** 8/21/2025

**Tax Map:** 043D **Group:** A **Parcel:** 010.00

**Project Summary**

Mr. Tim Mangrum, applicant, has submitted, on behalf of the owner, Innovated Construction Co., LLC., a request to rezone the entire 3.17 (+/-) acres property at 7104 Hall Road (Tax Map 043D Group A Parcel 010.00), from RS-40 (Single Family Residential District) to RS-15 (Single-Family Residential District). The property is located southwest of the intersection of Cox Pike and Hall Road.

**Surrounding Zoning and Land Uses**

All surrounding properties are located within the municipal boundaries of Fairview and contain single-family detached residential land uses. All surrounding properties are zoned RS-40 (Single Family Residential District).

**Fairview Forward 2040 Plan**

The property (Tax Map: 043D Group: A Parcel: 010.00) is classified as Legacy Residential Future Land Use Classification within the Fairview Forward 2040 Plan. This future land use classification notes the only appropriate land use as Single-Family Detached Residential. The Legacy Residential Future Land Use Classification lists two (2) zone districts as appropriate. These zone districts are RS-40 (Single-Family Residential District), and RS-15 (Single Family Residential District).

The requested zone district of RS-15 (Single-Family Residential District) does not align with the appropriate zone districts as listed in the Legacy Residential Future Land Use Classification in the Fairview Forward 2040 Plan. Although the requested zone district of RS-15 is not listed as an appropriate zone district, the applicant has indicated the plan is to create six (6) lots on the property, which would provide lots more in line with the size required in the RS-20 zone district.

**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 3.17 (+/-) acres of property located at 7104 Hall Road, identified as Tax Map 043D Group A Parcel 010.00 from the current zoning of RS-40 to RS-15, with the following conditions of approval included in Resolution PC-42-25:

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