



**GLPC AGENDA ITEM # 11**  
JANUARY 27, 2025

**Rezoning Request by Alexander Wynn**  
**File #: VA-2025-03**

Alexander Wynn and Nicole Richardson are requesting to rezone one (1) parcel comprising 0.33 acres from Single-Family Residential (R-10) to Single-Family Residential (R-6). The subject property is located at 212 Springhill Street, which is along the west side of the road about 650 feet south of River Street. The property is currently vacant, and previously contained a single-family residence before it was demolished in 2023. The applicant is proposing to redevelop the property with a new residential duplex.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-6 zoning.

The subject property is part of an old remnant residential area that was first developed in the County more than 60 years ago, and then annexed into the City 19 years ago. It is well-situated and ripe for redevelopment of infill residential, but needs some catalyst and encouragement. The surrounding zoning pattern consists of a mixture of R-10, R-6 and R-M zonings. The existing land use pattern of the area is also a mixture of residential densities interspersed with numerous vacant lots. Most notably for the subject property is the abutting large apartment complex (Ashton Park) immediately to the south (zoned R-M), and a large vacant tract across the street to the east (zoned R-6). The applicant's proposal for R-6 zoning and redevelopment of this property as a duplex, fits in very well with both the surrounding zoning and land use patterns. It may also be a catalyst that is needed for future residential redevelopment projects along this street.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.