~~November 16, 2004 CPC~~
~~February 15, 2005 CPC~~
~~April 19, 2005 CPC~~
~~August 16, 2005 CPC~~
~~December 15, 2005 CPC~~
~~February 21, 2006 CPC~~
~~April 18, 2006 CPC~~
July 18, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

05SN0102
(AMENDED)

Farrish Properties, LLC

Dale Magisterial District
Ecoff Elementary, Salem Middle and Bird High School Attendance Zones
North line of Old Lane Road

REQUEST: (AMENDED) Rezoning from Agricultural (A) and Light Industrial (I-1) to Residential (R-12).

PROPOSED LAND USE:

A single family residential development with a minimum lot size of 12,000 square feet is planned.

RECOMMENDATION

The applicant has requested a deferral to the Commission's August 15, 2006, public hearing. This deferral will permit the applicant to finalize the proposal. If this request is deferred to August 15, any amendments to the case should be submitted no later than July 24, 2006.

CASE HISTORY

Planning Commission Meeting (11/16/04):

At the request of the applicant, the Commission deferred this case to February 15, 2005.

Staff (11/16/04):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than December 13, 2004, for consideration at the Commission's February 15, 2005, public hearing. Also, the applicant was advised that a $130.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (11/24/04):

The $130.00 deferral fee was paid.

Staff (1/24/05):

No new or revised information has been received.

Staff, Applicant, Area Citizens and Dale District Planning Commissioner (1/31/05):

A meeting was held to discuss the request. Concerns were expressed regarding uses, size of buildings, traffic and buffers.

Planning Commission Meeting (2/15/05):

At the request of the applicant, the Commission deferred this case to April 19, 2005.

Staff (2/16/05):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than February 21, 2005, for consideration at the Commission's April 19, 2005, public hearing. Also, the applicant was advised that a $130.00 deferral fee must be paid prior to the Commission's public hearing.

Staff, Applicant, Area Citizens and Dale District Planning Commissioner (2/28/05):

A meeting was held to discuss possible development alternatives to the proposed industrial uses. Discussions included Residential (R-12) and Residential Multifamily (R-MF) zoning. Concerns were expressed relative to density, traffic and house sizes and quality of development.

Applicant (3/3/05):

The $130.00 deferral fee was paid.

Staff (3/24/05):

To date, no new information has been received.

Planning Commission Meeting (4/19/05):

At the request of the applicant, the Commission deferred this request to their August 16, 2005, public hearing.

Staff (4/20/05):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than June 13, 2005, for consideration at the Commission's August 16, 2005, public hearing. Also, the applicant was advised that a $130.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (5/2/05):

The deferral fee was paid.

Staff and Applicant (5/31/05):

A meeting was held to discuss possible development alternatives.

Applicant (7/14/05):

The applicant requested a sixty (60) day deferral to the Commission's October 18, 2005, public hearing.

Planning Commission Meeting (8/16/05):

At the request of the applicant, the Commission deferred this case to their December 15, 2005, public hearing.

Staff (8/17/05):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than October 17, 2005, for consideration at the Commission's December 15, 2005, public hearing. Also, the applicant was advised that a $230.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (9/7/05):

The deferral fee was paid.

Staff and Applicant (10/26/05):

A meeting was held to discuss possible development alternatives.

Applicant (11/8/05):

The applicant requested a sixty (60) day deferral to the Commission's February 21, 2006, public hearing.

Planning Commission Meeting (12/15/05):

At the request of the applicant, the Commission deferred this case to February 21, 2006.

Staff (12/16/05):

The applicant was advised that any significant, new or revised information should be submitted no later than December 22, 2005, for consideration at the Commission's February 21, 2006, public hearing.

Also, the applicant was advised that a $130.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (12/19/05):

The application was amended to request residential zoning instead of industrial zoning and to include additional property.

Applicant (12/29/05):

The deferral fee was paid.

Staff, Applicant, Citizens and Dale District Planning Commissioner (1/12/06):

A meeting was held to discuss the amended request. Concerns were expressed relative to density, traffic and buffer. Some support was expressed for residential use in lieu of previous proposed industrial use.

Applicant (1/31/06):

The applicant requested a sixty (60) day deferral to the Commission's April 18, 2006, public hearing.

Planning Commission Meeting (2/21/06):

At the request of the applicant, the Commission deferred this case to April 18, 2006.

Staff (2/22/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than February 27, 2006, for consideration at the Commission's April 18, 2006, public hearing. Also, the applicant was advised that a $250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (3/13/06):

The application was amended to exclude a 1.5 acre parcel from consideration and to seek Residential (R-12) zoning.

Applicant (3/14/06):

The deferral fee was paid.

Applicant (3/30/06):

The applicant requested deferral to the Commission's July 18, 2006, meeting.

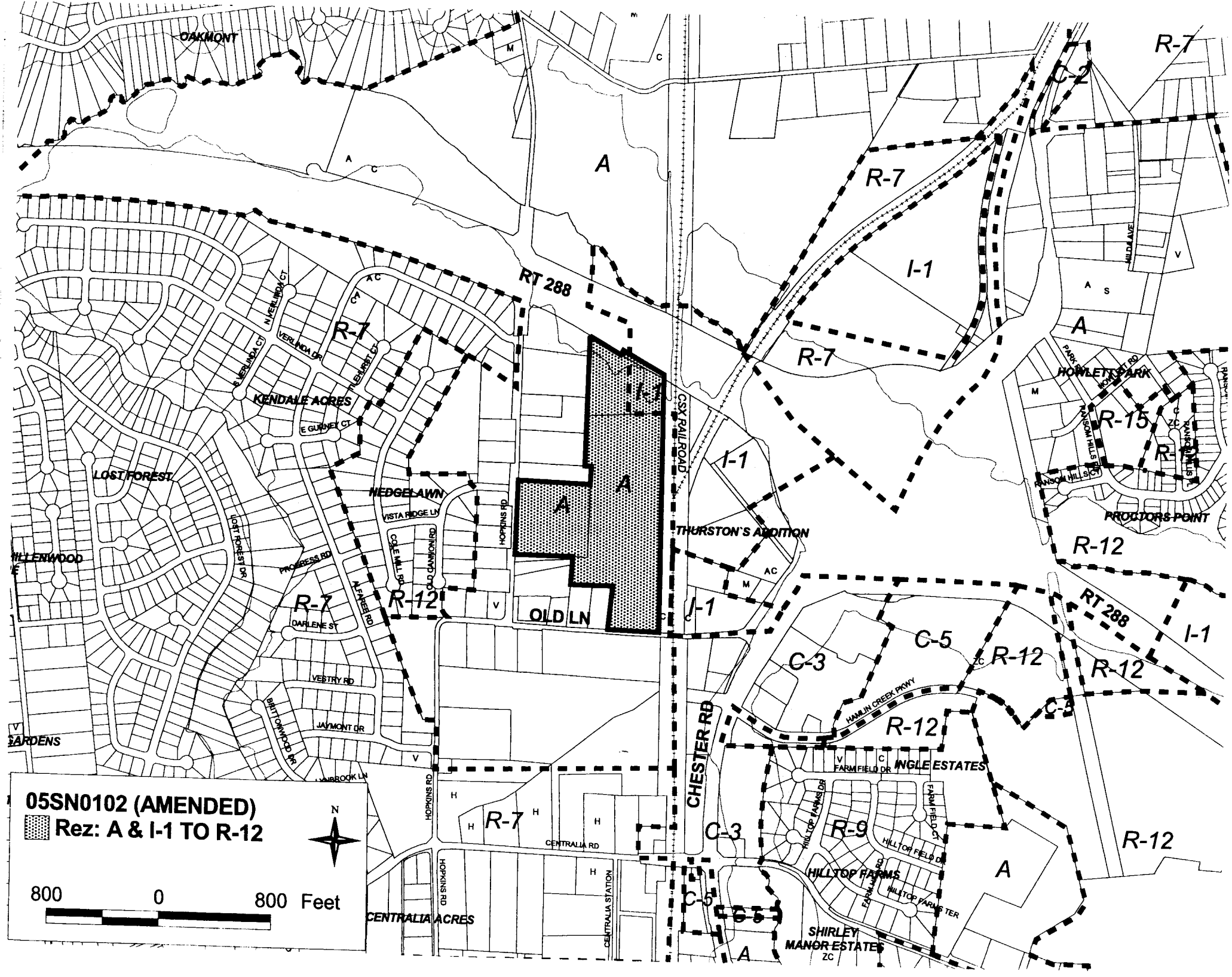
Planning Commission Meeting (4/18/06):

At the request of the applicant, the Commission deferred this case to July 18, 2006.

Staff (4/19/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than May 15, 2006, for consideration at the Commission's July 18, 2006, public hearing.

Also, the applicant was advised that a $250.00 deferral fee must be paid prior to the Commission's public hearing.


05SN0102 (AMENDED)
Rez: A & I-1 TO R-12
N
800 0 800 Feet
OAKMONT
RT 288
KENDALE ACRES
LOST FOREST
HEDGELAWN
VISTA RIDGE LN
COLE MILL RD
OLD CAMPION RD
HOPKINS RD
PROGRESS RD
DARLENE ST
VESTRY RD
JAYMONT DR
BRITTONWOOD DR
OLD LN
CSX RAILROAD
THURSTON'S ADDITION
CHESTER RD
HAMLIN CREEK PKWY
FARM FIELD DR
INGLE ESTATES
HILLTOP FARMS
HILLTOP FIELD DR
HILLTOP FARMS TER
SHIRLEY MANOR ESTATES
CENTRALIA RD
CENTRALIA STATION
CENTRALIA ACRES
HOWLETT PARK
RANSOM HILLS
PROCTORS POINT
R-7
R-12
R-15
R-9
C-2
C-3
C-5
I-1
A