~~March 21, 2006 CPC~~
~~May 16, 2006 CPC~~
July 18, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

05SN0310

Hill Development Associates, LTD

Dale Magisterial District
Beulah Elementary, Salem Middle and Bird High School Attendance Zones
South line of Kingsland Road

REQUEST: Rezoning from Agricultural (A) to Residential (R-12) with Conditional Use Planned Development to allow a residential stock farm and private kennel on 13.7 acres.

PROPOSED LAND USE:

A single family residential subdivision with a minimum lot size of 12,000 square feet is planned. A maximum of 111 lots, yielding a density of approximately 1.50 units per acre is proposed (Proffered Condition 5). In addition, a residential stock farm and a private kennel are planned on 13.7 acres.

The applicant requests deferral to the Commission's September 19, 2006, hearing to allow time to finalize the proposal relative to access. A deferral to the September 2006, Planning Commission meeting would require the submission of any revisions no later than July 24, 2006. If this deadline cannot be met, a longer deferral may be appropriate.

CASE HISTORY

Planning Commission Meeting (3/21/06):

At the request of the applicant, the Commission deferred this request to their May 16, 2006, public hearing.

Staff (3/22/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than Mach 27, 2006, for consideration at the Commission's May 16, 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 (3/22/06 and 4/27/06):

Draft revisions to the proffered conditions and Textual Statement were submitted.

Applicant (4/4/06):

The deferral fee was paid.

Planning Commission Meeting (5/16/06):

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

Staff (5/17/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than May 22, 2006, for consideration at the Commission's July 18, 2006, public hearing.

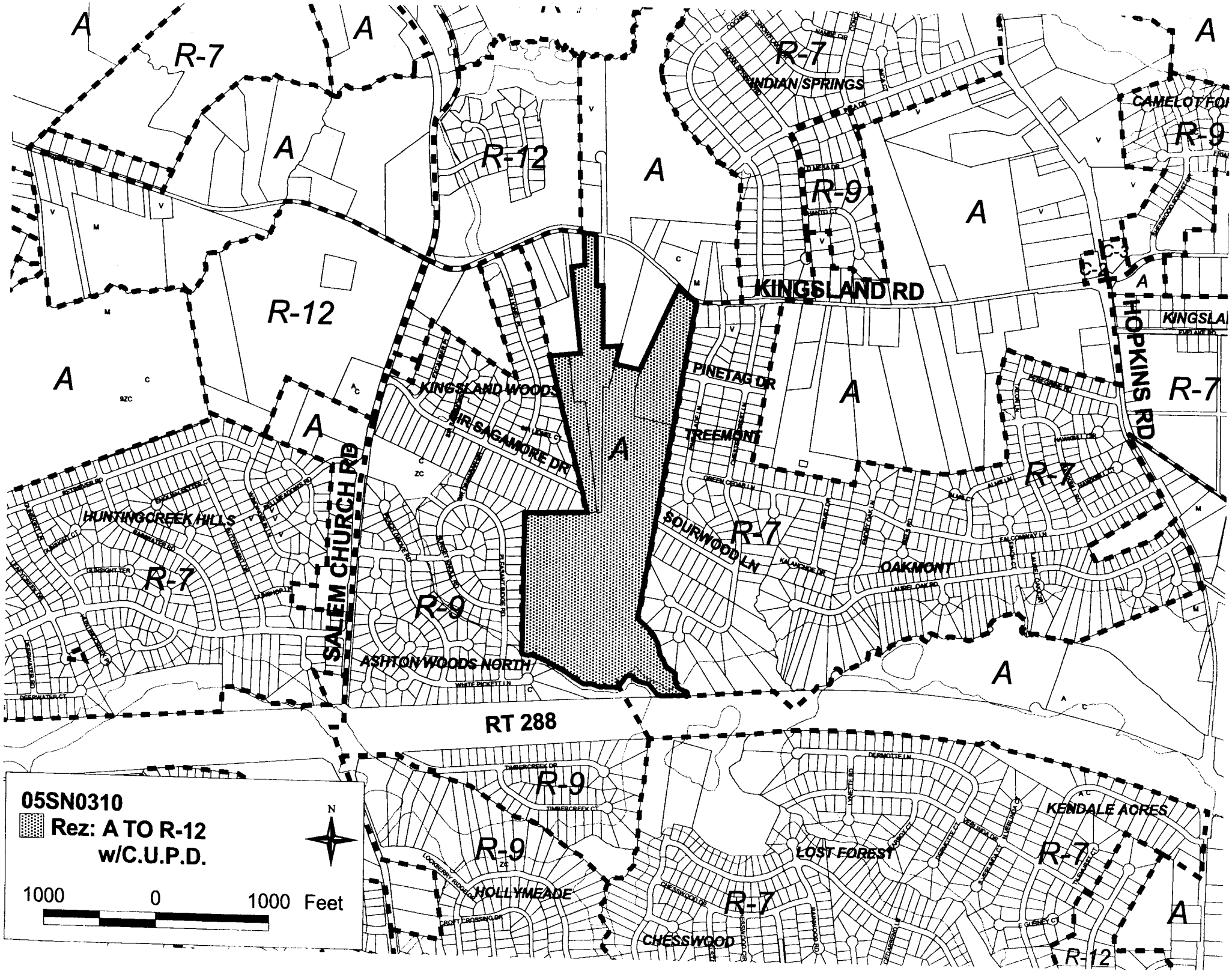
Also, the applicant was advised that a $250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (5/30/06):

The deferral fee was paid.

Applicant (7/5/06):

A sixty (60) day deferral was requested to allow time to finalize the proposal relative to access.


05SN0310
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A
R-7
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R-9
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KINGSLAND RD
HOPKINS RD
SALEM CHURCH RD
RT 288
INDIAN SPRINGS
CAMELOT FOR
KINGSLAND WOODS
AIR SAGAMORE DR
PINETAG DR
TREEMONT
SOURWOOD LN
OAKMONT
HUNTINGCREEK HILLS
ASHTON WOODS NORTH
HOLLYMEADE
CHESSWOOD
LOST FOREST
KENDALE ACRES