~~March 21, 2006 CPC~~
~~May 16, 2006 CPC~~
~~July 18, 2006 CPC~~
~~September 19, 2006 CPC~~
~~December 14, 2006 CPC~~
~~March 20, 2007 CPC~~
June 19, 2007 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) of 73.8 acres with Conditional Use Planned Development to allow a residential stock farm and private kennel on 13.7 acres of the overall property.

PROPOSED LAND USE:

A single family residential subdivision with a minimum lot size of 12,000 square feet is planned. In addition, a residential stock farm and a private kennel are planned on 13.7 acres.

The applicant requests deferral to the Commission's July 17, 2007, hearing to allow time to finalize the proposal relative to access. A deferral to the July 2007, Planning Commission meeting would require the submission of any revisions no later than June 18, 2007. 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.

Planning Commission Meeting (7/18/06):

At the request of the applicant, the Commission deferred this case to September 19, 2006.

Staff (7/19/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than July 24, 2006, for consideration at the Commission's September 19, 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 (7/28/06):

The deferral fee was paid.

Applicant (8/30/06):

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

Planning Commission Meeting (9/19/06):

At the request of the applicant, the Commission deferred this case to December 14, 2006.

Staff (9/20/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than October 16, 2006, for consideration at the Commission's December 14, 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 (10/26/06):

The deferral fee was paid.

Applicant (11/16/06):

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

Planning Commission Meeting (12/14/06):

At the request of the applicant, the Commission deferred this case to March 20, 2007.

Staff (12/15/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than January 11, 2007, for consideration at the Commission's March 20, 2007, public hearing.

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

Applicant (1/10/07):

The deferral fee was paid.

Applicant (2/28/07):

A thirty (30) day deferral was requested to allow time to finalize the proposal.

Planning Commission Meeting (3/20/07):

At the request of the applicant, the Commission deferred this case to the June 19, 2007, public hearing.

Staff (3/21/07):

The applicant was advised in writing that any new or revised information should be submitted no later than April 16, 2007, for consideration at the June 19, 2007, public hearing. In addition, the applicant was advised that a $250.00 deferral fee must be paid prior to the June meeting.

Applicant (4/20/07):

The deferral fee was paid.

Applicant, Staff, Area Citizens and the Dale District Planning Commissioner (4/24/07):

A meeting was held to discuss the request. Concerns were expressed relative to increased traffic within adjacent subdivisions through which access is proposed.

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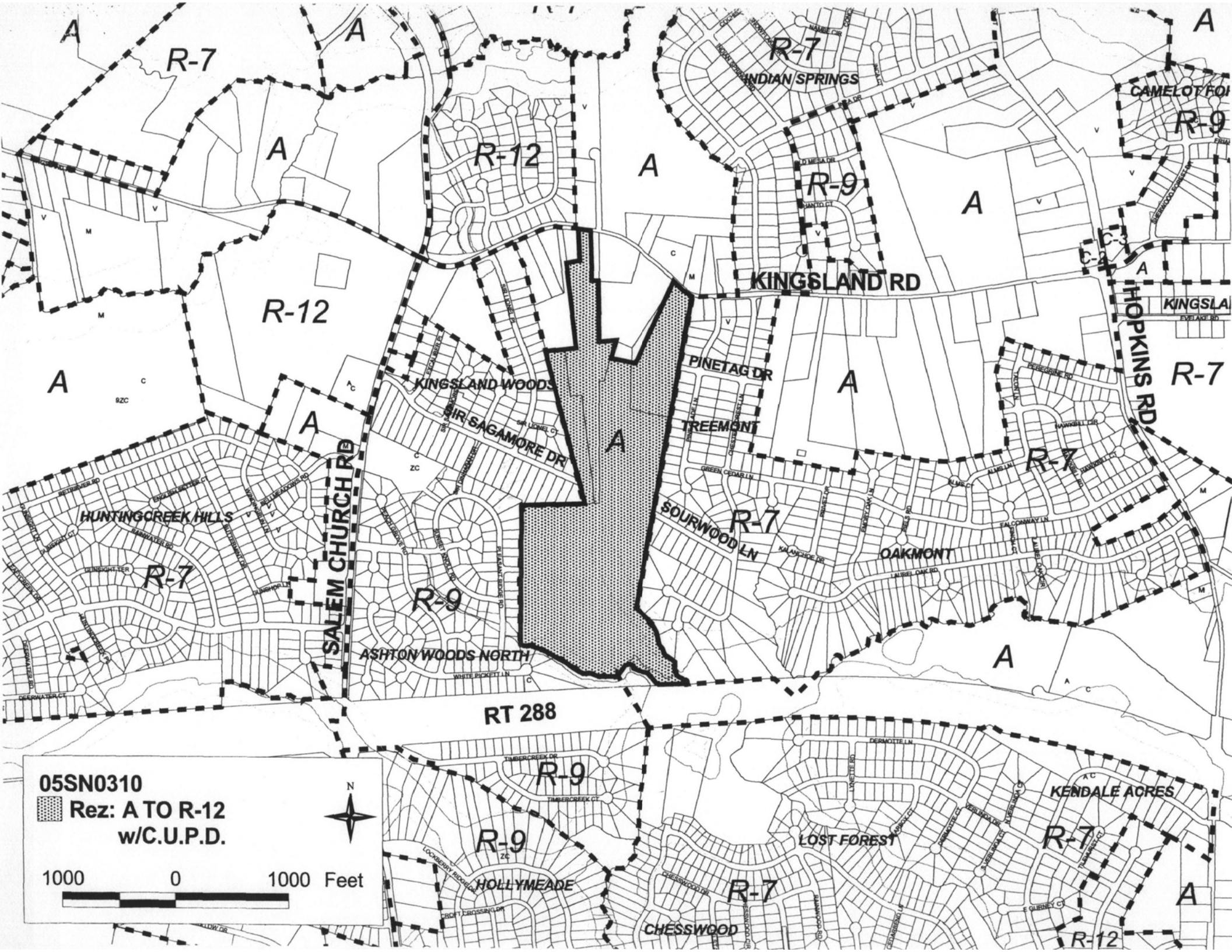
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HUNTINGCREEK HILLS
ASHTON WOODS NORTH
INDIAN SPRINGS
HOLLYMEADE
LOST FOREST
CHESSWOOD
KENDALE ACRES
R-7
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