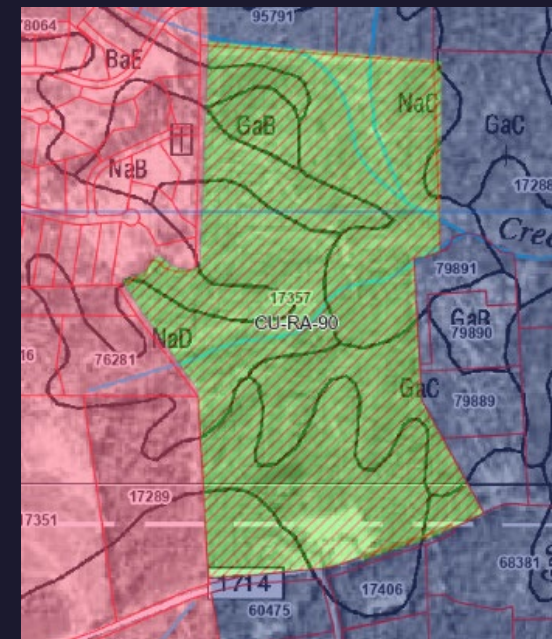
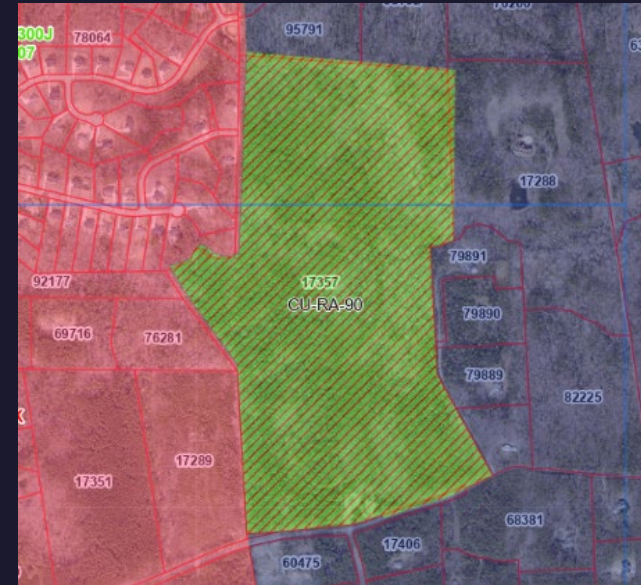


Topic two

A legislative public hearing requested by Pranay Parekh to rezone Parcel 17357 at 739 Hatley Rd

What we know

- Current zoning is CU-RA90 (Conditional Use that allowed for a reduction in minimum lot size from 5 acre avg/3 acre min to two acre size lots for what was a proposed subdivision named Contentnea Creek)
- Located within the Rural node of the Comprehensive Land Use Plan
- NRCS/USGS shows some blueline water features requiring to meet current buffers
- FEMA map 3710977300J, 2/2/2007, shows no floodable areas



What we know

- The previously approved subdivision, Contentnea Creek was originally approved in November 2007.
- No development has taken place
- If rezoning approved, the new owner will be seeking the conventional subdivision approval process for a new large lot development where plans and infrastructure will be made available



Application Requirements

- FINDING NO 1- No errors in the Ordinance are being claimed. The R-5 Residential zoning district is an approved district in Section 10.
- FINDING NO 2- Changed or changing conditions that make this request reasonably necessary:
 - a) The surrounding property on three sides of this parcel are zoned R-5.
 - b) The new owner wishes to create up to 25 new residential lots with individual private septic systems
 - c) The extension of the county water line will also be proposed
- FINDING NO 3 – Conformance with adopted land use plans
 - a) Decreased density will reduce the traffic that would have previously been expected with the other development keeping more in harmony with the Rural designation of the Land Use Plan
 - b) Larger lot development keeps more in tune with the Rural designation of the Land Use Plan
- FINDING NO 4 – circumstances in support of the amendment
 - a) One primary entry will be proposed
 - b) County water will be extended and private septic utilized
 - c) One monument entry sign will be proposed

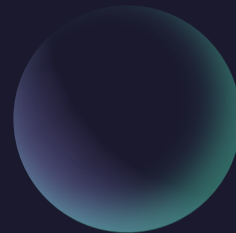
Application Requirements con't...

- FINDING NO 5 – Any other factors that support the rezoning request

Applicant believes the larger lot development will provide a more appealing rural nature that fits within this surrounding area

Homes are expected to be four-bedrooms which will require about 12,000 gpd of wastewater to be handled by private septic systems

The new development would also connect to an existing stub-out at Boxwood Dr



Staff Comments

No other comments at this time