



Board of Supervisors 5/9/17

**Rezoning Application (R-1 to C-2)
Courthouse Road Used Auto
at 10726 Courthouse Rd.
R16-0001
Courtland Voting District.**

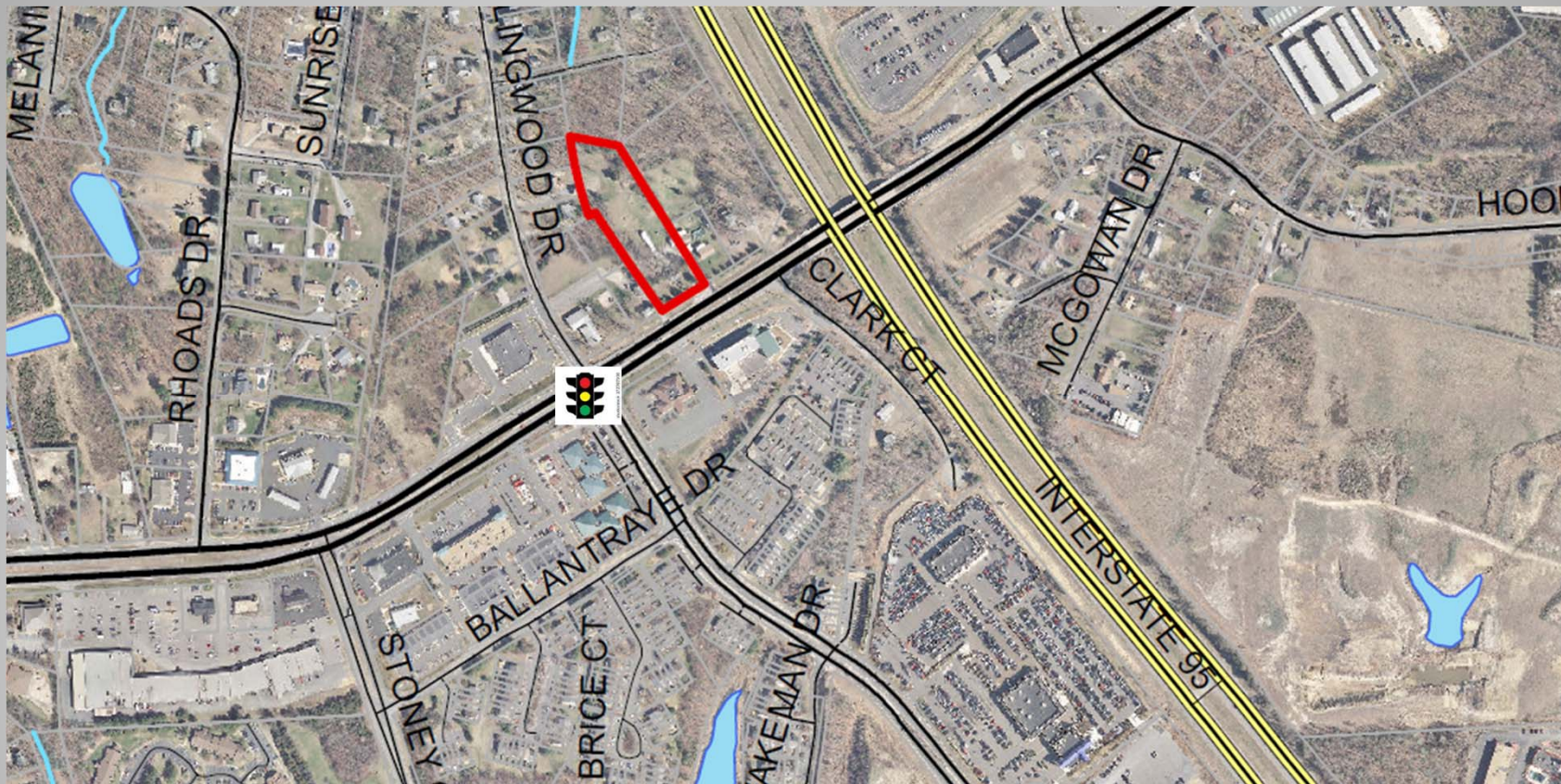
**Patrick Carlton White
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Request: Rezoning of a 2.36 acre property from Residential 1 (R-1) to Commercial 2 (C-2) with proffers dated 5-12-16 last revised 10-17-16.

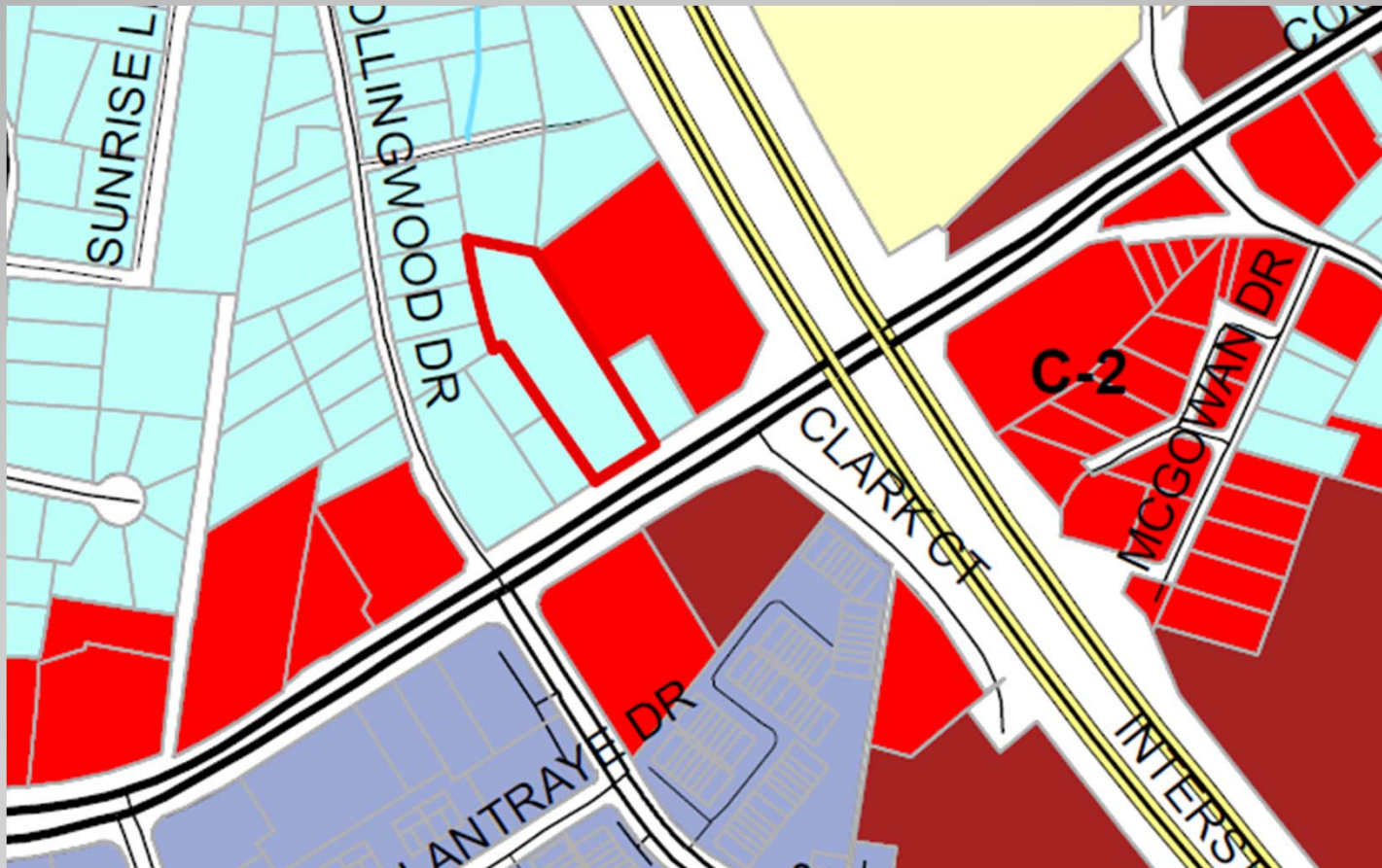
- 2.36 acre parcel owned by Yonus Attai.
- Staff recommends approval.
- Planning Commission recommended denial December 7, 2016 by 7-0 vote. (Courthouse Rd. traffic and access; impacts on church and residences, servicing of vehicles.)

A community meeting was held on 4/25/2016. It was well attended with approximately 30 attendees. Concerns reported were largely related to the restriction of access to the site through the Eastland Church's property, water management, screening, and the restriction of other uses.

Location: Adjacent to Eastland United Methodist Church (w) and existing SFRs (n,e). Fronts on Courthouse Road, an arterial roadway which moves approximately 42,000 vehicles per day.

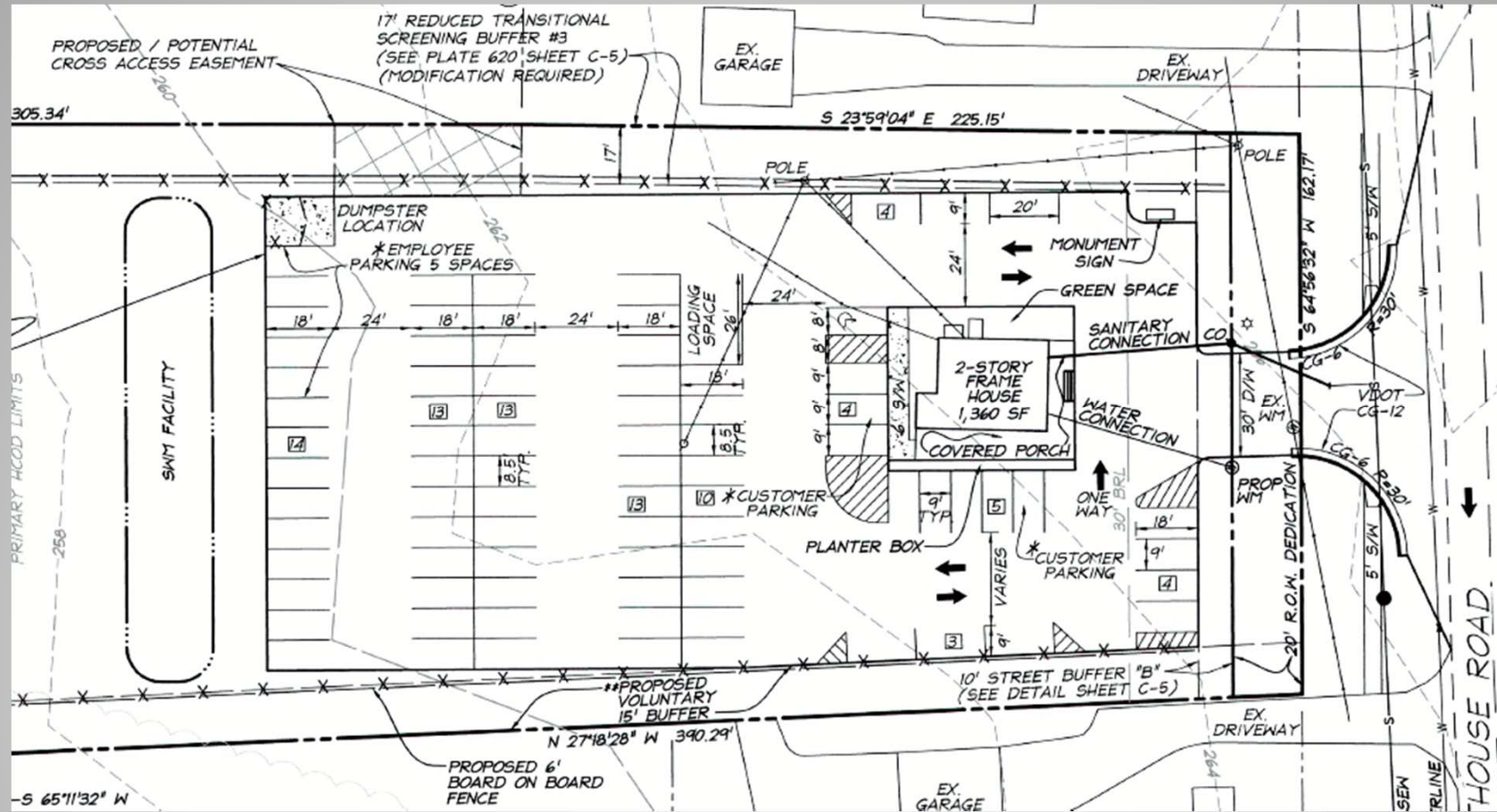


The property is currently zoned R-1, as are most adjacent properties apart from one other C-2 property located to the northeast. The applicant has proposed to allow access to the neighboring C-2 property via easement.

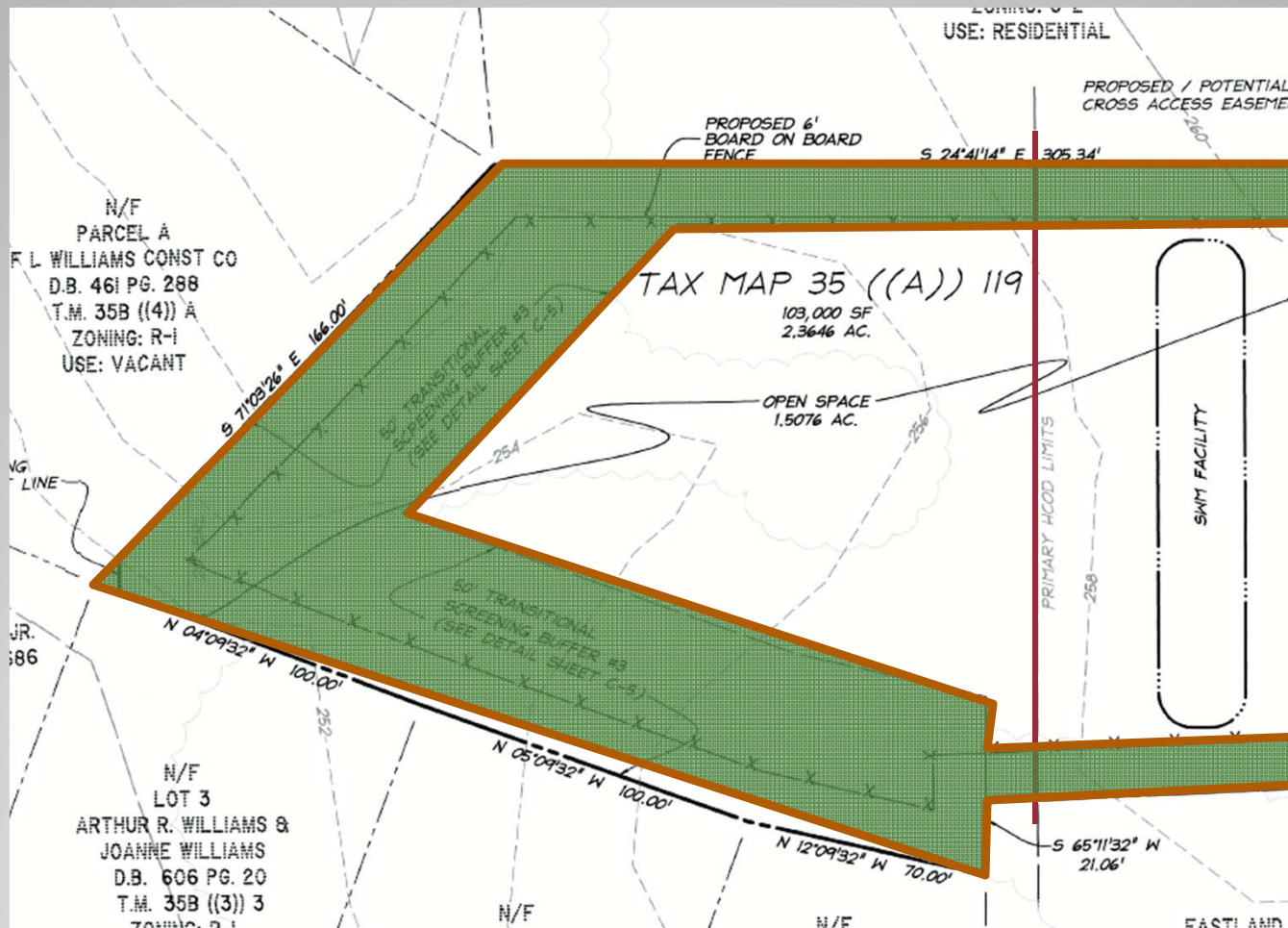


An existing residential structure is proposed to be converted to a sales office and will connect to County utility systems. 20' ROW dedication.

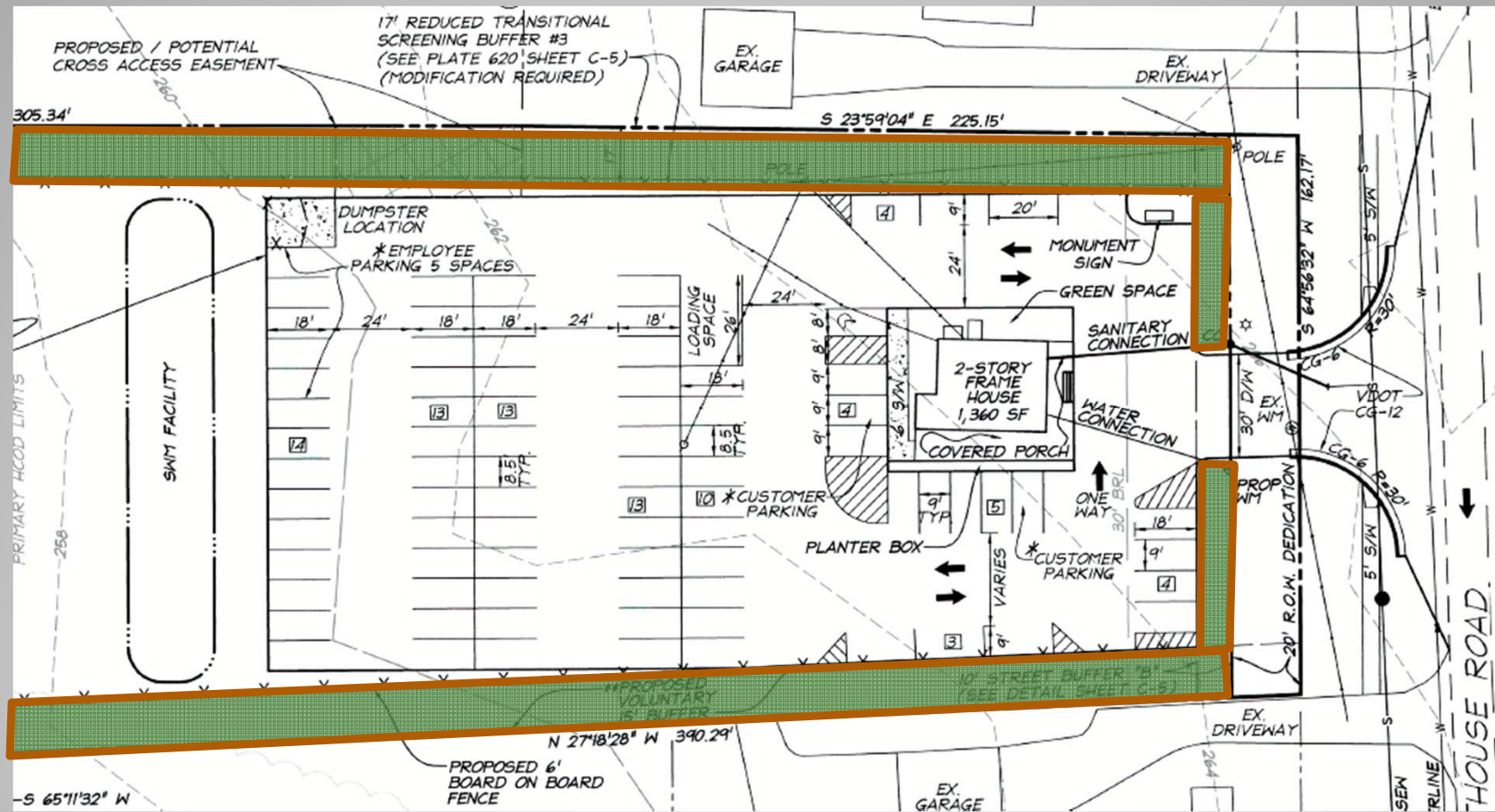
1,360 sq.ft. office. 69 display spaces. 1.5 acres open space



50' screen (w/ 1 large evergreen per 10 ft., 1 medium evergreen per 5 ft., 1 large deciduous per 30 ft. and 1 shrub per 15 ft.) along rear of property w/ proposed 6' tall board on board fence.
No business activities are proposed outside HCOD.



17' Screen w/ board on board fence is proposed to the east including w/ 1 large evergreen per 30 ft., 1 medium evergreen per 15 ft., 1 large deciduous per 90 ft. and 1 shrub per 45 ft. A voluntary 15' Transitional Screen 1 is proposed to the west, with board on board fence and 1 large evergreen per 10 ft. and 1 medium per 5 ft. A Street Buffer B is proposed along the frontage including 2.4 canopy and .8 understory trees per 100 ft.



Proffers (dated 5-12-16 last revised 10-17-16.)

The site will be developed in conformance with the GDP as most recently revised 9-21-16.

Land Use, A:

The applicant has proffered to limit the uses of the property to:

1. Assisted living facility
2. Child care center
3. Financial institution
4. Funeral home
5. Medical care facility
6. Nursing home
7. Office
8. Private school

Proffers:

B:

No further special uses are available to the property apart from the Vehicle Sales, rental and ancillary service establishment.

C-D:

Limits improvements outside of the HCOD, specifically:
The vehicle sales, rental, and ancillary service establishment uses will be limited to the property within the HCOD (first 400' of property). Property outside of the HCOD can be used for open space, buffers, storm water management, etc.

No new future buildings will be allowed outside of the HCOD.

Proffers:

E: Restricts the servicing of automobiles from being conducted outside of structures.

Transportation: Only 1 entrance shall be allowed onto Courthouse Road. A 5' sidewalk will be installed. 20' of ROW will be dedicated.

Screening: A 6' board on board fence is proposed to surround the property apart from the frontage on Courthouse Rd. A voluntary buffer is proposed consisting of a 15' wide buffer area planted to the standards of the Transitional Screening 1 requirement.

Elevation: The existing house will be rehabilitated conforming to the elevation depicted in the GDP.

Per the GDP, the façade of the office building may incorporate materials such as wood, stucco, stone, hardiplank, brick, or concrete.



Findings

1. C-2 zoning compatible with in this location given the Future Land Use designation of Commercial for this area and the property's location on an arterially roadway within the Primary Development Boundary and Highway Corridor Overlay District.
2. Shared access and ped connections established to assist in connectivity. Lacks connection to Rollingwood.
3. Fencing and significant perimeter plantings are proposed to visually screen use.
4. Restricts proposed use to within HCOD.
5. Companion SUP required for approval of auto dealership use.

Staff recommends adoption of rezoning ordinance RO16-0001 with proffers dated May 12,2016, and last revised October 17,2016.



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