

**ZONING COMMITTEE  
RECOMMENDATION  
April 26, 2006**

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**Rezoning Petition No. 2006-032**

**Property Owner:** Full Moon of Union County and The Moser Group

**Petitioner:** Merrifield Partners LLC

**Location:** Approximately 6.77 acres located southeast of Eastfield Road and west of Prosperity Church Road

**Request:** R-3, single family residential to NS, neighborhood services

**Action:** The Zoning Committee voted unanimously recommend a **30-day deferral** of this petition.

**Vote:** Yeas: Carter, Cooksey, Farman, Hughes, Ratcliffe, and Sheild

Nays: None

Absent: Howard

**Summary of Petition**

The proposed request will allow the development of a mixed-use center with a maximum of 33,000 square feet of retail and 18 live work units. Conditions associated with the rezoning include a “heavily landscaped” buffer with a wall along the adjacent residential property line, a center courtyard amenity, a freestanding bank and drugstore and one access to Eastfield and one access to Prosperity Church Road. The development standards offer an alternative for the live work units. The units may be used entirely for residential purposes but may not be combined to form a large commercial space.

**Zoning Committee Discussion/Rationale**

Staff noted that the petitioner is requesting a one-month deferral of this petition to work on outstanding site plan issues.

**Upon a motion made by Cooksey and seconded by Ratcliffe , the Zoning Committee unanimously recommended to defer this petition for 30-days.**