

**ZONING COMMITTEE
RECOMMENDATION
March 29, 2006**

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 to **DEFER** this petition until April 26, 2006.

Vote: Yeas: Carter, Cooksey, Howard, Hughes, and Ratcliffe

Nays: None

Absent: Farman and Sheild

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 Howard and seconded by Carter, the Zoning Committee unanimously recommended to defer this petition until April 26, 2006.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.