

**ZONING COMMITTEE  
RECOMMENDATION  
May 24, 2006**

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**Rezoning Petition No. 2006-005**

**Property Owner:** Dorothy Carol Gallant, Moody Lake Office Park Development, LP,  
Service Retail at Whitehall, LLC

**Petitioner:** Paul L. Herndon

**Location:** Approximately 18.7 acres is located on the east side of Sandy Porter Road  
and south of West Arrowood Road.

**Request:** R-3, single family residential and B-1 (CD), neighborhood business  
conditional district to B-1 (CD) SPA neighborhood business conditional  
district site plan amendment, B-1 (CD), neighborhood business  
conditional district and O-2(CD), office conditional district.

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

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

Nays: None

Absent: Farman

**Summary of Petition**

The requested rezoning will allow retail uses (not permitted in the current zoning) and office uses. The site plan associated with this petition does not permit convenience stores, car washes, automobile service stations, detached or multi-family dwellings, boarding houses, or funeral homes. Restaurants with drive through facilities are not permitted however accessory drive in window services are permitted and limited to two tenants within the development. The site plan provides two alternate designs showing how the drive-thrus may be accommodated. Eight buildings are shown with a walking trail in the lower left corner.

**Zoning Committee Discussion/Rationale**

Keith MacVean stated that the petitioner is requesting a 30-day 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.**