

**TENTATIVE
JUNE 7, 2016
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

1. Call to order and establish quorum.
2. Committee Reports.
3. Other Matters Not Listed on the Agenda from the Public.
4. Consent Agenda (on next sheet).
5. Public Hearing Items.
 - a. [ZMA 2016-00001 Hollymead Town Center \(A-2\)](#)
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL: 03200000004500, 03200000005000
LOCATION: Hollymead Town Center Area A-2, the southwest quadrant of Seminole Trail (US 29) and Towncenter Drive to the west of Area A-1 in the Hollymead Development Area.
PROPOSAL: Request to amend Proffer 1 to reduce the percentage of affordable dwelling units to be provided from 20% to 15%
PETITION: Amendment to rezoning for 44.29 acres on property zoned Neighborhood Model District zoning district which allows residential (3 – 34 units/acre) mixed with commercial, service and industrial uses.
OVERLAY DISTRICT: EC-Entrance Corridor; AIA-Airport Impact Area; Managed and Preserved Steep Slopes
PROFFERS: Yes
COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) and Commercial Mixed Use –retail, residential, commercial, employment, office, institutional, and open space; Urban Density Residential (residential (6.01 – 34 units/ acre) - supporting uses such as religious institutions, schools, commercial, office and service uses; and Light Industrial - manufacturing from prepared materials, processing, fabrication, assembly, and distribution of products.
BEING REHEARD BY PLANNING COMMISSION DUE TO ADVERTISING ERROR. ORIGINALLY HEARD AT THE APRIL 26, 2016 PLANNING COMMISSION MEETING.
 - b. [SP201500032 ReStore N Station \(amendment of SP 200900034\)](#)
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL: 055B0000000100
LOCATION: 6115 Rockfish Gap Turnpike
PROPOSAL: Construct approximately 20,000 square feet of additional commercial space and amend fuel dispensing conditions. Proposed uses include Convenience/Retail, Food retail, Retail Auto Parts, Auto Repair Shop, Office and a drive-through window.
PETITION: Amend the existing conditions of SP200900034 to allow approximately 20,000 square feet of additional building, amend conditions related to fuel dispensing and amend conditions limiting overnight parking to allow vehicles awaiting repair to be parked onsite overnight. The conditions of SP200900034 were established during the review of a request to permit water consumption exceeding four hundred (400) gallons per site acre per day as permitted under Section 24.2.2(13) of the zoning ordinance. No change in permitted water use is proposed.
ZONING: HC, Highway Commercial– retail sales and service; residential by special use permit (15 units/ acre)
OVERLAY DISTRICT: EC- Entrance Corridor

PROFFERS: No
COMPREHENSIVE PLAN: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/residential density 0.5 unit/acre in development lots.

6. Other Public Comments.
7. Old Business.
8. New Business.
9. Adjournment—8:00 p.m.

CONSENT AGENDA

- a. [SUB2016-17 Sunset Overlook – Private Street Request](#)
Private street request in the development area to serve 18 single family detached lots (Chris Perez)