

**AGENDA  
PLANNING AND ZONING BOARD  
MARCH 2, 2010  
7:00 P.M.**

**NOTE: ALL ITEMS WILL BE HEARD BY CITY COUNCIL ON  
MARCH 18, 2010 UNLESS OTHERWISE NOTED.**

**RULES FOR PERSONS ADDRESSING PLANNING BOARD**

1. Each speaker will identify him/herself by giving his or her **name and place of residence**.
2. Each speaker will be limited to speaking one time on any topic. When you are finished speaking, please step away from the podium and be seated.
3. Each speaker will be limited to **five (5) minutes** and each group's representative will be limited to a **maximum of ten (10) total minutes**. Each group is encouraged to designate a single spokesperson for their group.
4. Each speaker will confine him/herself to the general question before the Board and avoid irrelevant comments.

**APPROVAL OF MINUTES:** January 5, 2010

**#1: ZONING CHANGE REQUEST**

REQUESTED ZONE: PRD-7 (Planned Residential Development - 7 units per acre)

PRESENT ZONE: B-6 (Highway Business Park)

APPLICANT: Bartlett Engineering & Surveying, PC

PROPERTY OWNER: Berry Development Group, Inc.

PROPERTY ADDRESS: 4262 Country Club Drive NW (part of Tax Parcel  
3703-98-6747)

PROPERTY SIZE: 9.04 acres

GENERAL LOCATION: Right-hand side at the entrance to The Village/Country Club  
West, some 360 feet past the intersection of Country Club  
Drive NW with Nash Street N

PRESENT USE OF PROPERTY: Vacant

**#2: HIGHWAY DEVELOPMENT DISTRICT/CONDITIONAL USE PERMIT**

NAME: Olive Garden Italian Restaurant

APPLICANT: GMRI, Inc.

PROPERTY OWNER: Heritage Crossing, LLC

PROPERTY ADDRESS: 3401 Raleigh Road Parkway W, Bldg 7

PROPERTY SIZE: 2.27 acres

GENERAL LOCATION: Outparcel B of the Heritage Crossing Shopping  
Center along Raleigh Road Parkway, W

PRESENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Restaurant

ZONING: B-4

SUBDIVISION: a portion of Heritage Place Lot 23

**3. PRELIMINARY SUBDIVISION – CLUSTER DEVELOPMENT**

NAME: Batts Farm II

APPLICANT: Herring-Sutton & Associates, P.A.

PROPERTY OWNER: Deanhardt & Davis, Inc.

GENERAL LOCATION: the proposed 2700 Block of Buckingham Road, NW,  
south of Stedman Drive and north of Nottingham  
Drive, and the proposed cul-de-sac of the eastern  
terminus of Barkley Drive (2700 Block)

ZONING: RA-8S (Single-Family Residential)

NUMBER OF LOTS PROPOSED: 18 [16 Single-Family Residential Lots,  
1 Open Space Lot, and 1 Open Space/  
BMP Lot]

**OTHER BUSINESS**

**ADJOURNMENT**