2011 Comprehensive Plan & Zoning Review - Property Owner Requests - ADOPTED September 13, 2012

BRUNSWICK REGION

CASE INFORMATION	*PROPERTY*		*Pre-2010*	*Existing*	*Requested*	*BOCC*	*Staff Comments*
CPZ11-BR-01 APPLICANT: A. David Demiray	TAX MAP: 92 PARCEL: 20, 15 ACRES: 50.9, 201.96 LOCATION: MD180 and MD79 (Petersville Rd.) just north of Rosemont	COMP PLAN	**Low Density Res. Resource Conserv.**	**Ag/Rural Natural Resource**	**Rural Residential**	BY Motion to restore. PS second. Vote: 4-1 (DG opposed.)	Previous Comp Plan: Low Density Residential and Resource Conservation Previous Zoning: R-1 25.7 acres of this property is in Rosemont. Rezoned from R-1 to A and was removed from Brunswick growth area in the 2010 Plan update. Rural residential is equivalent comp plan designation for R-1 zone outside the growth area and without water or sewer designation. Subdivision application for Ag cluster was approved for 7 lots. Extension application currently in process for 4 additional lots..
		ZONING	**R-1**	**A**	**R-1**		
CPZ11-BR-02 APPLICANT: J. Ingram & Sons, Inc.	TM: 84 P: 56 ACRES: 52.6 LOCATION: n/s Mountville Road south of Jefferson	COMP PLAN	**Low Density Res.**	**Ag/Rural**	**Low Density Res.**	BY Motion to restore to R-1. KD second. Vote: 4-1 (DG opposed) ***5/31 - approve R-3 zoning and in growth area with LDR on plan.***	Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Rezoned from R-1 to A and removed from growth area in 2010 Plan update. Staff would support R-1 zoning with the Rural Residential plan designation, which would be more compatiable with surrounding development.
		ZONING	**R-1**	**A**	**R-1 or R-3**		
CPZ11-BR-03 APPLICANT: Jefferson Village Center LLC	TAX MAP: 84 PARCEL: 65 ACRES: 9.41 LOCATION: MD180 and Holter Road	COMP PLAN	**Village Center**	**Village Center**	**Gen. Commercial (or Mixed Use)**	BY motion to deny. PS second. Vote: 5-0	Previous Comp Plan: Village Center Previous Zoning: Village Center There was no change in zoning or designation on this property from the 2010 Plan though a request for a portion of the parcel from VC to GC was considered, but not approved. The site and surroundings have characteristics that are appropriate to maintaining the VC zoning.
		ZONING	**VC**	**VC**	**GC (or MX)**		
CPZ11-BR-04 APPLICANT: James V. Carone, et al, Trustees for the Carone Family Trust	TM: 83 P: 39 ACRES: 8.6 LOCATION: MD180 at US340 interchange west of Jefferson	COMP PLAN	**Highway Service**	**Ag/Rural**	**Gen. Commercial**	BS motion to restore w/GC plan. BY second. Vote: 4-1 (DG opposed)	Previous Comp Plan: Highway Service Previous Zoning: GC Property was subdivided in 1994.
		ZONING	**GC**	**A**	**GC**		
CPZ11-BR-05 APPLICANT: Brian Quinlan	TAX MAP: 92 PARCEL: 25 ACRES: 36.17 LOCATION: south side MD464 just east of Brunswick	COMP PLAN	**Ag/Rural within Brun CGA**	**Low Density Res.**	**Low Density Res.**	BY motion to restore. KD second. Vote: 4-1 (DG opposed)	Previous Comp Plan: no change from 2010 Plan Previous Zoning: R-1 Ag zoning is applied to prevent development in the County and encourage development in the City through annexation. Property is in the Brunswick Growth Area, has a residential designation. Zoning should remain A to facilitate annexation into the City of Brunswick.
		ZONING	**R-1**	**A**	**R-1**		

BRUNSWICK REGION

CASE INFORMATION	*PROPERTY*		*Pre-2010*	*Existing*	*Requested*	*BOCC*	*Staff Comments*
CPZ11-BR-06 APPLICANT: Jefferson Valley LLC	TM: 84 P: 120 ACRES: 138 LOCATION: north side MD180 at Broad Run Rd.	COMP PLAN	**Low Density Res.**	**Low Density Res.**	**Low Density Res.**	BY approve the request assuming no additional build out. PS second. Vote: 5-0 ***5/31 - approve additional 15 ac. R-3, w/LDR plan.***	Previous Comp Plan: Low Density Residential Previous Zoning: R-3 Request minor expansion of R-3 200 feet to the north to match Low Density Residential plan designation. Will not increase lot yield from 198 lots currently approved except through a new subdivion process and/or a change in the water allocation permit through MDE. Request would expand R-3 zoning by 8 ac. At 3 units/acre, 8 acres of R-3 zoning allows 24 units.
		ZONING	**R-3**	**R-3 (54 ac) VC (10 ac) A (74 ac)**	**R-3 (62 ac) VC (10 ac) A (66 ac)**		
CPZ11-BR-07 APPLICANT: William Long Jr. and Virginia Jones	TAX MAP: 84 PARCEL: 69 ACRES: 43.72 LOCATION: n/s MD180 west of Broad Run Road	COMP PLAN	**Ag/Rural Low Density Res.**	**Ag/Rural**	**Low Density Res.**	BY motion to restore KD second. Vote; 4-1 (DG opposed) Includes adjoining Par. 196.	Previous Comp Plan: Low Density Residential, Ag/Rural Previous Zoning: A, R-3 All of the R-3 zoning was removed in 2010 Plan and northern portion of the parcel was removed from the growth area. Staff supports including entire parcel in the growth area as LDR and would not object to the R-3 zoning. Staff also recommends application of R-3 zoning to adjacent parcel to the southwest (map 84 parcel 196) to avoid a discontinuity in development.
		ZONING	**A R-3 (32.98 ac)**	**A**	**R-3 (43.72 ac)**		
CPZ11-BR-08 APPLICANT: Susan Johnson	TAX MAP: 84 PARCEL: 84 ACRES: 50.96 LOCATION: Broad Run Road	COMP PLAN	**Ag/Rural Partially within Jefferson CGA (29.9 ac.)**	**Ag/Rural outisde CGA**	**Low Density Res. Inside CGA (50.9 ac.)**	BS motion to restore BY second. Vote; 4-1 (DG) ***5/31 - approve entire parcel (51 ac.) in growth area w/Ag/Rural plan.***	Previous Comp Plan: Ag/Rural partially withing Jefferson CGA Previous Zoning: A
		ZONING	**A**	**A**	**A**		