

## **Zoning Case 2007-24**

Request by Dominion Acres Group LLC for a rezoning of sixteen (16) acres from R-2 General Residential to R-3 Multi-Family Residential on the rear portion of the parcel. The intent of the rezoning is to build and sell individual townhouses. The property is located on the east side of 29 North Business approximately 0.2 miles north of Amelon Elementary School and further identified as tax map parcel number 148-A-32

At a regular meeting of the Board of Supervisors and Planning Commission held at the Administration Building thereof on Tuesday, the 19<sup>th</sup> day of June, 2007 at 7:00 p.m. the request was approved with the following proffers:

1. Deceleration lane to be constructed along northbound lane entering site as shown on the preliminary site plan dated April 9, 2007;
2. Three (3) lane entrance thirty-six (36) feet in width to be constructed at approved VDOT commercial entrance site instead of standard VDOT commercial entrance width of thirty (30) feet;
3. Will connect rezoned residential property to public water and will connect public sewer provided proper easements providing for gravity feed system are obtained;
4. Signage to be similar to photos and illuminations of such signs will comply with section 907.04, paragraph 1 of the Zoning and Subdivision Ordinance;
5. All outdoor lighting attached to proposed buildings in residential area will be decorated and ornamental and all pole-mounted lighting in residential and commercial are will be decorative and ornamental.