

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 5-N-25-RZ      **Related File Number:** 5-F-25-PA  
**Application Filed:** 3/24/2025      **Date of Revision:**  
**Applicant:** BENJAMIN C. MULLINS

## PROPERTY INFORMATION

**General Location:** West side of Snyder Rd, north of Outlet Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 130 170, 171      **Jurisdiction:** County  
**Size of Tract:** 18.48 acres  
**Accessibility:** Access is via Snyder Road, a minor collector with a pavement width of 17 ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential, Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:** up to 12 du/ac  
**Planning Sector:** Northwest County      **Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is characterized by residential, rural, quasi-public uses, and commercial. Residential uses are a mix of single family residential dwellings on a range of lot sizes and multi-family dwellings. Rural uses are cleared and forested lots situated between developed areas. Quasi-public uses are a church adjacent to the subject site and a private education complex directly to the west. Commercial uses are auto-oriented large scale retail, service, and entertainment located between Outlet Drive & Snyder Road and I-40.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 11538 SNYDER RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** This would not be an extension of the zoning, though PR up to 18 du/ac is adjacent to the southwest.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Requested Plan Category:**

**Subdivision Name:**

**Variances Requested:**

**Other Bus./Ord. Amend.:**

**Comments:**

### Details of Action:

### Summary of Action:

**Date of Withdrawal:** 6/12/2025 **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

**Other Ordinance Number References:**

**Date of Legislative Appeal:** \_\_\_\_\_ **Effective Date of Ordinance:** \_\_\_\_\_