



January 12, 2023 City Council Regular Meeting

Title

19. Petition of John D. Northrup, III on Behalf of Capital Development Partners to Zone 10 Parcels of ~52.86 Acres on Buckhalter Road (PINs 10942 01003, -02A, -02B, -02C, -02D, -02F, 02E, -007, -008, -009) from R-A (Residential Agricultural) to R-A-CO (Residential Agricultural-County) to Support an Annexation (File No. 22-005494-ZA).

Strategic Priority

Good Government

Description

The petition of John D. Northrup, III on behalf of Capital Development Partners is to zone 10 parcels totaling ~ 52.86 acres on Buckhalter Road from R-A (Residential Agricultural) to R-A-CO (Residential Agricultural-County) to support an annexation. The property owner intends to incorporate the parcels into the Rockingham Farms industrial development.

The parcels include:

1. 343 Buckhalter Road (PIN 10942 01003) at 16.87 acres;
2. 339 Buckhalter Road (PIN 10942 01002A) at 5.0 acres;
3. 335 Buckhalter Road (PIN 10942 01002B) at 5.0 acres;
4. 331 Buckhalter Road (PIN 10942 01002C) at 5.0 acres;
5. 325 Buckhalter Road (PIN 10942 01002D) at 5.0 acres;
6. 323 Buckhalter Road (PIN 10942 01002F) at 5.0 acres;
7. 315 Buckhalter Road (PIN 10942 01002E) at 5.0 acres;
8. 309 Buckhalter Road (PIN 10942 01007) at 2.59 acres;
9. 309-A Buckhalter Road (PIN 10942 01008) at 1.0 acres; and
10. 311 Buckhalter Road (PIN 10942 01009) at 2.40 acres.

Section 1.6 of the Zoning Ordinance states that property annexed into the City boundaries may, by adoption, retain and be incorporated into the City's zoning map under the County's zoning district applicable to the property at the time of annexation. This is accomplished by approving the zoning designation and adding the suffix "-CO" (for County) to the zoning district to show that the County's zoning shall apply to the annexed property.

Recommendation

Approve the petition of John D. Northrup, III on behalf of Capital Development Partners is to zone the following 10 parcels on Buckhalter Road from R-A (Residential Agricultural) to R-A-CO (Residential Agricultural-County):

11. 343 Buckhalter Road (PIN 10942 01003) at 16.87 acres;
12. 339 Buckhalter Road (PIN 10942 01002A) at 5.0 acres;
13. 335 Buckhalter Road (PIN 10942 01002B) at 5.0 acres;
14. 331 Buckhalter Road (PIN 10942 01002C) at 5.0 acres;
15. 325 Buckhalter Road (PIN 10942 01002D) at 5.0 acres;
16. 323 Buckhalter Road (PIN 10942 01002F) at 5.0 acres;
17. 315 Buckhalter Road (PIN 10942 01002E) at 5.0 acres;
18. 309 Buckhalter Road (PIN 10942 01007) at 2.59 acres;
19. 309-A Buckhalter Road (PIN 10942 01008) at 1.0 acres; and
20. 311 Buckhalter Road (PIN 10942 01009) at 2.40 acres.

Contact

Bridget Lidy, Senior Director, Planning & Urban Design

Financial Impact

N/A

Review Comments

Attachments

[Exhibit 1: Staff Report for Buckhalter Road \(File No. 22-005494-ZA\).pdf](#)

[Exhibit 2: Maps for Buckhalter Road \(File No. 22-005494-ZA\).pdf](#)

[Exhibit 3: Draft Ordinance for Buckhalter Road \(File No. 22-005494-ZA\).pdf](#)

