

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTION

JANUARY 13, 2000

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

ELECTION OF CHAIRMAN:

ELECTION OF VICE-CHAIRMAN:

THREE CHOPT:

C-1-00 Jordan Consulting Engineers for H. H. Hunt Corp.: Request to rezone from R-3C One Family Residence District (Conditional) to C-1 Conservation District, part of Parcel 10-A-7B, containing approximately 7.04 acres, beginning on the east line of Shady Grove Road approximately 80' south of its intersection with the southern shore of the Chickahominy River. A conservation area is proposed. The Land Use Plan recommends Environmental Protection Area. **(Staff presentation by Eric Lawrence)**



ACTION: Grant

C-2-00 Jordan Consulting Engineers for H. H. Hunt Corp.: Request to rezone from R-4C One Family Residence District (Conditional) to C-1 Conservation District, part of Parcel 10-A-7C, containing approximately 0.91 acre, beginning at a point in the centerline of a creek located approximately 673' east of Concourse Boulevard and approximately 200' west of the western terminus of Alder Ridge Place in the Wyndham Forest subdivision. A conservation area is proposed. The Land Use Plan recommends Environmental Protection Area. **(Staff presentation by Eric Lawrence)**



ACTION: Grant

TUCKAHOE:

Deferred from the December 9, 1999 Meeting:

C-72C-99 James W. Theobald for Dalriada, L. L. C.: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to M-1C Light Industrial District (Conditional), Parcel 58-A-48C, containing approximately 3.588 acres, located on the northwest line of Gaskins Road approximately 300' south of its southwest intersection with Three Chopt Road. A mini-storage warehouse facility is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre.

(Staff presentation by Mark Bittner)



ACTION: Defer 3/9/2000

VARINA:

Deferred from the December 9, 1999 Meeting:

C-73C-99 Dean E. Hawkins, ASLA, for Shamin RIC Hospitality, L. C.: Request to conditionally rezone from M-1C Light Industrial District (Conditional) and B-3 Business District to M-1C Light Industrial District (Conditional) and B-3C Business District (Conditional) part of Parcel 163-A-19D, containing 5.0 acres, located on the north line of Audubon Drive, approximately 500' from the east line of South Airport Drive (State Route 156) and on the east line of South Airport Drive (State Route 156). A hotel is proposed. The Land Use Plan recommends Light Industry. The site is in the Airport Safety Overlay District. **(Staff presentation by Mark Bittner)**



ACTION: Grant

BEGINNING AT 8:30 P.M.:

VARINA:

C-8C-00 James W. Theobald for Roy B. Amason (Sotherlyn): Request to conditionally rezone from A-1 Agricultural District to A-1C Agricultural District (Conditional); R-1AC, R-2AC and R-3C One Family Residence Districts (Conditional); RTHC Residential Townhouse Districts (Conditional); R-6C General Residence District (Conditional); B-2C Business District (Conditional); O-2C Office District (Conditional); and C-1C Conservation District (Conditional), Parcels 240-A-17, 250-A-48, 49 and 51A, and part of Parcel 260-A-28, containing 633.61 acres, generally located along the north lines of New Market (State Route 5) and Long Bridge Roads between and along the east line of Turner Road and the west line of Yahley Mill Road and more specifically as described by plats on file in the Planning Office. A mixed use planned development is proposed. The applicant has proffered the overall density shall be no more than 987 residential units (of which there shall be a maximum of 374 units in the RTH Districts and no more than 95 residential assisted living units). The office and business uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Prime Agriculture and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **(Staff presentation by Mark Bittner)**



ACTION: Deny

THREE CHOPT:

C-3C-00 James W. Theobald for H. H. Hunt Corp: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), part of Parcel 27-A-2, containing approximately 5.926 acres, located on the south side of Shady Grove Road approximately 400' south of its intersection with Sampson Lane and approximately .5 mile east of its intersection with Pouncey Tract Road. A single family residential subdivision is proposed. The R-2A District requires a minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre and Environmental Protection Area. **(Staff presentation by Jo Ann Hunter)**



ACTION: Defer 2/10/2000

TUCKAHOE:

C-6C-00 Joe Williford for Ivystone Properties, Inc.: Request to conditionally rezone from R-2A One Family Residence District to R-5AC General Residence District (Conditional), Parcel 67-A-19, containing 3.232 acres, located on the south line of Ridgefield Parkway at the eastern terminus of Dawndeer Lane. Zero lot line residential development is proposed. The R-5A District restricts the maximum density to 6 units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **(Staff presentation by Jo Ann Hunter)**



ACTION: Defer 2/10/2000

VARINA:

C-7C-00 Henry L. Wilton: Request to conditionally rezone from A-1 Agricultural District to O-1C Office District (Conditional), part of Parcel 177-A-40, containing approximately 3.9 acres, located at the northwest corner of the intersection of Old Elko Road and Elko Road. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Rural Residential, not exceeding 1.0 unit net density per acre. The site is also in the Airport Safety Overlay District. **(Staff presentation by Lee Householder)**



ACTION: Grant

BROOKLAND:

C-75C-99 Henry L. Wilton: Request to conditionally rezone from O-2 Office District to M-1C Light Industrial District (Conditional), part of Parcel 61-A-75, containing approximately 9.6 acres, located on the north line of Parham Road approximately 700' east of its intersection with Ackley Road. A light industrial development is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and Environmental Protection Area. **(Staff presentation by Eric Lawrence)**



ACTION: Grant

C-10C-00 Jay M. Weinberg for Atack Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District, RTHC Residential Townhouse District (Conditional) and O/SC Office/Service District (Conditional) to RTHC Residential Townhouse District (Conditional), R-5C General Residence District (Conditional) and O/SC Office Service District (Conditional), Parcels 12-A-2, 4B, 5, 6 and 7; 13-A-24, 21-A-2, 4,5 and 18A, containing approximately 258.184 acres located at the northeast intersection of I-295 and Staples Mill Road. A mixed use office/service, townhomes for sale and apartments development is proposed. The applicant has proffered no more than 110 townhouse units and no more than 300 apartment units on the property. The Office/Service use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, Office/Service and Environmental Protection Area. **(Staff presentation by Eric Lawrence) Deferral requested to March 9, 2000.**



ACTION: Defer 3/9/2000

FAIRFIELD:

Deferred from the December 9, 1999 Meeting:

C-65C-99 Donald L. Strange-Boston for Steven and Dody Tribble and Charles W. Sanders, Jr. and J. Sanders: Request to conditionally rezone from B-3C Business District (Conditional) and R-4 One Family Residence District to B-3C Business District (Conditional), Parcels 52-A-55 and 56 and part of Parcels 52-A-53 and 54A, containing 1.5706 acres, located on the west line of Mountain Road approximately 275 feet north of its intersection with North Run Road. Any permitted B-1 use, B-3 Office/Warehouse and Overnight Respite Care for Adults are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Arterial and Suburban Residential 2, 2.4 to 3.4 units net density per acre. **(Staff presentation by Mark Bittner)**



ACTION: Defer 3/9/2000

C-11C-00 Thomas & Associates for Kenny Wilbourne: Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 147-A-77, containing 1.00 acre, located at the southeast

intersection of Oakley's and Yates Lanes and the southwest intersection of Yates Lane and Bowitch Court. A single family residential subdivision is proposed. The applicant has proffered that the number of lots shall not exceed four (4). The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is also in the Airport Safety Overlay District. **(Staff presentation by Lee Householder)**



ACTION: Grant

Deferred from the December 9, 1999 Meeting:

C-66C-99 Ralph L. Axelle or Andrew M. Conclin for Windsor Enterprises:

Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcels 64-A-24 and 26, containing 31.6 acres, located at the eastern terminus of N. Wilkinson Road and at the eastern terminus of Pilgrim Lane. A single-family residential subdivision is proposed. The applicant has proffered no more than 45 units. The R-2 District requires a minimum lot size of 18,000 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **(Staff presentation by Elizabeth Via)**



ACTION: Grant