

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

DECEMBER 12, 2002

ACTIONS

BEGINNING AT 7:00 P.M.:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

REQUESTS FOR EXPEDITED ITEMS:

CASES TO BE HEARD:

THREE CHOPT:

Deferred from the October 10, 2002 Meeting:

C-49C-02 Jack R. Wilson, III: Request to conditionally rezone from O-3C Office District (Conditional) to B-2C Business District (Conditional), Parcel 749-761-3214 (48-5-A-12A), containing 2.905 acres, located on the north line of Innslake Drive approximately 400 feet east of Cox Road (4051 Innslake Drive). A hotel/motel (signage) is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff - Mark Bittner**



WITHDRAWN

Deferred from the November 14, 2002 Meeting:

C-61C-02 William H. Shewmake for North Atlantic Holdings, Inc.: Request to amend proffered conditions accepted with Rezoning Case C-54C-89, on Parcel 761-754-4773 (59-A-84A), containing approximately 2.52 acres, located on the south line of W. Broad Street (U. S. Route 250) approximately 600 feet northwest of E. Parham Road. The amendment is related to the landscape and natural buffers on the property. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff - Jean Moore**



DEFERRED TO JUNE 12, 2003

C-74C-02 Gloria L. Freye for Webb L. Tyler & G. Edmond Massie, IV: Request to conditionally rezone from A-1 Agricultural District and C-1C Conservation District (Conditional) to R-3C One Family Residence District (Conditional) and C-1C Conservation District (Conditional), Parcels 745-765-2822, 745-765-1418, 744-765-8338, 744-765-5906, and part of Parcel 746-765-0853, containing approximately 22.395 acres (R-3C: 21.535 acres; C-1C: 0.86 acre, located at the northwest intersection of Dublin and Belfast Roads (McDonald's Small Farms subdivision). A single family residential subdivision is proposed. The applicant has proffered the density shall not exceed 2.2 dwelling units per acre on the properties defined in Rezoning Cases C-74C-02, C-2C-01 and C-3C-01 in the aggregate. The density calculations shall be provided at the time of each subdivision. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff - Paul Gidley**

 **RECOMMEND APPROVAL**

C-75C-02 James W. Theobald for Wellesley Centre, L.C.: Request to conditionally rezone from B-2C Business District (Conditional) and O-3C Office District (Conditional) to B-2C Business District (Conditional), part of Parcel 737-762-4724, containing 6.633 acres, located along the southeast intersection of West Broad Street (U.S. Route 250) and Lauderdale Drive. A retail use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Mixed Use development. The site is also in the West Broad Street Overlay District. **Staff - Mark Bittner**

 **RECOMMEND APPROVAL**

C-76C-02 Andrew M. Condlin/Caroline Browder for G3 Investments, L.L.C.: Request to amend proffered conditions accepted with rezoning case C-31C-97, on part of Parcels 743-762-6518 and 743-761-5197, containing 3.175 acres, located on the east line of Brookriver Drive and the west line of Interstate 64 approximately 650 feet north of the north line of W. Broad Street. The amendment would eliminate Proffer 12 that prohibits retail uses. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Commercial Concentration. The site is also in the West Broad Street Overlay District. **Staff - Paul Gidley**

 **RECOMMEND APPROVAL**

VARINA:

Deferred from the September 12, 2002 Meeting:

C-28C-02 Laraine Isaac for William D. Godsey: Request to conditionally rezone from M-1 Light Industrial District to M-2C General Industrial District (Conditional) and C-1 Conservation District, part of Parcel 817-721-5981, containing 60.696 acres, located on the north line of Oakley's Lane approximately 94 feet east of Oakley's Place and 217 feet west of S. Holly Avenue. The use will be controlled by proffered conditions and zoning ordinance regulations. An industrial park including a contractor's equipment storage yard is proposed. The Land Use Plan recommends Planned Industry and Environmental Protection Area. The site is also in the Airport Safety Overlay District.

Staff - Tom Coleman



DEFERRED TO APRIL 10, 2003

Deferred from the November 14, 2002:

C-57C-02 Koontz-Bryant, PC for J. Stefan Cametas: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 831-720-3959 (1790 Meadow Road), 831-720-0223, and 831-721-8011, containing approximately 39.6 acres, located on the north line of Meadow Road approximately 2,054 feet east of Hanover Road. An 83 lot single family subdivision is proposed. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. The site is also in the Airport Safety Overlay District.

(Decision only, no public comment will be received by the Commission) Staff - Mark Bittner



RECOMMEND APPROVAL

Deferred from the November 14, 2002 Meeting:

C-66C-02 Gloria Freye for Stony Run Development Co. LLC: Request to conditionally rezone from A-1 Agricultural District and R-3AC One Family Residence District (Conditional) to R-3C One Family Residence District (Conditional) and C-1, Conservation District, Parcel 806-727-6208, containing 14.8 acres, located on the east line of Creighton Road approximately 160 feet north of Stone Dale Drive and at the northern terminus of Stoney Valley Drive and the southern terminus of Maplegrove Drive (3183 Creighton Road). A single-family subdivision with up to 35 residences is proposed. The R-3 District allows a minimum lot size of 11, 000 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and

Environmental Protection Area. The site is also in the Airport Safety Overlay District.
Staff - Jean Moore

 **RECOMMEND APPROVAL**

C-65C-02 Sharon & Dwight Fortune, et al: Request to amend proffered conditions accepted with rezoning case C-61C-99, on Parcels 823-696-9339, 824-696-0738, 824-696-2237, 824-696-3536, 824-696-4734, 824-696-7532, 824-696-8055, 824-696-6684, 824-696-4265, 824-696-3265, 824-696-2265, 824-696-1265, 824-696-0266, 823-696-9167, 823-696-7861, 823-696-6569, 823-696-5469, 823-696-7443, 823-696-6345, 832-696-5246, located on Stansfield Court (Bewdly Subdivision). The amendment would reduce the natural buffer on the property. The existing zoning is R-2AC One Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. The site is also in the Airport Safety Overlay District. **Staff - Tom Coleman**

 **DEFERRED TO FEBRUARY 13, 2003**

C-77C-02 Laraine Isaac and/or Robert F. Nelson for Gary L. Price: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcels 817-708-5106, 817-707-5693, 817-707-6299, 817-707-6693, 817-707-7588, containing 3.992 acres, located on the south line of Charles City Road approximately 450 feet west of Miller Road. Warehouses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Heavy Industry. The site is also in the Airport Safety Overlay District. **Staff - Tom Coleman**

 **RECOMMEND APPROVAL**

C-78-02 Laraine Isaac and/or Robert F. Nelson for William R. Elliott: Request to rezone from O-1 Office District to R-3 One Family Residence District, Parcel 801-703-7934, containing 1.636 acres, located on the east line of New Market Road (State Route 5) approximately 600 feet north of McLean Street. A single family residential development is proposed. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Office. **Staff - Tom Coleman**

 **RECOMMEND APPROVAL**

C-79-02 Laraine Isaac and/or Robert F. Nelson for William R. Elliott: Request to rezone from B-1 Business District to R-3 One Family Residence District, part of Parcel 801-703-7169, containing 0.684 acre, located on the south line of Wilderness Drive approximately 165 feet east of New Market Road (State Route 5). A single family residential development is proposed. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Commercial Concentration. **Staff - Tom Coleman**

 **RECOMMEND APPROVAL**

BEGINNING AT 8:00 P.M.:

BROOKLAND:

Deferred from the November 14, 2002 Meeting:

C-60C-02 Robert M. Attack for Hunton Estates Development, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 763-772-8743 (21-A-16, 3936 Mountain Road) and 764-772-3888 (21-A-4), containing approximately 19.2 acres, located on the north line of Mountain Road approximately 160 feet east of Old Mountain Road. Single family residential subdivision is proposed. The applicant has proffered a density of no more than forty-five (45) units. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff - Mark Bittner**

 **RECOMMEND DENIAL**

FAIRFIELD:

Deferred from the November 14, 2002 Meeting:

C-23C-02 Richmond Federal Credit Union: Request to conditionally rezone from O-1 Office District to O-2C Office District (Conditional), Parcel 783-762-9359 (43-2-1-11 & 12), containing 0.8305 acre, located at the northwest intersection of Brook Road (U. S. Route 1) and New York Avenue (Biltmore Subdivision). A bank (credit union) branch of the Richmond Federal Credit Union is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office and Environmental Protection Area. **Staff - Jean Moore**

 **RECOMMEND APPROVAL**

Deferred from the November 14, 2002 Meeting:

C-70C-02 Gloria L. Freye for Harlan Enterprises: Request to amend proffered conditions accepted with Rezoning Case C-95C-88, on Parcel 799-737-4491, containing 15.44 acres, located at the northeast intersection of E. Laburnum and Vawter Avenues. The amendment is a revision of the proffers from the original case, including buffer areas, building materials, lighting, permitted and prohibited uses, and access. The

existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Light Industry. The site is also in the Airport Safety Overlay District. **Staff - Tom Coleman**

 **RECOMMEND APPROVAL**

C-80C-02 RRI, LLC: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) and R-5AC General Residence District, (Conditional) Parcels 811-731-2493, 811-731-6048 and 812-731-4040, containing 78.679 acres (R-3 - 51.679 ac.; R-5A - 27 ac.), located on the north line of Creighton Road approximately 800 feet east of Harvest Crest Drive, 600 feet west of Cedar Fork Road, and at the eastern terminus of Seasons Lane and Harvest Grove Lane. A single family residential development (new section to Harvest Crest subdivision) is proposed. The R-3 District allows a minimum lot size of 11,000 square feet. The R-5A District allows a minimum lot size of 5,625 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. The site is also in the Airport Safety Overlay District. **Staff - Jean Moore**

 **DEFERRED TO JANUARY 9, 2003**

APPROVAL OF MINUTES: Planning Commission November 14, 2002

 **APPROVED**

The application submission deadline for this hearing date for new applications only was October 3, 2002. The applicant can submit new material up to 48 hours prior to the public hearing; an exception to this 48-hour rule is sometimes possible but highly discouraged. The public can submit written or verbal comments at any time up to and through the public hearing.

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors November, 2002.