

## PLANNING COMMISSION

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### REZONINGS AND PROVISIONAL USE PERMITS

#### ACTIONS

APRIL 10, 2003

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#### TUCKAHOE:

*Deferred from the February 13, 2003 Meeting:*

**C-27C-02 RFA Management, LLC:** Request to amend proffered conditions accepted with rezoning case C-32C-89, on Parcel 740-750-0178, containing 12.415 acres, located at the northeast intersection of Ridgefield Parkway and Glen Eagles Drive, the northwest intersection of Ridgefield Parkway and Eagles View Drive, and the southeast intersection of Eagles View Drive and Glen Eagles Drive. The amendment would change the maximum density allowed from 7,850 square feet per acre to 8,532 square feet per acre. The existing zoning is B-2C, Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff - Paul Gidley**



**DEFERRED TO JUNE 12, 2003**

*Deferred from the March 13, 2003 Meeting:*

**C-10C-03 Andrew Condlin/Caroline Browder for Wendy's International, Inc.:** Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional), Parcel 741-741-6996, containing 0.586 acre, located at the southeast intersection of Patterson Avenue (State Route 6) and Pump Road. A Wendy's Fast Food Restaurant with drive-thru is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff - Mark Bittner**



**DENIED**

*Deferred from the March 13, 2003 Meeting:*

**P-4-03 Andrew Condlin/Caroline Browder for Wendy's International, Inc.:** Request for a provisional use permit under Sections 24.58.2(a) and 24-122.1 of Chapter 24 of the County Code in order to extend the permitted hours of service until 1:00 a.m., on Parcel 741-741-6996, containing 0.586 acre, located at the southeast intersection of

Patterson Avenue (State Route 6) and Pump Road. The existing zoning is O-2 Office. The Land Use Plan recommends Office. **Staff - Mark Bittner**

 **DENIED**

VARINA:

*Deferred from the December 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 MAY 15, 2003**

*Deferred from the March 13, 2003 Meeting:*

**C-6C-03 Robert L. Stout for Gilbert E. Holt, Jr., Claudia T. Holt and Roberta J. Holt:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), part of Parcel 805-705-6565 (approx. 2.8 acres) and Parcel 805-705-5584 (approx. 0.767 acre), containing approximately 3.567 acres, located on the south line of Old Oakland Road approximately 600 feet west of Oakvale Street and adjoining the east line of the Old Oakland subdivision. A single-family residential subdivision is proposed. The applicant proffers no more than four (4) residential lots will be developed on the property. 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. **Staff - Jean Moore**

 **DEFERRED TO MAY 15, 2003**

BROOKLAND:

*Deferred from the March 13, 2003 Meeting:*

**C-7C-03 F. Robert Loftis for Sunstar Technologies:** Request to conditionally rezone from A-1 Agricultural District and R-2AC One Family Residence District (Conditional) to R-3C One Family Residence District (Conditional), Parcel 762-761-6559 and part of Parcel 766-762-1042, containing approximately 0.37 acre, located on the north line of Hungary Road approximately 60 feet east of Walton Farms Drive. A single-family residential subdivision is proposed. The applicant proffers a maximum of two (2) lots will be developed on the property. 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. **Staff - Paul Gidley**

 **APPROVED**

*Deferred from the March 13, 2003 Meeting:*

**C-8C-03 Laraine Isaac for Godsey Properties, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) Parcels 755-768-1347 and 755-768-2764, containing 6.0 acres, located on the west line of Springfield Road at Olde Milbrooke Way. A single-family residential subdivision is proposed. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff - Paul Gidley**

 **DEFERRED TO MAY 15, 2003**

FAIRFIELD:

*Deferred from the March 13, 2003 Meeting:*

**C-71C-02 Robert Atack/F. Robert Loftis for Cedar Fork, LLC:** Request to conditionally rezone from A-1 Agricultural District and R-2A One Family Residence District to R-3C One Family Residence District (Conditional) 16.447 acres and R-5AC General Residence District (Conditional) 34.593 acres, Parcels 813-729-0099, 813-729-1810, 813-728-1795, 812-729-4468 and 812-729-5529, located on the west line of Cedar Fork Road at Tiffanywoods Lane. Up to 40 and 100 single family residences are proposed within the requested R-3C and R-5AC Districts, respectively. The R-5AC would permit zero-lot-line development. 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, and Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is also in the Airport Safety Overlay District. **Staff - Jean Moore**

 **DEFERRED TO MAY 15, 2003**

THREE CHOPT:

*Deferred from the October 10, 2002 Meeting:*

**C-26C-02 Andrew M. Conclin for Dr. George Oley:** Request to conditionally rezone from R-2 One Family Residence District to O-1C Office District (Conditional), part of Parcel 754-747-5266 (79-A-71B), containing approximately 0.19 acre, located at the southwest intersection of Michael Road and Fawn Lane (south line of Michael Road approximately 150 feet east of N. Parham Road). Additional parking for an existing dental office is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff - Paul Gidley**

 **WITHDRAWN**

**C-12C-03 Neil P. Farmer:** Request to amend proffered conditions accepted with rezoning case C-54C-02, on Parcels 748-766-1856, 747-766-9196, 748-766-2289, 748-767-3704, containing approximately 18.6 acres, located on the southeast line of Sadler Road at Trexler Road. The proffer amendment would increase the proposed density from thirty-three (33) to thirty-five (35) lots. The existing zoning is R-3C One Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff - Paul Gidley**

 **APPROVED**

**P-6-03 Gloria Freye for Chipotle Mexican Grill:** Request for a provisional use permit under Sections 24-58.2(d) and 24-122.1 of Chapter 24 of the County Code in order to permit an outside dining area, on part of Parcel 749-759-5776, containing approximately 832 square feet, located on an out-parcel of the Summit Shopping Center on the south line of W. Broad Street (U. S. Route 250) at Innesbrook Road. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff - Paul Gidley**

 **APPROVED**

**C-13C-03 George Duke for 10070 W. B. Associates, LLC.:** Request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional), part of Parcel 752-760-2509, containing 0.467 acre, located on the north line of W. Broad Street (U. S. Route 250) approximately 600 feet west of Gaskins Road. An automobile leasing company is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Environmental Protection Area. **Staff - Tom Coleman**

 **APPROVED**

**C-14C-03 Robert Atack for Atack Properties Inc.:** Request to conditionally rezone from A-1 Agricultural District and R-3AC One-Family Residence District (Conditional) to R-5C General Residence District (Conditional), part of Parcel 751-766-9555, containing approximately 7.7 acres, located at the southwest intersection of Nuckols and Snowmass Roads. A multi-family residential development is proposed. The R-5 District allows a density up to 14.52 units per acre. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Environmental Protection Area. **Staff - Jean Moore**

 **DEFERRED TO MAY 15, 2003**

**C-15C-03 Andrew M. Condlin for Windsor Enterprises:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 740-775-9712, 740-774-4255, 739-774-4564, 740-774-1407, 740-771-4107, 740-773-4426, 740-772-8110, 740-775-5801, and part of Parcel 740-771-4780, containing 128.4 acres, located beginning on the south line of Nuckols Road, the northern terminus of Luxford Place and the southern and western boundaries of Bridlewood subdivision. A single family residential subdivision is proposed. The applicant has proffered the maximum density of 1.9 units per acre. 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, Rural Residential, maximum of 1.0 unit per acre, and Environmental Protection Area. **Staff - Mark Bittner**

 **DEFERRED TO JUNE 12, 2003**

**C-16C-03 Ralph Axelle, Jr. for Route 271, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional) and RTHC Residential Townhouse District (Conditional), part of Parcel 738-772-9227 and Parcel 739-770-0693, containing 120.34 acres (107.97 - R-2AC; 12.37 RTHC), located on the east line of Pouncey Tract Road approximately 400 feet south of Perrywinkle Road and 600 feet north of Shady Grove Road. A single family subdivision, including attached townhomes for sale, is proposed. The applicant has proffered the maximum number of lots not to exceed 2.2 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet. The RTH District allows a maximum density of nine (9) units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff - Mark Bittner**

 **DEFERRED TO JUNE 12, 2003**

**C-17C-03 Paul Hinson/Greg Koontz for Carol Sacra:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 744-773-8230, containing approximately 5.07 acres, located on the south line of Old Nuckols Road, approximately 1,000' east of its intersection with Shady Grove Road. Attached single family residential townhomes for sale are proposed. The applicant has proffered a density not to exceed thirty-three (33) units. The RTH District allows a maximum density of nine (9) units per acre. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 net units per acre, and Environmental Protection Area.  
**Staff - Tom Coleman**

 **DEFERRED TO MAY 15, 2003**

**APPROVAL OF MINUTES:** Planning Commission March 13, 2003

 **APPROVED**

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The application submission deadline for this hearing date for new applications only is February 27, 2003. 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 May, 2003.