

REZONINGS AND PROVISIONAL USE PERMITS

Actions

April 15, 1999

**BEGINNING AT 7:00 P.M.:**

**CALL TO ORDER:**

**REQUESTS FOR DEFERRALS AND WITHDRAWALS:**

**FAIRFIELD:**

*Deferred from the March 11, 1999 Meeting:*

**C-13C-99 Ralph L. Axselle for Wilton Development Corp.:** Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-2C One Family Residence District (Conditional) and C-1 Conservation District, Parcel 74-A-20, containing approximately 162 acres, located at the northeast intersection of Diane Lane, Old Sellers Way and Wilkinson Road. A single family residential development is proposed. The applicant has proffered a maximum density of 2.5 units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **(Staff presentation by Nancy Gardner)**

**ACTION:** DEFERRED 7/15/99

*Deferred from the March 11, 1999 Meeting:*

**P-4-99 Ralph L. Axselle for Wilton Development Corp.:** Request for approval of a provisional use permit in accordance with Sections 24-12.1, 24-95 and 24-122.1 of Chapter 24 of the County Code in order to allow a controlled density subdivision in conjunction with rezoning Case C-13C-99 on Parcel 74-A-20, containing approximately 162 acres, located at the northeast intersection of Diane Lane, Old Sellers Way and Wilkinson Road. The site is zoned A-1 Agricultural District and C-1 Conservation District. **(Staff presentation by Nancy Gardner)**

**ACTION:** DEFERRED 7/15/99

*Deferred from the March 11, 1999 Meeting:*

**C-23C-99 Roy B. Amason:** Request to conditionally rezone from B-2 Business and O-3 Office Districts to RTHC Residential Townhouse District (Conditional), part of Parcel 33-A-69A, containing 1.986 acres, located on the north side of Virginia Center Parkway, 1,200' east of Interstate 95. Residential townhouses for sale are proposed. The RTH District permits a maximum density of 9.0 units per acre. The Land Use Plan recommends Office development. **(Staff presentation by Nancy Gardner)**

**ACTION:** DEFERRED 5/13/99 - FOR DECISION ONLY.

### **THREE CHOPT:**

*Deferred from the March 11, 1999 Meeting:*

**P-23-98 Gloria Freye for Triton PCS, Inc.:** Request for approval of a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct, operate and maintain a communication tower up to 199' high and related equipment and improvements, on part of Parcel 47-A-59, containing 2,500 sq. ft., east of Interstate 64 between Cox Road and Old Cox Road (3600 Old Cox Road). The site is zoned B-2C Business District (Conditional). **(Staff presentation by Mark Bittner)**

**ACTION:** CASE WITHDRAWN BY APPLICANT.

*Deferred from the March 11, 1999 Meeting:*

**C-18C-99 James W. Theobald for H. H. Hunt Corporation:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) and R-3AC One Family Residence District (Conditional), Parcels 11-A-3 & 4, and Parcel 19-A-13, containing approximately 79.77 acres, located north of Chappell Road and adjacent to the Chickahominy River. Single family residences are proposed. The applicant has proffered a maximum of 200 residential units which yields a density of 2.51 units per acre. The Land Use Plan recommends Rural Residential, up to 1 unit net density per acre; Suburban Residential 2, 2.4 to 3.4 units net density per acre, Urban Residential 3.4 to 6.8 units net density per acre, and Environmental Protection Area. **(Staff presentation by Mark Bittner)**

**ACTION:** DEFERRED 5/13/99

**C-25C-99 Andrew M. Condlin for F & P, LLC:** Request to conditionally rezone from R-3 One Family Residence District to O-1C Office District (Conditional), part of Parcel 69-A-12 and Parcel 69-A-14, containing 0.82 acres, located at the northwest corner of Parham and Fordson Roads. Office use is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **(Staff presentation by Jo Ann Hunter)**

**ACTION:** DEFERRED 5/13/99

**C-26C-99 Jack R. Wilson, III for Tidewater Quarries, Inc.:** Request to amend proffered conditions accepted with rezoning case C-28C-91, on part of Parcels 20-A-1 and 2A containing 9.25 acres, located west of Staples Mill Road on the north line of I-295. The property is zoned M-2C, General Industrial District (Conditional). The amendment is related to the hours of operation. The Land Use Plan recommends Rural Residential, not exceeding one unit net density per acre and Environmental Protection Area. **(Staff presentation by Mark Bittner)**

**ACTION:** DEFERRED 5/13/99

**C-27C-99 Glenn R. Moore for The Innsbrook Corporation:** Request to conditionally rezone from A-1 Agricultural District to O-3C Office District (Conditional), Parcels 37-A-41, 47, 48, 52, 52A and 53, containing approximately 19.4 acres, located on the east line of Sadler Road, approximately 200' south of the intersection of Thorncroft Drive. Office use is proposed. The use will be controlled by zoning

ordinance regulations and proffered conditions. 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:** Recommended for approval

C-28C-99 **Henry L. Wilton for Shady Grove Associates:** Request to conditionally rezone from O-2C Office District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcel 10-A-19, containing approximately 12.63 acres, located at the northeast corner of Old Nuckols Road and Shady Grove Road. Townhouses or condominiums are proposed. The applicant has proffered a maximum density of 6 units per acre. The Land Use Plan recommends Environmental Protection Area and Office. **(Staff presentation by Mark Bittner)**

**ACTION:** DEFERRED 5/13/99

C-29C-99 **Charles H. Rothenberg for H. H. Hunt/Wyndham Development Corporation:** Request to conditionally rezone from R-2C One Family Residence District (**Conditional**) to R-2AC One Family Residence District (Conditional), part of Parcel 10-A-12, containing approximately 11.6 acres, located on the south line of Nuckols Road at its intersection with Dominion Hills Boulevard. A single family subdivision is proposed. The R-2A District requires 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. **(Staff presentation by Jo Ann Hunter)**

**ACTION:** Recommended for approval

C-30C-99 **James W. Theobald for H. H. Hunt Corporation:** Request to conditionally rezone from R-4C One Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) and R-5C General Residence District (Conditional), part of Parcels 27-A-4 and 11, containing approximately 9.294 acres, located north of I-295 on the east line of Concept Road 27-1 approximately 545' south of Twin Hickory Road Extended. Townhouses and multi-family residences are proposed. The proffers related to C-48C-98 regarding densities and number of units shall be applicable in this case. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Rural Residential, not exceeding one unit per acre. (Staff presentation by Jo Ann Hunter)

**ACTION:** Recommended for approval

#### **BEGINNING AT 8:00 P.M.:**

C-31C-99 **James W. Theobald for Duma & Associates, L. C.:** to R-5AC General Residence District (Conditional), Parcel 20-A-29A, containing 35.184 acres, located at the northwest intersection of Staples Mill Road (State Route 33) and Springfield Road and the south side of Old Springfield Road. Residences for seniors are proposed. The applicant has proffered a minimum lot size of 6,500 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **(Staff presentation by John Merrithew)**

**ACTION: DEFERRED 5/13/99**

C-32C-99 **James W. Theobald for Duma & Associates, L. C.:** Request to conditionally rezone from A-1 Agricultural District and R-2C One Family Residence District (Conditional) to R-2AC One Family Residence District (Conditional), Parcel 20-A-12 and part of Parcels 20-A-14 and 14NR, containing approximately 30.311 acres, located at the southwest intersection of I-295 and Staples Mill Road (State Route 33). Single family subdivision is proposed. The R-2A District requires 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. C-32C-99 (Staff presentation by John Merrithew)

**ACTION: DEFERRED 5/13/99**

C-33C-99 **James W. Theobald for Robert P. Bain:** Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-2AC One Family Residence District (Conditional), Parcel 20-A-15, containing 28.71 acres, located at the northwest intersection of Springfield Road and Old Springfield Road. Single family subdivision is proposed. The applicant has proffered a minimum lot size of 18,000 square feet for lots abutting Springfield Road. The R-2A District requires 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. (Staff presentation by John Merrithew)

**ACTION: DEFERRED 5/13/99**

C-34C-99 **Jay M. Weinberg for Dongil Associates, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional), part of Parcel 46-A-19, containing approximately 14.829 acres, located at the southeast intersection of Three Chopt and Pump Roads. Condominiums and/or townhouses and/or assisted living facility are proposed. The applicant has proffered a maximum density of nine units per acre for townhouses and 12 units per acre for condominiums. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. (Staff presentation by Nancy Gardner) Deferral requested to May 13, 1999.

**ACTION: DEFERRED 5/13/99**

C-81C-98 (Revised) **Jay M. Weinberg for Buckley Shuler Properties:** Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to B-2C Business District (Conditional) part of Parcels 46-A-19 and 19A, containing approximately 27.75 acres. Two shopping centers are proposed. One would be located on the west side of John Rolfe Parkway between W. Broad Street and realigned Three Chopt Road and the other would be located on the north side of realigned Three Chopt Road between Pump Road and John Rolfe Parkway. The uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration and Office development. The site is also in the W. Broad Street Overlay District. (Staff presentation by Nancy Gardner)

**ACTION: DEFERRED 5/13/99**

**VARINA:**

*Deferred from the February 11, 1999 Meeting:*

**C-73C-98 James W. Theobald for W. A. Robins, et al, Redford 131, L.C., Edward M. Luck, Gerald A. Crigger:** Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional) Parcels 197-A-21A, 21B (part), 21C and 22 (part), Parcels 197-1-1-6 (part), 7 and 7A, and Parcels 197-4-A-1, 2 and 3, containing 58.214 acres, located on the north line of Portugee Road (beginning in the Capes of Portugee subdivision) approximately 280' east of the intersection of Portugee Road and Memorial Drive and on the east line of Memorial Drive (beginning in the Gaulding and Orange subdivision) approximately 1890' north of the intersection of Portugee Road and Memorial Drive. A zero lot line single family residential subdivision is proposed. The applicant has proffered a maximum density of 2.8 units per acre. The Land Use Plan recommends Rural Residential, not exceeding 1.0 unit net density per acre, and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **(Staff presentation by John Merrithew)**

**ACTION: DEFERRED 9/9/99**

*Deferred from the March 11, 1999 Meeting:*

**C-83C-98 Scott Stolte for Lifestyle Homes of Four Mile Run, L.L.C.:** Request to conditionally rezone from R-2AC One Family Residence District (Conditional) to R-3AC One Family Residence District (Conditional), Parcels 238-2-A-22 to 24, being part of Four Mile Run Subdivision Section A, Parcels 227-5-D-28, 29 and 100; 227-2-E-2 to 5 and 100; 238-2-C-12 to 34; 238-2-D-1 to 27; 238-2-E-1; and 238-2-G-1 to 23, being Four Mile Run Subdivision, Section B; part of Parcel 238-A-31 and Parcel 238-A-38, containing approximately 89.00 acres, located approximately 550' east of the intersection of New Market Road (State Route 5) and Doran Road. A single family subdivision is proposed. The applicant has proffered the development shall not contain more than 432 dwellings. 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 presentation by Mark Bittner)**

**ACTION: CASE WITHDRAWN BY APPLICANT.**

**BROOKLAND:**

*Deferred from the March 11, 1999 Meeting:*

**C-22C-99 Strange-Boston & Associates for Woodmen, L.C.:** Request to amend proffered conditions accepted with rezoning case C-51C-98, on Parcels 51-A-98 & 99, also known as 9010 Woodman Road, containing 3.919 acres, located on the west side of Woodman Road, 200' north of Parham Road. The proposed amendment would permit an adult day care and amend other proffered conditions. The current zoning is R-6C General Residence District (Conditional). The Land Use Plan recommends Office development. **(Staff presentation by Nancy Gardner)**

**ACTION: Recommended for denial**

**TUCKAHOE:**

NONE.

**DISCUSSION:** Approval of Planning Commission Rules and Regulations.

**ACTION:** APPROVE

**APPROVAL OF MINUTES:** February 11, 1999 APPROVE, March 11, 1999

**ACTION:** DEFER POD METING 4/20/99.

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Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors on May 11, 1999.