

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

August 12, 1999

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

**CALL TO ORDER:**

**REQUESTS FOR DEFERRALS AND WITHDRAWALS:**

**SUBDIVISION** (*Deferred from the July 28, 1999, Meeting*)

Echo Lake Ridge  
(July 1999 Plan)

**APPROVED Jordan Consulting Engineers, P.C. for Atack Properties and Gunst Associates:** The 23.37-acre site is located at the intersection of Springfield Road and Francistown Road on Parcel 20-A-27C, 27A and 27F. The zoning is R-3C, One-Family Residence District (Conditional) and C-1C, Conservation District (Conditional). County water and septic tank/drainfield. **(Three Chopt)** 26 Lots

The staff recommends conditional approval, subject to the owner providing a minimum 44-foot right-of-way, annotations on the plans, the standard conditions for subdivisions served by public water and private septic/drainfield, and the following additional conditions:

14. Each lot shall contain at least 18,000 square feet, exclusive of floodplain areas.
15. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
16. The location of the "no parking signs" required along the 40 foot right-of-way shall be shown on the construction plans. The developer shall include "no parking signs" in his request for street signs and such installation must occur prior to requesting the first occupancy permit. The Zoning Conformance Officer shall inspect for continuing compliance prior to issuance of each subsequent occupancy permit until County acceptance of the street.
17. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Springfield Road (State Route 157) shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
18. A County standard sidewalk shall be constructed along the south and west sides of Springfield Road (U.S. Route 157). **AMENDED**
19. Prior to recordation of the plat, the owner shall obtain approval from the Board of Supervisors for an amended Proffer #9 (Case C-53C-98) to allow for the transfer of a 50-foot strip of land to the County for addition to the Echo Lake Park Property. **(Staff presentation by Mikel Whitney) AMENDED**



**ACTION:** Recommended for Approval

**THREE CHOPT:**

*Deferred from the June 10, 1999 Meeting:*

C-36C-99 **Brian R. Marron for Bill Tsimbos:** Request to conditionally rezone from R-3 One Family Residence District to B-1C Business District (Conditional), Parcel 59-A-74, containing 0.446 acres, located on the east side of Skipwith Road approximately 480' south of its intersection with W. Broad Street (U. S. Route 250). A beauty salon and related uses are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **(Staff presentation by Mark Bittner)**



**ACTION:** DEFERRED to 10/14/99

*Deferred from the July 15, 1999 Meeting:*

C-49C-99 **Andrew M. Conklin for R. Earl & Gail Johnson:** Request to conditionally rezone from A-1 Agricultural District to O-1C Office District (Conditional), part of Parcel 57-A-66, containing 2.252 acres, located on the south line of Three Chopt Road approximately 232' east of the intersection of Three Chopt and Church 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 Eric Lawrence)**



**ACTION:** Recommended for Approval

C-50C-99 **Henry L. Wilton for WILHOOK L.L.C.:** Request to conditionally rezone from A-1 Agricultural District to O-1C Office District (Conditional), part of Parcel 9-A-36, containing 1.49 acres, located at the southwest intersection of Pouncey Tract Road and Pouncey Tract Road Connection. 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 Lee Householder)**



**ACTION:** Recommended for Approval

C-51C-99 **J. Thomas O'Brien for Menin Development Companies, Inc.:** Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 36-A-25, containing 0.594 acres, located on the north line of W. Broad Street (U. S. 250) approximately 900 feet west of its intersection with Pouncey Tract Road. Part of a shopping center development is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use Development . The site is also in the West Broad Street Overlay District. **(Staff presentation by Lee Householder)**



**ACTION:** Recommended for Approval

**TUCKAHOE:**

NONE.

**VARINA:**

*Deferred from the June 10, 1999 Meeting:*

**C-21C-99 Walter J. Monahan for Dakota Associates:** Request to conditionally rezone from A-1 Agricultural District and RTH Residential Townhouse District to R-3C One Family Residence District (Conditional), Parcels 192-A-19 & 20, containing 20.017 acres, located on the west line of Midview Road approximately 400' south of its intersection with Darbytown Road. A single-family residential subdivision is proposed. The R-3 District requires 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. This site is also in the Airport Safety Overlay District. **(Staff presentation by Jo Ann Hunter) (Deferral requested to September 9, 1999 Meeting).**



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

**C-52C-99 Engineering Design & Associates for Citizens & Farmers Bank:** Request to amend proffered conditions accepted with Case C-51C-93 on Parcels 237-A-95 and 96 containing 3.978 acres, located at the southwest intersection of New Market Road (Route 5) and Strath Road. A shopping center and bank exist at the site. The proposed amendment would permit a temporary entrance onto Route 5 to remain open. The site is zoned B-1C, Business District (Conditional). **(Staff presentation by Mark Bittner)**



**ACTION:** DENIED

**BROOKLAND:**

**C-47C-99 Ralph L. Axelle or Andrew M. Condlin for Penrose Corporation:** Request to amend proffered conditions applicable to the Parham Place Office Park and accepted with rezoning case C-113C-85, on Parcel 52-A-5, containing 20.11 acres, located on the south line of Old Hungary Road at the intersection of Hungary Road and Benham Court and also fronting on the north line of E. Parham Road. The proposed amendments are related to access to Hungary Road and buffer area on the property. The Land Use Plan recommends Office. **(Staff presentation by Mark Bittner) (Deferral requested September 9, 1999).**



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

**P-9-99 Steven W. Pearson for Hops Grill & Bar, Inc. t/a Hops Restaurant, Bar and Brewery:** Request for a provisional permit in accordance with Sections 24-58.2 and 24-122.1 of Chapter 24 of the County Code in order to permit extension of hours of operation until 2:00 a.m. on Fridays and Saturdays, on part of Parcel 49-A 35P, containing 1.34 acres, located at the northeast intersection of Old Springfield Road and W. Broad Street (U. S. Route 250). The site is zoned B-2. **(Staff presentation by Eric Lawrence)**



**ACTION:** DENIED

C-53C-99 **Ralph L. Axselle, Jr. for FFT Hungary, L. P.:** Request to amend proffered conditions accepted with rezoning case C-38C-98, on Parcel 50-5-F-52, containing approximately 4.1 acres, located at the southeast intersection of Staples Mill and Hungary Roads. The proposed amendment is related to placement and lighting of detached signs on the property. The property is zoned B-2C Business District (Conditional). **(Staff presentation by Eric Lawrence)**


 **ACTION:** DENIED

**FAIRFIELD:**

NONE.

**AMENDMENT TO THE MAJOR THOROUGHFARE PLAN ELEMENT OF THE COMPREHENSIVE PLAN: MTP-3-99 – Reese Drive Extended**

Amend the Major Thoroughfare Plan by deleting a proposed minor collector road between existing Reese Drive and Elko Road. The proposed road would connect the Windsor Subdivision with Elko Road at Malpas Drive. **(Staff presentation by Lee Householder)**

 **ACTION:** Recommended for Approval

APPROVAL OF MINUTES: July 15, 1999.

 **ACTION:** Recommended for Approval

Acting on a motion by Mr. Archer, seconded by Mr. Vanarsdall, the Planning Commission adjourned its meeting at 12:30 a.m. on 8/13/99.