

PLANNING COMMISSION

JULY 15, 1999

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

SUBDIVISION (Deferred from the June 23, 1999, Meeting)

Park Meadows at Twin
Hickory (June 1999 Plan)

Youngblood, Tyler and Associates for H. H. Hunt Corporation: The 13.15-acre site is located on the south line of proposed Old School Road 705 ft. west of proposed Twin Hickory Lake Drive on part of Parcels 27-A-5A, 26-A-31 and 26-A-27A. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. (Three Chopt)
33 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities and the following additional conditions:

12. The detailed plant list and specifications for the landscaping to be provided within the 25 foot-wide planting strip easement along proposed Old School Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
15. A County standard sidewalk shall be constructed along the south side of proposed Old School Road.
16. ADD from addendum. (Staff Presentation by Mikel Whitney)

 **ACTION: Recommended for Approval**

SUBDIVISION (Deferred from the June 23, 1999, Meeting)

Autumnwood at Twin

Hickory

(Controlled Density)

(May 1999 Plan)

Youngblood, Tyler & Associates, P.C. for H.H. Hunt Corporation: The 21.38-acre site is located at the south line of proposed Twin Hickory Road at Shady Grove Road on parcel 27-A-3A. The zoning is R-2AC, One-Family Residential District (Conditional), and R-3C, One-Family Residential District (Conditional). County water and sewer. (Three Chopt) 50 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

14. The detailed plant list and specifications for the landscaping to be provided within the 25 foot-wide planting strip easement along Shady Grove Road and proposed Twin Hickory Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

15. A County standard sidewalk shall be constructed along the south side of Shady Grove Road and Twin Hickory Road.

16. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.

17. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

18. A County standard sidewalk shall be constructed along the east and west side of Autumnwood Way from proposed Twin Hickory Road to the north line of proposed Autumnwood way.

19. Add. See addendum. (Staff Presentation by Mikel Whitney)



ACTION: Recommended for Approval

SUBDIVISION (Deferred from the June 23, 1999, Meeting)

Tanfield

(June 1999 Plan)

E. D. Lewis and Associates, P.C. for Earl Thompson, Inc.: The 18.2-acre site is located north of Shramer Road and Green Run Drive on part of Parcel 50-A-70 and 70NA. The zoning is R-2A, One-Family Residence District (Conditional), and C-1, Conservation District. County water and sewer. (Brookland) 21 Lots

In the intervening period since the agenda was prepared, the staff has found additional information in the file records indicating that although this property is zoned R-2A, there are conditions associated with the Rezoning Case C-60C-84 which affect this application.

The 18.2 acres of this application are located within an area designated to remain as open space. (see attached Tanfield - Exhibit A)

Proffer #14 (C-60C-84) reads as follows:

14. No dwelling units will be constructed within the area shaded in grey on that certain "Tentative Plan Shannon Green" dated June 1, 1983, a copy of which is attached hereto and incorporated hereby by reference. In addition, said area shall be used exclusively for recreational purposes."

Although, the applicant has challenged the legality of this proffer, the County Attorney has made a finding that the proffer is valid Staff cannot recommend approval of this application. (Staff Presentation by Jim Strauss)

 **ACTION: Deferred to July 28, 1999**

TUCKAHOE:
NONE.

VARINA:

C-46C-99 Henry L. Wilton: Request to conditionally rezone from A-1 Agricultural District to R-1AC One Family Residence District (Conditional), part of Parcel 177-A-40, containing approximately 51.46 acres, located at the southeast intersection of Elko Road and Old Williamsburg Road. A single-family residential subdivision is proposed. The applicant has proffered the overall density not to exceed 1 unit per acre. The Land Use Plan recommends Rural Residential, not exceeding 1.0 unit per acre. (Staff presentation by Lee Householder) Deferral requested to September 9, 1999.

 **ACTION: Deferred to September 9, 1999**

BROOKLAND:
NONE.

FAIRFIELD:

Deferred from the April 15, 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-2AC 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 Jo Ann Hunter) Deferral requested to October 14, 1999.

 **ACTION: Deferred to October 14, 1999**

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 Jo Ann Hunter)

 **ACTION: CASE WITHDRAWN BY APPLICANT.**

THREE CHOPT:

C-48C-99 James W. Theobald for Highwoods Realty Limited Partnership: Request to conditionally rezone from M-1C Light Industrial District (Conditional) to M-1C Light Industrial District (Conditional), Parcel 28-1-B-100 (Innsbrook North Subdivision), containing approximately 23.5 acres, located along the southeast ramp of I-295 and Nuckols Road. Office development is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Planned Industrial development. (Staff presentation by Eric Lawrence)

 **ACTION: Recommended for Approval**

C-49C-99 Andrew M. Condlin 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: Deferred to August 12, 1999**

APPROVAL OF MINUTES: May 13, 1999 APPROVE, June 10, 1999 Rezoning DEFER 7/28/99. (Deferred from the June 23, 1999, Meeting) March 23, 1999 APPROVE and April 20, 1999 PODAPPROVE.