

## PLANNING COMMISSION

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### REZONINGS AND PROVISIONAL USE PERMITS

#### ACTIONS

February 10, 2000

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**BEGINNING AT 6:00 P.M.:**

**CALL TO ORDER:**

**REQUESTS FOR DEFERRALS AND WITHDRAWALS:**

#### VARINA:

**C-9C-00 Otis L. Brown for Atlantic Rural Exposition, Inc.:** Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional) and A-1C Agricultural District (Conditional), Parcels 166-A-3A, 176-A-14A, 14C and part of 14D, 19, 20, and 21, containing 320.1 acres, located at the southeast intersection of Interstate Routes 295 and 64. A fairgrounds and equestrian racetrack with support services is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Rural Residential, not exceeding 1.0 units net density per acre, Commercial Concentration and Office. **Staff presentation by Elizabeth Via.**



**ACTION: DENY**

**P-1-00 Otis L. Brown for Atlantic Rural Exposition, Inc.:** Request for provisional use permit in accordance with Sections 24-62.2 and 24-122.1 of Chapter 24 of the County Code in order to construct a fairgrounds and equestrian racetrack, on Parcels 166-A-3A, 176-A-14A, 14C and part of 14D, 19, 20, and 21, containing 297.5 acres, located at the southeast intersection of Interstate Routes 295 and 64. The site is zoned A-1 Agricultural District, and proposed to be rezoned B-3C Business District (Conditional). **Staff presentation by Elizabeth Via.**



**ACTION: DENY**

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

**FAIRFIELD:**

*Deferred from the December 9, 1999 Meeting:*

**C-58C-99 Robert M Atack for Atack Properties, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 23-A-18 through 20 & Parcel 23-A-22, containing approximately 95.01 acres, located on the north line of Woodman Road at the northern terminus of Jeb Stuart Parkway approximately 2,500 feet west of Brook Road (U. S. Route 1). A single family 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. **Staff presentation by Eric Lawrence.**



**ACTION: DEFER 3/9/00**

**C-12C-00 Charles H. Rothenberg for Kenneth N. and Janet N. Daniels:** Request to conditionally rezone from R-4 One Family Residence District to O-1C Office District (Conditional), Parcel 53-1-21-1, containing approximately 0.75 acre, located at the northeast intersection of Brook Road (U.S. Route 1) and Maryland Avenue (9307 Brook Road, Biltmore subdivision). Office is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. **Staff presentation by Lee Householder.**



**ACTION: GRANT**

**THREE CHOPT:**

*Deferred from the January 13, 2000 Meeting:*

**C-3C-00 James W. Theobald for H. H. Hunt Corp:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), part of Parcel 27-A-2, containing approximately 5.926 acres, located on the south side of

Shady Grove Road approximately 400' south of its intersection with Sampson Lane and approximately .5 mile east of its intersection with Pouncey Tract Road. A single family residential subdivision is proposed. The R-2A District requires a minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre and Environmental Protection Area. **Staff presentation by Jo Ann Hunter.**



**ACTION: GRANT**

**C-4C-00 Ronald Lee White for Khanh O. Vu:** Request to conditionally rezone from O-2 Office District to B-1C Business District (Conditional), Parcel 102-12-30-6, containing 0.31 acre, located on the south line of Horse Pen Road approximately 20' east of its intersection with Pinehaven Road (6405 Horse Pen Road in the Westwood subdivision). A business allowed in the B-1 Business District is proposed. The use will be controlled by zoning regulations and proffered conditions. The Land Use Plan recommends Office. **Staff presentation by Mark Bittner.**



**ACTION: DENY**

**C-5C-00 Gloria L. Freye for Fidelity Properties, Ltd.:** Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 27-A-30, containing 2.034 acres, located approximately 350' northwest of the intersection of Sadler and Trexler Roads. A single family residential subdivision is proposed. The R-3A District requires a minimum lot size 9,500 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 Hunte. Deferral requested to March 9, 2000.**



**ACTION: DEFER 3/9/00**

**C-13C-00 Charles Lessin for American Homecrafters, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 29-A-42, 43, 44 and 45, containing 12.374 acres, located on the west line of Francistown Road at its intersection with Castle Point Road. A single family residential subdivision is proposed. The R-3 District requires a minimum lot size 11,000 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: DEFER 3/9/00**

## TUCKAHOE:

*Deferred from the January 13, 2000 Meeting:*

**C-6C-00 Joe Williford for Ivystone Properties, Inc.:** Request to conditionally rezone from R-2A One Family Residence District to R-5AC General Residence District (Conditional), Parcel 67-A-19, containing 3.232 acres, located on the south line of Ridgefield Parkway at the eastern terminus of Dawndeer Lane. Zero lot line residential development is proposed. The R-5A District restricts the maximum density to 6 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.**



**ACTION: DENY**

**C-14C-00 John C. Moore for Trammell Crow BTS, Inc.:** Request to amend proffered conditions accepted with rezoning case C-59C-94, on Parcel 90-6-A-2, containing .653 acres, located at the northwest intersection of Quioccasin Road and Starling Drive (Quioccasin Gardens Subdivision). The amendment is related to permitted uses and hours of operation on the property to allow a tire and auto center. The Land Use Plan recommends Commercial Concentration. **Staff presentation by Lee Householder.**



**ACTION: GRANT**

## BROOKLAND:

**C-15C-00 James W. Theobald for Manorcare Health Services, Inc.:** Request to conditionally rezone from R-4 One Family Residence District and R-6C General Residence District (Conditional) to R-6C General Residence District (Conditional), Parcels 83-A-146, 147, 148B, 150 and 151, containing 2.888 acres, located on the east line of Hermitage Road at its intersection with Fleet Avenue. An Alzheimer care facility is proposed as an expansion of the Stratford Hall nursing home complex. The use would be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff presentation by Eric Lawrence.**



**ACTION: GRANT**

**DISCUSSION:** Set Public Hearing for Capital Improvement Program 00-01 to 04-05 for March 9, 2000 (6:30 p.m.).

**APPROVAL OF MINUTES:** January 13, 2000.

Acting on a motion by Mr. Archer, seconded by Mr. Taylor, the Planning Commission adjourned its meeting at 10:07 p.m. on 2/10/2000.