

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

OCTOBER 12, 2000

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS:**

**EXPEDITED ITEMS:**

**TUCKAHOE:**

NONE.

**VARINA:**

C-67C-00 **John G. "Chip" Dicks for HC One, L.P.:** Request to conditionally rezone from A-1 Agricultural District and R-4 One Family Residence District to R-5C General Residence District (Conditional), Parcels 162-A-31 and 38, containing 12.62 acres, located on the south line of Gay Avenue approximately 850 feet southwest of its intersection with Laburnum Avenue (3701 Gay Avenue) and at the terminus of Mulford Road. A multifamily senior community is proposed. The R-5 District permits a maximum density of 14.5 units per acre. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. **Staff: JoAnn Hunter.**



**ACTION:** DEFER 11/9/00

**BROOKLAND:**

*Deferred from the September 14, 2000 Meeting:*

C-52C-00 **Gloria L. Freye for Doswell Properties, Inc.:** Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional) and O-2C Office District (Conditional), Parcel 103-A-104, containing 1.721 acres, located at the southwest intersection of Staples Mill and Massie Roads. A fueling facility is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **Staff – Jo Ann Hunter.**



**ACTION:** CASE WITHDRAWN BY APPLICANT.

*Deferred from the September 14, 2000 Meeting:*

**P-8-00 Heidi H. Parker for RCTC Wholesale Corp.:** Request for a provisional use permit in accordance with Sections 24-95(a)(3) and 24-122.1 of Chapter 24 of the County Code in order to extend the height of the existing tower, on part of Parcel 116-A-13, containing 4,200 square feet of leased area, located on the east line of Westmoreland Street approximately 400 feet south of its intersection with Jacques Street (2001 Westmoreland Street). The site is zoned M-1 Light Industrial District. The Land Use Plan recommends Heavy Industry. **Staff - Jo Ann Hunter.**



**ACTION:** DEFER 11/9/00

*Deferred from the September 14, 2000 Meeting:*

**C-53C-00 Henry L. Wilton for Wilton Development Corp.:** Request to conditionally rezone from R-4 One Family Residence District to RTHC Residential Townhouse District (Conditional) and B-2C Business District (Conditional), Parcels 82-A-14 through 18 & 20 and Parcels 82-7-A-2 & 9, containing 28.4 acres, located on the west line of Staples Mill Road at its intersection with Dublin Street. Townhouses and business uses are proposed. The RTH District allows a density of 9 units per acre. The business use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. **Staff – Elizabeth Via.**



**ACTION:** DEFER 11/9/00

**C-68C-00 Cabell Evans for Virginia Lab Supply:** Request to conditionally rezone from O-2 Office District to M-1C Light Industrial District (Conditional), Parcel 94-A-6, containing 1.08 acres, located at the southwest intersection of Dumbarton and Byrdhill Roads (54 Byrdhill Road). An office/warehouse is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff: Elizabeth Via.**



**ACTION:** DEFER 11/9/00

## **FAIRFIELD:**

*Deferred from the September 14, 2000 Meeting:*

**C-58C-00 Garry Gallagher for Edge Development, L. L. C.:** Request to conditionally rezone from R-2A One Family Residence District to M-1C Light Industrial District (Conditional), Parcels 33-A-53 and 54, containing 3.652 acres, located on the north line of Virginia Center Parkway approximately 553 feet east of its intersection with Brook Road (U. S. Route 1). Commercial development is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office/Service. **Staff – Mark Bittner.**



**ACTION:** GRANT

*Deferred from the September 14, 2000 Meeting:*

**C-66C-00 Roy B. Amason:** Request to conditionally rezone from A-1 Agricultural District and R-2C One Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcels 32-A-102N, 114A, 117, and 122, containing approximately 11.44 acres, located at the northeast intersection of Francis Road and Old Francis Road and along the south line of Francis Road at its

intersection with Virginia Center Parkway. Residential townhomes for sale are proposed. The applicant proffers no more than sixty-six (66) residences to be constructed on the property. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – Jo Ann Hunter.**



**ACTION:** GRANT

### **THREE CHOPT:**

*Deferred from July 13, 2000 Meeting:*

C-41C-00 **Rev. Rick McDaniels for Glen Allen Community Church:** Request to conditionally rezone from R-2C One Family Residence District (Conditional) to O-2C Office District (Conditional), Part of Parcel 9-A-20, containing approximately 1.571 acres, located on the south line of Nuckols Road at its intersection with Wyndham Park Drive. A bank branch is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Eric Lawrence.**



**ACTION:** DEFER APRIL 12, 2001

*Deferred from the September 14, 2000 Meeting:*

C-60C-00 **Andrew Condlin or Patrick Sanderson for MCI WorldCom:** Request to amend proffered conditions accepted with rezoning case C-30C-93 (zoned R-3C) on Parcel 29-A-50, containing 1.584 acres, located on the west line of Francistown Road approximately 150 feet north of its intersection with Castle Point Drive. The amendment is related to the front yard setback and non clearing area on the property. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Householder**



**ACTION:** GRANT

*Deferred from the September 14, 2000 Meeting:*

P-12-00 **Christopher King for Sprint PCS:** Request for a provisional use permit in accordance with Sections 24-95 (a) (3) and 24-122.1 of Chapter 24 of the County Code in order to construct and operate a 120 foot cellular communications tower and antenna, on part of Parcel 49-9-A-3B, (North Carolina Furniture Company) containing 1,258 square feet, located on the south side of West Broad Street (U. S. Route 250) approximately 250 feet east of its intersection with Pemberton Road. The site is zoned B-2C Business District (Conditional). **Staff – Eric Lawrence.**



**ACTION:** DEFER 11/9/00

C-70C-00 **Jordan Consulting Engineers for Deborah Hungerford:** Request to conditionally rezone from A-1 Agricultural District and R-2C One Family Residence District (Conditional) to R-5C General Residence District (Conditional), part of Parcels 10-A-12 and 13, containing 0.842 acre, located on the south line of Nuckols Road 496 feet west of its intersection with Shady Grove Road. An expansion to an existing child care center is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. 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.**



**ACTION:** GRANT

APPROVAL OF MINUTES: September 14, 2000



**ACTION:** GRANT

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors November, 2000.