

**PLANNING COMMISSION**

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**ACTIONS**

**JANUARY 11, 2001**

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS:**

**EXPEDITED ITEMS:**

**ELECTION OF CHAIRMAN:**

**ELECTION OF VICE-CHAIRMAN:**

**ADOPTION OF PLANNING COMMISSION RULES AND REGULATIONS:**

**BROOKLAND:**

**Deferred from the November 9, 2000 Meeting:**

**C-36C-00 Gloria L. Freye for McDonald's Corp.:** Request to conditionally rezone from R-3 One Family Residence District and B-1 Business District to O-2C Office District (Conditional) and B-2C Business District (Conditional), Parcels 61-A-29, 30, and 31, containing 2.65 acres, located on the northwest corner of Staples Mill Road and Parham Road. A fast food restaurant with drive thru and offices are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – [Mark Bittner](#).**

 **APPROVED**

**Deferred from the December 7, 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), R-5C General Residence District (Conditional) and O-2C Office 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. Residential and office uses are proposed. The RTH District allows a density of 9 units per acre. The R-5 District allows a density of 14.5 units per acre. The office 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 – [Lee Householder](#).**

 **APPROVED**

**C-1C-01 Robert M. Atack for Staples Mill, L.C.:** Request to conditionally rezone from R-2 One Family Residence District and R-6C General Residence District (Conditional) to O-2C Office District (Conditional), Parcel 40-A-6 and part of Parcel 40-A-1A, containing 3.532 acres, located on the west line of Staples Mill Road (State Route 33) approximately 800 feet north of its intersection with Old Courtney Road. An 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 – [Lee Householder](#).**

 **APPROVED**

**THREE CHOPT:**

**C-2C-01 Gloria L. Freye for Fidelity Properties, Ltd.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) and C-1 Conservation District, Parcels 27-A-32, 34, and 35 and Parcel 37-A-14, containing 24.912 acres, located on the east and west side of Wonder Road beginning approximately 422 feet north of its intersection with Sadler Road. A residential subdivision and conservation area are proposed. The applicant has proffered a density not to exceed 2.4 dwelling units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – [Jo Ann Hunter](#)**

 **APPROVED**

**C-3C-01 Gloria L. Freye for Fidelity Properties, Ltd.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 27-A-43, containing 1.006 acre, located along a private drive on the west side of Sadler Road approximately 680 feet south of its intersection with Trexler Road. A residential development is proposed. The applicant has proffered a density not to exceed 2.4 dwelling units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – [Jo Ann Hunter](#)**

 **APPROVED**

**C-4C-01 Gloria L. Freye for Fidelity Properties, Ltd.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) and C-1 Conservation District, Parcel 27-A-33 and Part of Parcels 27-A-12B and 13, containing 30.698 acres, located at the northern terminus of Wonder Road. A residential subdivision and a conservation area are proposed. The applicant has proffered a density not to exceed 2.4 dwelling units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – [Jo Ann Hunter](#)**

 **APPROVED**

**C-5C-01 David S. Cohn for First Union National Bank:** Request to conditionally rezone from A-1 Agricultural District, B-2C Business District (Conditional) and B-3 Business to

B-1C and B-2C Business District (Conditional), Parcel 36-A-50 and part of Parcel 36-A-49A, containing 4.55 acres, located on the south line of West Broad Street (U. S. Route 250) approximately 150 feet west of its intersection with Spring Oak Drive and on the west line of Spring Oak Drive approximately 300 feet south of its intersection with West Broad Street (U. S. Route 250). A branch bank and sit-down restaurant are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use. The site is also in the West Broad Street Overlay District. **Staff – [Mark Bittner](#)**

 **APPROVED**

**C-6C-01 James W. Theobald for WSG Development Company/For Eyes:** Request to conditionally rezone from A-1 Agricultural District and R-5C General Residence District (Conditional) to B-1C Business District (Conditional), Parcels 36-A-51 and 54, containing 0.710 acres, located at the southeast intersection of West Broad Street (U. S. Route 250) and Spring Oak Drive. An optical shop with small neighborhood retail is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use and Multi Family, 6.8 to 19.8 units net density per acre. The site is also in the West Broad Street Overlay District. **Staff – [Mark Bittner](#)**

 **APPROVED**

**C-7C-01 Curtis D. Gordon for West End Developers, L.L.C.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 56-1-A-1 (Wingate Subdivision) and 56-A-4, containing 5.55 acres, located on the north line of Church Road 200 feet west of its intersection with Abbey Lane. A residential subdivision is proposed. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – [Lee Householder](#)**

 **DEFER 2-15-01**

**C-8C-01 Anne J. Foster for Michael Tummillo:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 56-A-13A, containing 2.423 acres, located at the northwest intersection Church Road and Clary Preston Drive. A residential subdivision is proposed. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – [Lee Householder](#)**.

 **DEFER 2-15-01**

**C-9C-01 Ron Green for Millrace, L.C.:** Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcel 18-A-6, containing 2.18 acres located on the west side of Shady Grove Road approximately 630 feet south of its intersection with Old Nuckols Road. A residential subdivision is proposed. The R-2 District allows a minimum lot size of 18,000 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – [Mark Bittner](#)**

 **APPROVED**

**TUCKAHOE:**

**None.**

**VARINA:**

**None.**

**FAIRFIELD:**

**AMENDMENT TO THE MAJOR THOROUGHFARE PLAN OF THE COMPREHENSIVE PLAN: MTP-1-01** – Proposed Deletion of Connecticut Avenue between Brook Road and Telegraph Road. Staff – [Jo Ann Hunter](#)

 **DEFER 2-15-01**

**DISCUSSION: Set Public Hearing for Capital Improvement Program 01-02 to 05-06 for February 15, 2001 (6:15 p.m.).**

**APPROVAL OF MINUTES:** November 9, 2000, December 7, 2000.

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors February, 2001.

*This page was revised on January 12, 2001.*