

**PLANNING COMMISSION**

**ACTIONS**

**MAY 10, 2001**

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

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**CALL TO ORDER:**

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**REQUESTS FOR WITHDRAWALS AND DEFERRALS:**

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**EXPEDITED ITEMS:**

**FAIRFIELD:**

**Deferred from the March 8, 2001 Meeting:**

**C-11C-01 James W. Theobald for Daniel Corporation:** Request to conditionally rezone from R-2 One Family Residence District, O-2C Office District (Conditional), O/SC Office/Service District (Conditional), and PMD Planned Industrial District to R-5C General Residence District (Conditional), O-2C Office District (Conditional), and M-1C Light Industrial District (Conditional), Parcels 53-A-69, 71, 74B, 75-79, 81-84, and 87, containing 59.48 acres, located on the north line of Parham Road at St. Charles Road and on the east line of Scott Road approximately 450 feet south of Level Green Lane (private.). A mixed-use development including multi-family, light industrial and office uses are proposed. The R-5 District allows a maximum density of 14.5 units per acre. The nonresidential uses 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, Office and Office/Service. **Staff - [Jo Ann Hunter](#). Deferral requested to August 9, 2001.**

 **DEFER 8/9/01**

**C-24C-01 Joseph R. Craig, Sr. for East Coast Oil Corporation:** Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), part of Parcel 53-A-54, containing approximately 0.30 acre located at the southwest intersection of Mountain Road and Telegraph Road. A motel is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. **Staff - [Tom Coleman](#).**

 **APPROVE**

**C-25C-01 Henry L. Wilton for Wilton Development:** Request to conditionally rezone from B-3C Business District (Conditional), R-5 General Residence District and C-1 Conservation District to RTHC Residential Townhouse District (Conditional), part of Parcels 84-A-5G and 5NR, containing approximately 43.5 acres, located on the west line of Brook Road approximately 1200 feet south of Hilliard Road. Townhouses and condominiums for sale are proposed. The densities in the RTH District cannot exceed nine (9) units per acre. The Land Use Plan recommends Commercial Concentration and Environmental Protection Area. **Staff - [Lee Householder](#). Deferral requested to June 14, 2001.**

 **DEFER 6/14/01**

**THREE CHOPT:**

**Deferred from the April 12, 2001 Meeting:**

**C-18C-01 James W. Theobald for Kevin B. Spector:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 57-A-33, containing 5.16 acres, located on the south line of Church Road at its southeast intersection with Guyana Drive. Single-family residential development is proposed. The R-3 District allows a minimum lot size of 11,000 sq. ft. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff: [Mark Bittner](#).**

 **APPROVE**

**TUCKAHOE:**

**C-26C-01 James W. Theobald for Tascon, LLC:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 67-A-2A and 66-A-11J, containing 11.2 acres, located at the southwest intersection of Ridgefield Parkway and Pump Road. Condominiums for sale are proposed. The applicant has proffered that there shall be no more than 60 units developed on the property. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 net units per acre. **Staff - [Mark Bittner](#). . Deferral requested to June 14, 2001.**

 **DEFER 6/14/01**

**C-27C-01 Kevin Spector for Aspect Properties, LLC:** Request to conditionally rezone from R-2A One Family Residence District to O-2C Office District (Conditional), Parcels 68-2-A-18 through 21 containing 1.03 acre, located on the east line of Pemberton Road approximately 330 feet south of Three Chopt Road (Pembroke Subdivision). An office 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 - [Jo Ann Hunter](#). .**

 **CASE WITHDRAWN BY APPLICANT**

**VARINA:**

**C-28C-01 Reginald Dean Barnett for Fern W. Thompson:** Request to amend proffered conditions accepted with rezoning case C-17C-92, on Parcel 180-1-A-17, containing approximately 0.53 acre, located at the intersection of New Osborne Turnpike and Old Osborne Turnpike (6009 New Osborne Turnpike, Marion Hill Subdivision). The amendments are related to Proffers 2 and 4 pertaining to permitting major transmission repair and hours of operation to the public respectively. **Staff - [Mark Bittner](#).**

 **APPROVE**

**P-6-01 Charles H. Rothenberg for Nextel:** Request for a provisional use permit under Sections 24-95(a)(2)(3) and 24-122.1 of Chapter 24 of the County Code in order to construct a 199' telecommunication tower and related equipment, on part of Parcel 198-A-1 (White Oak Technology Park), containing 10,000 sq. ft, located off of the southern terminus of Technology Boulevard adjacent to the Dominion Virginia Power substation. **Staff - [Tom Coleman](#).**

 **CASE WITHDRAWN BY APPLICANT.**

**BROOKLAND:**

**C-23C-01 J. W. Keith for F. Cristiano Attems:** Request to conditionally rezone from B-2C Business District (Conditional) to O-2C Office District (Conditional), Parcel 70-10-1-1, containing 9.097 acres, located on the north line of Shrader Road approximately 520 feet north of Fountain Avenue. An office development is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff - [Lee Householder](#). Deferral requested to June 14, 2001.**

 **DEFER 6/14/01**

**C-30C-01 Henry L. Wilton for Wilton Development:** Request to conditionally rezone from R-5 General Residence District, R-5C General Residence District (Conditional), and C-1 Conservation District to RTHC Residential Townhouse District (Conditional) (20.7 acres) and C-1 Conservation District (2.7 acres), on Parcel 50-A-39, containing approximately 23.4 acres, located on the west line of Hungary Spring Road approximately 500' north of Lucas Road (behind Dumbarton Elementary School). Residential townhouses for sale are proposed. The applicant proffers no more than 144 units shall be developed on the property. The Land Use Plan recommends Multi Family, 6.8 to 19.8 units net density per acre, and Environmental Protection Area. **Staff - [Jo Ann Hunter](#). Deferral requested June 14, 2001.**

 **DEFER 6/14/01**