

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

November 14, 2002

BEGINNING AT 7:00 P.M.:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

REQUESTS FOR EXPEDITED ITEMS:

CASES TO BE HEARD:

TUCKAHOE:

Deferred from the May 9, 2002 Meeting:

C-27C-02 **RFA Management, LLC:** Request to amend proffered conditions accepted with rezoning case C-32C-89, on Parcel 740-750-0178, containing 12.415 acres, located at the northeast intersection of Ridgefield Parkway and Glen Eagles Drive, the northwest intersection of Ridgefield Parkway and Eagles View Drive, and the southeast intersection of Eagles View Drive and Glen Eagles Drive. The amendment would change the maximum density allowed from 7,850 square feet per acre to 8,975 square feet per acre. The existing zoning is B-2C, Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Lee Householder**



DEFERRED TO JANUARY 9, 2003

VARINA:

Deferred from the October 10, 2002 Meeting:

C-57C-02 **Koontz-Bryant, P.C. for J. Stefan Cametas:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 831-720-3959 (1790 Meadow Road), 831-720-0223, and 831-721-8011, containing approximately 39.6 acres, located on the north line of Meadow Road approximately 2,054 feet east of Hanover Road. An 83 lot single family subdivision is proposed. The R-2A District allows a minimum lot size of 13,500 square

feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **Staff – Lee Householder**

 **DEFERRED TO DECEMBER 12, 2002**

C-66C-02 **Richard Minter for Stony Run Development Co. LLC:** Request to conditionally rezone from A-1 Agricultural District and R-3AC One Family Residence District (Conditional) to R-3C One Family Residence District (Conditional), Parcel 806-727-6208, containing 14.8 acres, located on the east line of Creighton Road approximately 160 feet north of Stone Dale Drive and at the northern terminus of Stoney Valley Drive and the southern terminus of Maplegrove Drive (3183 Creighton Road). A single-family subdivision is proposed. The R-3 District allows 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, and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **Staff – Jean Moore**

 **DEFERRED TO DECEMBER 12, 2002**

BROOKLAND:

Deferred from the October 10, 2002 Meeting:

C-60C-02 **Robert M. Atack for Hunton Estates Development, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 763-772-8743 (21-A-16, 3936 Mountain Road) and 764-772-3888 (21-A-4), containing approximately 19.2 acres, located on the north line of Mountain Road approximately 160 feet east of Old Mountain Road. Single family residential subdivision is proposed. The applicant has proffered a density of no more than sixty (60) units. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Mark Bittner**

 **DEFERRED TO DECEMBER 12, 2002**

C-67C-02 **Robert B. Smith, III for Asbury Automotive North Carolina Real Estate Holdings L.L.C.:** Request to conditionally rezone from A-1 Agricultural District to C-1C Conservation District (Conditional), part of Parcel 760-756-7631 (2510 Darnell Road), containing 0.84 acre, located on the west line of Darnell Road approximately 235 feet north of the western terminus of Lynn Avenue. A conservation

area for stormwater retention/treatment is proposed. The Land Use Plan recommends Semi-Public. **Staff – Paul Gidley**

 **APPROVED**

C-68C-02 **James W. Theobald for GGC Associates, LLC:** Request to conditionally rezone from R-5 General Residence District to B-2C Business District (Conditional), Parcel 774-739-3999, containing 1.754 acres, located on the west line of Staples Mill Road (State Route 33) approximately 385 feet south of Suburban Avenue and 70 feet north of the northern terminus of Yorkshire Avenue. Retail uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Semi-Public. **Staff – Jean Moore**

 **APPROVED**

C-69-02 **Henry L. Wilton for Wilton Development Corp.:** Request to rezone from A-1 Agricultural District and RTHC Residential Townhouse District (Conditional) to C-1 Conservation District, part of Parcels 755-762-2908 and 755-761-5847, containing 11.18 acres, located approximately 100 feet north of Hungary Road and 800 feet east of Springfield Road. A conservation area is proposed. The Land Use Plan recommends Environmental Protection Area, Suburban Residential 2, 2.4 to 3.4 units net density per acre, Urban Residential, 3.4 to 6.8 units net density per acre, and Semi-Public. **Staff – Paul Gidley**

 **APPROVED**

FAIRFIELD:

Deferred from the October 10, 2002 Meeting:

C-23C-02 **Richmond Federal Credit Union:** Request to conditionally rezone from O-1 Office District to O-2C Office District (Conditional), Parcel 783-762-9359 (43-2-1-11 & 12), containing 0.8305 acre, located at the northwest intersection of Brook Road (U. S. Route 1) and New York Avenue (Biltmore Subdivision). A bank (credit union) branch of the Richmond Federal Credit Union is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office and Environmental Protection Area. **Staff – Jean Moore**

 **DEFERRED TO DECEMBER 12, 2002**

C-70C-02 **Gloria L. Freye for Harlan Enterprises:** Request to amend proffered conditions accepted with Rezoning Case C-95C-88, on Parcel 799-737-4491, containing 15.44 acres, located at the northeast intersection of E. Laburnum and Vawter Avenues. The amendment is a revision of the proffers from the original case, including buffer areas, building materials, lighting, permitted and prohibited uses, and access. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Light Industry. The site is also in the Airport Safety Overlay District. **Staff – Tom Coleman**

 **DEFERRED TO DECEMBER 12, 2002**

C-73-02 **Michael Kelly:** Request to rezone from A-1 Agricultural District to R-2 One Family Residence District, Parcel 814-726-5543, containing 0.981 acre, located at the southwest intersection of Bayard and Biloxi Roads (22 Bayard Road). A single-family subdivision is proposed. The R-2 District allows a minimum lot size of 18, 000 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is also in the Airport Safety Overlay District. **Staff – Paul Gidley**

 **APPROVED**

THREE CHOPT:

Deferred from the September 12, 2002 Meeting:

C-36C-02 **Jim McVey:** Request to conditionally rezone from R-2 One Family Residence District to O-1C Office District (Conditional), Parcel 754-747-3878 (79-A-70), containing approximately 0.32 acre, located at the southeast intersection of Michael and Parham Roads (8481 Michael Road). An office building is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Paul Gidley**

 **WITHDRAWN**

Deferred from the October 10, 2002 Meeting:

C-61C-02

William H. Shewmake for North Atlantic Holdings, Inc.:

Request to amend proffered conditions accepted with Rezoning Case C-54C-89, on Parcel 761-754-4773 (59-A-84A), containing approximately 2.52 acres, located on the south line of W. Broad Street (U. S. Route 250) approximately 600 feet northwest of E. Parham Road. The amendment is related to the landscape and natural buffers on the property. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Jean Moore**



DEFERRED TO DECEMBER 12, 2002

APPROVAL OF MINUTES: Planning Commission October 10, 2002



APPROVED

The application submission deadline for this hearing date for new applications only was October 3, 2002. The applicant can submit new material up to 48 hours prior to the public hearing; an exception to this 48-hour rule is sometimes possible but highly discouraged. The public can submit written or verbal comments at any time up to and through the public hearing.

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors November, 2002.