

## PLANNING COMMISSION

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### REZONINGS AND PROVISIONAL USE PERMITS

#### ACTIONS

JULY 10, 2003

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#### BROOKLAND:

*Deferred from the June 12, 2003 Meeting:*

**C-21C-03 Steven A. Williams for Carl Childress, Trustee:** Request to rezone from O-3C Office District (Conditional) and A-1 Agricultural District to R-0C One Family Residential District (Conditional), Parcels 760-770-7401, 761-769-0273 and 761-770-2421, containing 18.126 acres, located at the NW intersection of Springfield Road and Staples Mill Road. A Christian education, training and worship building is proposed. The use will be controlled by proffers and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff - Tom Coleman**



**DEFERRED TO AUGUST 14, 2003**

**C-29C-03 Julian T. Ottley:** Request to amend proffered conditions accepted with rezoning cases C-51C-80 and C-46C-93, on Parcel 771-738-0176, containing 3.402 acres, located along the eastside of Libbie Avenue between Fitzhugh Avenue and Old Richmond Road (Monumental Floral Gardens subdivision). The applicant proposes to amend proffer related to prohibited uses on the property. The existing zoning is R-5C General Residence District (Conditional). The Land Use Plan recommends Office. **Staff - Tom Coleman**



**APPROVED**

**C-30C-03 Jack R. Wilson, III for Robert D. Edwards, Sr.:** Request to conditionally rezone from R-3 One Family Residence District to O-1C Office District (Conditional), Parcel 769-759-3413, containing 0.99 acre, located on the south line of Hungary Road approximately 130 feet east of Stonemeadow Court. An office development is proposed. The 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 - Paul Gidley**

 **APPROVED**

#### FAIRFIELD:

*Deferred from the June 12, 2003 Meeting:*

**C-33C-02 Henry L. Wilton for WILHOOK, LLC:** Request to rezone from B-3C Business District (Conditional) to R-3C One Family Residence District (Conditional) and B-3C Business District (Conditional), Parcel 804-736-0481, containing 10.415 acres (approximately 6.7 acres in R-3C; approximately 3.7 acres in B-3C), located at the northeast intersection of Mechanicsville Turnpike and Neale Street (Maplewood Farm). Commercial and single family residential developments are proposed. The uses will be controlled by proffered conditions and zoning ordinance regulations. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Commercial Concentration. The site is also in the Airport Safety Overlay District. **Staff - Jean Moore**

 **DEFERRED TO SEPTEMBER 11, 2003**

#### THREE CHOPT:

*Deferred from the June 12, 2003 Meeting:*

**C-15C-03 Andrew M. Conclin for Windsor Enterprises:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 740-775-9712, 740-774-4255, 739-774-4564, 740-774-1407, 740-771-4107, 740-773-4426, 740-772-8110, 740-775-5801, and part of Parcel 740-771-4780, containing 128.4 acres, located beginning on the south line of Nuckols Road, the northern terminus of Luxford Place and the southern and western boundaries of Bridlewood subdivision. A single family residential subdivision is proposed. The applicant has proffered the maximum density of 1.8 units per acre. 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, Rural Residential, maximum of 1.0 unit per acre, and Environmental Protection Area. **Staff - Mark Bittner**

 **DEFERRED TO AUGUST 14, 2003**

***Deferred from the June 12, 2003 Meeting:***

**C-16C-03 Ralph Axelle, Jr. for Route 271, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional) and RTHC Residential Townhouse District (Conditional), part of Parcel 738-772-9227 and Parcel 739-770-0693, containing 120.34 acres (107.97 - R-2AC; 12.37 RTHC), located on the east line of Pouncey Tract Road approximately 400 feet south of Perrywinkle Road and 600 feet north of Shady Grove Road. A single family subdivision, including detached condominiums for sale, is proposed. The applicant has proffered the maximum number of lots not to exceed 2.0 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet. The RTH District allows a maximum density of nine (9) units per acre. 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**



**DEFERRED TO AUGUST 14, 2003**

***Deferred from the May 15, 2003 Meeting:***

**C-18C-03 James W. Theobald for Commercial Net Lease Realty Services, Inc.:** Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to B-2C Business District (Conditional), Parcel 741-761-8112 and part of Parcel 741-761-8532, containing approximately 2.899 acres, located at the southeast intersection of W. Broad Street (U. S. Route 250) and Three Chopt Lane. A retail use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office and Commercial Concentration. **Staff - Mark Bittner**



**DEFERRED TO SEPTEMBER 11, 2003**

***Deferred from the June 12, 2003 Meeting:***

**C-23C-03 Eagle Construction of Virginia:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 747-764-3839, 747-764-7729, and 747-764-9550, containing approximately 9.71 acres, located at the southeast intersection of Sadler Road and Thorncroft Drive. Townhouses for sale are proposed. The applicant proffers no more than 48 dwelling units (4.9 units per acre) would be developed on the site. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units per acre. **Staff - Tom Coleman**



**DEFERRED TO AUGUST 14, 2003**

*Deferred from the June 12, 2003 Meeting:*

**C-24C-03 James W. Theobald for Edward Rose Properties, Inc. and Springfield Land Development Group:** Request to conditionally rezone from A-1 Agricultural District to R-5C General Residence District (Conditional) and B-3C Business District (Conditional), Parcels 730-765-7288 and 730-766-8989, containing approximately 55.064 acres (B-3C - 16.00 ac.; R-5C - 39.064 ac.), located on the north line of W. Broad Street (U. S. Route 250) at the Goochland County Line approximately 876 feet west of Cold Hill Lane. A multi-family residential and automotive sales/repair development is proposed. The R-5 District allows a density up to 14.52 units per acre. The Land Use Plan recommends Mixed Use development and Environmental Protection Area. The site is also in the West Broad Street Overlay District. **Staff - Mark Bittner**



**DEFERRED TO AUGUST 14, 2003**

**C-31C-03 Robert Atack:** Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), part of Parcels 733-775-7627 and 733-777-4209, containing 101.743 acres, located on the west line of Pouncey Tract Road (State Route 271) across from Burberry Lane (Kimberwicke) and Old Wyndham Drive (Wyndham). A single family residential development is proposed. The R-2 District allows a minimum lot size of 18,000 square feet. The Land Use Plan recommends Rural Residential, not to exceed 1.0 unit net density per acre. **Staff - Mark Bittner**



**DEFERRED TO AUGUST 14, 2003**

**TUCKAHOE:**

*Deferred from the June 12, 2003 Meeting:*

**C-25C-03 Henry L. Wilton for Wilton Companies LLC:** Request to conditionally rezone from O-3C Office District (Conditional) to B-2C Business District (Conditional), Parcel 737-751-4601 and part of Parcel 737-751-4028, containing 11.495 acres, located at the northeast intersection of Ridgfield Parkway and dedicated John Rolfe Parkway right-of-way. Retail businesses with limited office uses are proposed. The 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, and Office. **Staff - Mark Bittner**



**DEFERRED TO AUGUST 14, 2003**

**C-32C-03 William R. Cawthorn for Amir Zinat:** Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to R-5C General Residence District (Conditional), Parcel 749-755-3834, containing approximately 3.33 acres, located on the south line of Three Chopt Road approximately 575 feet east of Cedarfield Parkway. A child care center or multi-family residences are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The R-5 District allows a density up to 14.52 units per acre. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, and Environmental Protection Area. **Staff - Mark Bittner**



**DEFERRED TO SEPTEMBER 11, 2003**

#### **VARINA:**

**C-34C-03 Gary Webster for Reginald H. Webb:** Request to conditionally rezone from A-1 Agricultural District, B-1 Business District and B-1C Business District (Conditional) to R-2AC One Family Residence District (Conditional) and B-1C Business District (Conditional), part of Parcel 803-701-6867, containing approximately 4.8 acres (R-2AC-3.8+- ac.; B-1C-1.0+- ac.), located at the southeast intersection of New Market (State Route 5) and Midview Roads. A single family residential subdivision and a day care development is proposed. The applicant has proffered a minimum lot size of 18,000 square feet. The R-2A District allows a minimum lot size of 13,500 square feet. The business 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 Commercial Concentration. **Staff - Paul Gidley**



**APPROVED**

**C-35C-03 Gary Weinberger:** Request to amend proffered conditions accepted with rezoning case C-43C-94, on Parcel 818-707-0077, containing approximately 5 acres, located at the southwest intersection of Charles City and Miller Roads. The applicant proposes to amend Proffer 3 related to building height. The existing zoning is M-2C General Industrial District (Conditional). The Land Use Plan recommends Heavy Industry. The site is also in the Airport Safety Overlay District. **Staff - Tom Coleman**



**DEFERRED TO AUGUST 14, 2003**

**APPROVAL OF MINUTES:** Planning Commission June 12, 2003

 **APPROVED**

**DISCUSSION:** Set work session (July 23, 2003) on proposed Zoning Ordinance amendment regarding permitted height of stage towers in residential districts.

 **APPROVED**

**DISCUSSION:** Set work session (September 11, 2003) to discuss proposed Land Use Plan Amendment for the Church/Pump Road Study Area.

 **APPROVED**

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The application submission deadline for this hearing date for new applications only was May 29, 2003. 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 August, 2003.