

## PLANNING COMMISSION

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### REZONINGS AND PROVISIONAL USE PERMITS

#### ACTIONS

MARCH 13, 2003

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#### VARINA:

**C-5C-03 Jacqueline I. Throckmorton:** Request to conditionally rezone property from B-1 Business District to R-3C One Family Residence District (Conditional), Parcel 805-711-3602, containing 0.623 acre, located at the northwest intersection of Darbytown Road and Oregon Avenue (Richland Heights). A single-family 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 1, 1.0 to 2.4 units net density per acre. **Staff - Tom Coleman**



**APPROVED**

**C-6C-03 Robert L. Stout for Gilbert E. Holt, Jr., Claudia T. Holt and Roberta J. Holt:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), part of Parcel 805-705-6565 (approx. 2.8 acres) and Parcel 805-705-5584 (approx. 0.767 acre), containing approximately 3.567 acres, located on the south line of Old Oakland Road approximately 600 feet west of Oakvale Street and adjoining the east line of the Old Oakland subdivision. A single-family residential subdivision is proposed. The applicant proffers no more than four (4) residential lots will be developed on the property. 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. **Staff - Jean Moore**



**DEFERRED TO APRIL 10, 2003**

## BROOKLAND:

**C-7C-03 F. Robert Loftis for Sunstar Technologies:** Request to conditionally rezone from A-1 Agricultural District and R-2AC One Family Residence District (Conditional) to R-3C One Family Residence District (Conditional), Parcel 762-761-6559 and part of Parcel 766-762-1042, containing approximately 0.37 acre, located on the north line of Hungary Road approximately 60 feet east of Walton Farms Drive. A single-family residential subdivision is proposed. The applicant proffers a maximum of two (2) lots will be developed on the property. 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. **Staff - Paul Gidley**



**DEFERRED TO APRIL 10, 2003**

**C-8C-03 Laraine Isaac for Godsey Properties, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) Parcels 755-768-1347 and 755-768-2764, containing 6.0 acres, located on the west line of Springfield Road at Olde Milbrooke Way. A single-family 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 - Paul Gidley**



**DEFERRED TO APRIL 10, 2003**

## FAIRFIELD:

*Deferred from the January 9, 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 JUNE 12, 2003**

*Deferred from the February 13, 2003 Meeting:*

**C-71C-02 Robert Atack/F. Robert Loftis for Cedar Fork, LLC:** Request to conditionally rezone from A-1 Agricultural District and R-2A One Family Residence District to R-5AC General Residence District (Conditional), Parcels 813-729-0099, 813-729-1810, 813-728-1795, 812-729-4468 and 812-729-5529, containing approximately 51.04 acres, located on the west line of Cedar Fork Road at Tiffanywoods Lane. A zero-lot-line development is proposed. The R-5A District allows a minimum lot size of 5,625 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is also in the Airport Safety Overlay District. **Staff - Jean Moore**



**DEFERRED TO APRIL 10, 2003**

**C-47C-02 James W. Theobald for Timothy L. Ramsey:** Request to conditionally rezone from A-1 Agricultural District and RTHC Residential Townhouse District (Conditional) to M-1C Light Industrial District (Conditional), Parcel 776-766-2949 and part of Parcels 776-765-5797 and 776-766-3112, containing 2.083 acres, located at the southeast intersection of Woodman and Mountain Roads. A mini storage warehouse is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff - Tom Coleman**



**DENIED**

TUCKAHOE:

**C-10C-03 Andrew Condlin/Caroline Browder for Wendy's International, Inc.:** Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional), Parcel 741-741-6996, containing 0.586 acre, located at the southeast intersection of Patterson Avenue (State Route 6) and Pump Road. A Wendy's Fast Food Restaurant with drive-thru is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff - Mark Bittner**



**DEFERRED TO APRIL 10, 2003**

**P-4-03 Andrew Condlin/Caroline Browder for Wendy's International, Inc.:**  
Request for a provisional use permit under Sections 24.58.2(a) and 24-122.1 of Chapter 24 of the County Code in order to extend the permitted hours of service until 1:00 a.m., on Parcel 741-741-6996, containing 0.586 acre, located at the southeast intersection of Patterson Avenue (State Route 6) and Pump Road. The existing zoning is O-2 Office. The Land Use Plan recommends Office. **Staff - Mark Bittner**

 **DEFERRED TO APRIL 10, 2003**

**APPROVAL OF MINUTES:** Planning Commission February 13, 2003

 **APPROVED**

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Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors April, 2003.