

## PLANNING COMMISSION

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### REZONINGS AND PROVISIONAL USE PERMITS

#### ACTIONS

MAY 15, 2003

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#### THREE CHOPT:

*Deferred from the April 10, 2003 Meeting:*

**C-14C-03 Robert Atack for Atack Properties Inc.:** Request to conditionally rezone from A-1 Agricultural District and R-3AC One-Family Residence District (Conditional) to R-5C General Residence District (Conditional), part of Parcel 751-766-9555, containing approximately 7.7 acres, located at the southwest intersection of Nuckols and Snowmass Roads. A multi-family residential development is proposed. The R-5 District allows a density up to 14.52 units per acre. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Environmental Protection Area. **Staff - Jean Moore**

 **APPROVED**

*Deferred from the April 10, 2003 Meeting:*

**C-17C-03 Paul Hinson/Greg Koontz for Carol Sacra:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 744-773-8230, containing approximately 5.07 acres, located on the south line of Old Nuckols Road, approximately 1,000' east of its intersection with Shady Grove Road. Attached single family residential townhomes for sale are proposed. The applicant has proffered a density not to exceed thirty-three (33) units. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 net units per acre, and Environmental Protection Area. **Staff - Tom Coleman**

 **APPROVED**

**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 JULY 10, 2003**

VARINA:

*Deferred from the April 10, 2003 Meeting:*

**C-28C-02 Laraine Isaac for William D. Godsey:** Request to conditionally rezone from M-1 Light Industrial District to M-2C General Industrial District (Conditional) and C-1 Conservation District, part of Parcel 817-721-5981, containing 60.696 acres, located on the north line of Oakley's Lane approximately 94 feet east of Oakley's Place and 217 feet west of S. Holly Avenue. The use will be controlled by proffered conditions and zoning ordinance regulations. An industrial park including a contractor's equipment storage yard is proposed. The Land Use Plan recommends Planned Industry and Environmental Protection Area. The site is also in the Airport Safety Overlay District.  
**Staff - Tom Coleman**

 **WITHDRAWN**

*Deferred from the April 10, 2003 Meeting:*

**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 including the existing residence, 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**

 **APPROVED**

BROOKLAND:

*Deferred from the April 10, 2003 Meeting:*

**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**

 **APPROVED**

**C-21C-03 Steven A. Williams for Carl Childress, Trustee:** Request to rezone from O-3C Office District (Conditional) to A-1C Agricultural District, Parcel 760-770-7401, containing 10.726 acres, located on the north line of Springfield Road approximately 300 feet east of the Francistown Road and Springfield Road intersection and approximately 500 feet west of Staples Mill Road (State Route 33). A Christian education, training and worship building is proposed. The use will be controlled by 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 JUNE 12, 2003**

FAIRFIELD:

*Deferred from the April 10, 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-3C One Family Residence District (Conditional) 51.04 acres, Parcels 813-729-0099, 813-729-1810, 813-728-1795, 812-729-4468 and 812-729-5529, located on the west line of Cedar Fork Road at Tiffanywoods Lane. Up to 100 single family residences are 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 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**

 **APPROVED**

**C-22-03 Jay Hulsey:** Request to rezone from R-6C General Residence District (Conditional) to R-2 One Family Residence District, part of Parcel 788-758-9933, containing 5.9085 acres, located southeast of the intersection of E. Parham Road at St. Charles Road. A church and parsonage are proposed. The use will be controlled by

zoning ordinance regulations. The Land Use Plan recommends Office. **Staff - Tom Coleman**

 **DEFERRED TO JUNE 12, 2003**

**C-9C-03 Skip Gelletly for EJD Associates, Inc.:** Request to conditionally rezone from B-3C Business District (Conditional) and O-2 Office District to RTHC Residential Townhouse District (Conditional) and B-3C Business District (Conditional), Parcels 809-729-7165 and part of Parcel 810-728-3075, containing 25.174 acres (RTHC - 18.115 ac.; B-3C - 7.059 ac.), located at the southeast intersection of Laburnum Avenue and Creighton Road. A townhouse and commercial development is proposed. The applicant proffers a maximum density of no more than 146 units to be developed on the site (The unit density shall not exceed 8.06 units/acre (146/18.115 acres). The RTH District allows a maximum density of nine (9) units per acre. The business use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Semi-Public. The site is also in the Airport Safety Overlay District. **Staff - Jean Moore**

 **DEFERRED TO MAY 28, 2003**

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

 **APPROVED**

**DISCUSSION ITEM:** Set Work Session on Scott Road Study - suggested date May 28, 2003

 **APPROVED**

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The application submission deadline for this hearing date for new applications only is February 27, 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 May, 2003.