

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

OCTOBER 9, 2003

THREE CHOPT:

C-50C-03 Alvin S. Mistr for Charles O. Davidson: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 747-767-7057 and 747-767-8072 and part of Parcel 747-767-4490, containing 8.59 acres, located on the northwest line of Sadler Road approximately 450 feet northeast of its intersection with Trexler Road. A single family residential subdivision is proposed. The applicant proposes a density of no more than twenty (20) lots. 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.



RECOMMEND APPROVAL

C-52C-03 Mr. And Mrs. Hung Yim: Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), Parcel 735-763-5299, containing 1.922 acres, located on the north line of West Broad Street (U. S. Route 250) approximately 1,450 feet east of N. Gayton Road. A restaurant is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Mixed Use. The site is also in the West Broad Street Overlay District.



DEFERRED TO DECEMBER 11, 2003

C-53C-03 William W. Johnson: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), part of Parcel 745-766-3912, containing approximately 7.15 acres, located approximately 500 feet northwest of the intersection of Sadler Grove Way and Greenbrooke Drive. A single family residential development 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.



RECOMMEND APPROVAL

TUCKAHOE:

Deferred from the September 11, 2003 Meeting:

C-43C-03 Melvin Spain for Chuck Lessin: Request to conditionally rezone from R-0 One Family Residence District to R-1C One Family Residence District (Conditional), Parcel 742-738-9442, containing 3.0 acres, located on the west line of N. Gaskins Road approximately 996 feet north of River Road. A single family residential subdivision is proposed. The applicant proffers the density shall not exceed a maximum of four (4) lots. The R-1 District allows a minimum lot size of 25,000 square feet. The Land Use Plan recommends Rural Residential, not exceeding 1.0 unit per acre.



WITHDRAWN

C-54C-03 Youngblood Properties, LLC: Request to amend proffered conditions accepted with rezoning case C-73C-01, on Parcel 741-747-4267, containing approximately 0.54 acre, located at the southwest intersection of Pump Road and Falconbridge Drive. The amendment would reduce the width of the landscape buffer from 25 feet to a minimum of 17 feet. The existing zoning is R-2AC One Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre.



RECOMMEND APPROVAL

FAIRFIELD:

Deferred from the September 11, 2003 Meeting:

C-38C-03 Andrew M. Condlin for Park Central Associates, L. C.: Request to amend proffered conditions accepted with Rezoning Case C-8C-95, on Parcels 790-759-6085 and 789-759-9448, containing 14.003 acres, located at the northeast intersection of E. Parham Road and Park Central Drive (Park Central Business Park). The applicant proposes to reduce the Parham Road buffer from 125' to 75'. The existing zoning is O-2C Office District (Conditional). The Land Use Plan recommends Office.



RECOMMEND APPROVAL

Deferred from the September 11, 2003 Meeting:

C-39C-03 Andrew M. Condlin for Windsor Business Park, LLC: Request to amend proffered conditions accepted with rezoning case C-90C-97, on Parcels 791-760-1417, 791-760-7833, 792-760-2349 and 792-760-3482, containing 18.877 acres, located on the north line of E. Parham Road at Magellan Parkway (Windsor Business Park). The applicant proposes to reduce the Parham Road buffer from 125' to 75'. The existing zoning is O-2C Office District (Conditional) and M-1C Light Industrial District (Conditional). The Land Use Plan recommends Office and Office/Service.



RECOMMEND APPROVAL

Deferred from the September 11, 2003 Meeting:

C-46C-03 Andrew Condlin for Gregory A. Windsor: Request to conditionally rezone from R-2 One Family Residence District to R-2AC One Family Residence District (Conditional), part of Parcel 791-759-1653, containing approximately 8.76 acres, located on the south line of E. Parham at the east line Franconia Road to the west line of Fredonia Road. A single family residential subdivision is proposed. The applicant proffers a maximum of 171 building lots including the acreage on the companion case C-47C-03. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Office.



RECOMMEND APPROVAL

Deferred from the September 11, 2003 Meeting:

C-47C-03 Andrew Condlin for Gregory A. Windsor: Request to conditionally rezone from A-1 Agricultural District and R-2 One Family Residence District to R-2AC One Family Residence District (Conditional), part of Parcel 791-759-1653 and Parcels 792-759-3596 and 793-759-4718, containing approximately 90.3 acres, located on the southwest line of E. Parham Road at the east line of Fredonia Road to the north line of Chamberlayne Road (Route 301). A single family residential subdivision is proposed. The applicant proffers a maximum of 171 building lots including the acreage on the companion case C-46C-03. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Office and Environmental Protection Area.



RECOMMEND APPROVAL

APPROVAL OF MINUTES: Planning Commission September 11, 2003



APPROVED

The application submission deadline for this hearing date for new applications only is August 28, 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 November, 2003.