

**PLANNING COMMISSION
FINAL AGENDA
August 10, 2023**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (0)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (4)

VARINA:

(Deferred from the June 15, 2023 Meeting)

PUP2023-00005 Randy Hooker for DRB III Trucking, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-4324 of Chapter 24 of the County Code to allow a truck/trailer parking lot on Parcel 815-699-8388 located at the southeast intersection of Darbytown Road and Miller Road. The existing zoning is B-3 Business District. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. **Staff – Kelly Drash (Withdrawn by the Applicant)**

Withdrawn by Applicant

REZ2023-00015 Andrew M. Condlin for Morris Spencer Moore, III & Melanie Dawn Moore: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) part of Parcel 824-701-3334 containing 14.258 acres located on the south line of Charles City Road approximately 3,000' west of Britton Road. The applicant proposes the storage of equipment and supplies. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. This site is located in the Airport Safety Overlay District.

Staff – Molly Mallow

Recommended for Approval

BROOKLAND:

REZ2023-00011 Christine McGuirl: Request to conditionally rezone from B-2 Business District and R-5 General Residence District to UMU-PD Urban Mixed-Use Planned Development District Parcels 773-736-2198 and 773-736-6272 containing

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37.247 acres located at the southeast corner of W. Broad Street and Willow Lawn Drive. The applicant proposes a mixed-use development with residential uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration, Office, and Environmental Protection Area. This site is located in the Enterprise Zone. **Staff – Seth Humphreys**

Deferred to the October 12, 2023 Meeting

PUP2023-00012 Andrew M. Conclin for Maywill Development LLC: Request for a Provisional Use Permit under Section 24-3708 of Chapter 24 of the County Code to allow a mixed-use, master planned development on Parcel 776-737-5035 and part of Parcel 776-737-7348 located north of the intersection of Thalbro Street and Westmoreland Street. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry. The site is located in the Westwood Redevelopment Overlay District. **Staff – Kelly Drash (Expedited Agenda Requested)**

Recommended for Approval

THREE CHOPT:

(Deferred from the July 13, 2023 Meeting)

REZ2023-00022 Andrew M. Conclin for SKM, LLC.: Request to amend proffers accepted with REZ2022-00003 on Parcel 733-765-4819 located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road. The applicant proposes to amend proffers regarding the concept plan, architecture, minimum finished floor area, and trees. The existing zoning is R-6C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed Use and Environmental Protection Area. The site is located in the West Broad Street Overlay District. **Staff – Seth Humphreys**

Recommended for Approval

(Deferred from the July 13, 2023 Meeting)

PUP2023-00009 Andrew M. Conclin for SKM, LLC.: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.C of Chapter 24 of the County Code to allow commercial uses and zoning modifications as part of a master-planned development on part of Parcel 733-765-4819 located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road. The existing zoning is R-6C General Residence District (Conditional). Proffer amendments are proposed with REZ2023-00022. The 2026 Comprehensive Plan recommends Urban Mixed Use and Environmental Protection Area. The site is located in the West Broad Street Overlay District. **Staff – Seth Humphreys**

Recommended for Approval

DISCUSSION ITEM: Approval of 2024 Planning Commission calendar.

Approved

APPROVAL OF MINUTES: Planning Commission Regular Meeting on July 13, 2023.

Approved

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The Planning Commission adjourned its meeting at 7:28 p.m. on August 10, 2023.

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