

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

DECEMBER 11, 1997

All meetings scheduled for the Board Room from December, 1997, to February, 1998, have been relocated. The Planning Commission and Board of Zoning Appeals meetings will be held in the Demonstration Kitchen on the second floor of the Human Services Building, 8600 Dixon Powers Drive

BEGINNING AT 7:00 P.M.:

REQUEST FOR DEFERRALS OR WITHDRAWALS:

RESOLUTION to initiate 2010 Major Thoroughfare Plan Amendment

The resolution is to direct staff to prepare a staff study and advertise a public hearing for the Planning Commission meeting on January 15, 1998. It is proposed to delete two Minor Collector roadways; Old Settlers Way and Chickahominy Bluff Road, from the Major Thoroughfare Plan to accommodate construction of the new L. Douglas Wilder Middle School. **(Staff presentation by Lee Yolton)**



ACTION: Public hearing scheduled for January 15, 1998

DISCUSSION: Set public hearing - Nine Mile Road Study. **(Staff presentation by John Merrithew)**



ACTION: Public hearing scheduled for January 21, 1998, Glen Echo Building, Eastern Government Complex

DISCUSSION: Status report and setting of work session to discuss amendments to County Sign Ordinance (billboards). **(Staff presentation by Allen Webb)**



ACTION: Work session scheduled for January 27, 1998

SUBDIVISION (*Deferred from the November 25, 1997, Meeting*)
Tree of Life Subdivision
(November 1997 Plan)

Kevin L. Floyd, P.E., L.S. for Tree of Life, LLC: The 5.4 acre site is located on both sides of Favero Road at its intersection with North Gayton Road. The zoning is A-1, Agricultural District. County water and sewer. 2 Lots (Three Chopt)

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivision served by public utilities, and the following additional conditions are recommended:

**12. The limits and elevation of the 100 year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
(Staff Report by Mikel Whitney)**



ACTION: Approved

THREE CHOPT:

Deferred from the November 13, 1997 Meeting:

C-79C-97 Jay M. Weinberg for Summit Properties: Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), RTHC Residential Townhouse District (Conditional) and R-5C General Residence District (Conditional), Parcels 58-A-3, 4, 5, 6, 6A and 31, containing 48.9 acres, located on the north line of Three Chopt Road approximately 440' west of its intersection with Gaskins Road. Office, townhouses and apartments are proposed. Uses will be controlled by proffered conditions and zoning ordinance regulations. The RTH District permits densities up to 9.0 units gross density per acre and the R-5 District permits densities up to 14.52 units gross density per acre. The Land Use Plan recommends Environmental Protection Area, Office and Urban Residential development, 3.4 to 6.8 units net density per acre. (Staff presentation by John Merrithew)



ACTION: Deferred at applicant's request to January 15, 1998

Deferred from the November 13, 1997 Meeting:

C-80C-97 Gibson M. Wright for Dominion Land & Development Partnership: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 9-A-26 and part of Parcel 9-A-37, containing 17.05 acres, located on the north line of Nuckols Road approximately 350' southwest of its intersection with Wyndham Lake Drive. A residential subdivision is proposed. The R-3 District permits densities up to 3.96 units gross density per acre. The Land Use Plan recommends Environmental Protection Area and Suburban Residential 1 development, 1.0 to 2.4 units net density per acre. (Staff presentation by Nancy Gardner)



ACTION: Recommended for approval

C-82-97 Gene B. Holman for Hearthside Builders: Request to rezone from A-1 Agricultural District to O-2 Office District, Parcel 56-A-45 containing 1.0 acre located on the north line of Church Road approximately 770' east of Pump Road. An office use is proposed. The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 2 development, 2.4 to 3.4 units net density per acre. (Staff Presentation by Lee Yolton)



ACTION: Deferred to January 15, 1998

C-83C-97 Glenn R. Moore for Costen Floors, Inc.: Request to conditionally rezone from O-2C Office District (Conditional) and A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcels 48-A-70B, 58-A-21C and 58-A-22 containing 8.6 acres located at the northeast corner of Mayland Drive and Stillman Parkway (also borders Pemberton Road). Office/distribution uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office development. (Staff Presentation by Lee Yolton) (Deferral requested to February 12, 1998)



ACTION: Deferred at applicant's request to February 12, 1998

C-84C-97 Robert M. Atack for Atack Waterfront L.L.C.: (Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 8-A-17 containing 6.82 acres located on the east line of Shady Grove Road approximately 1,200' north of Hames Lane (5273 Shady Grove Road). A residential subdivision is proposed. The R-3A District permits densities up to 4.58 units gross density per acre. The Land Use Plan recommends Suburban Residential 2 development, 2.4 to 3.4 units net density per acre, and Environmental Protection Area. (Staff Presentation by Lee Yolton)



ACTION: Deferred at applicant's request to March 12, 1998

TUCKAHOE:

NONE.

VARINA:

Deferred from the October 9, 1997 Meeting:

C-67C-97 Scott D. Stolte for Pendragon Development Company: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 238-A-31, containing 86.31 acres, located on the west line of I-295 approximately 1,600' north of its intersection with New Market Road (State Route 5). A residential subdivision is proposed. The R-2A District permits densities up to 3.23 units gross density per acre. The Land Use Plan recommends SR 1 Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, Office and Environmental Protection Area. (Staff presentation by Mark Bittner)



ACTION: Deferred at applicant's request to February 12, 1998

Deferred from the November 13, 1997 Meeting:

C-51C-97 Philip deB. Rome for Sauer Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcels 193-A-24 and 31, containing 81.30 acres, located on the southeast corner of Laburnum Avenue and Seven Hills Boulevard. The site is also in the Airport Safety Overlay District. Industrial development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Planned Industrial development for this site. (Staff presentation by John Merrithew)



ACTION: Deferred at applicant's request to December 16, 1997

Deferred from the November 13, 1997 Meeting:

C-55C-97 Philip deB. Rome for Sauer Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District and M-1 Light Industrial District to M-2C General Industrial District (Conditional), Parcels 193-A- 25, 26 and 194-1-A-1 and 2 (Seven Hills Industrial Center), containing 45.23 acres, located on the southeast corner of Seven Hills Boulevard and Miller Road. The site is also in the Airport Safety Overlay District. Industrial development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Planned Industrial development for this site. (Staff presentation by John Merrithew)



ACTION: Deferred at applicant's request to December 16, 1997

C-85C-97 Engineering Design Associates for Godsey & Son, Inc.: Request to conditionally rezone from M-1C Light Industrial District (Conditional) to M-2C General Industrial District (Conditional) part of Parcel 194-A-53 containing 7.165 acres located on the south line of Charles City Road approximately 3,168' east of Monahan Road. A contractor's office/shop is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The site is also within the ASO Airport Safety Overlay District. The Land Use Plan recommends Planned Industrial development. (Staff presentation by Jim Lehmann)



ACTION: Deferred at applicant's request to January 15, 1998

P-17-97 Howard Martin for Nextel Communications, Inc.: Request for approval of a provisional use permit in accordance with Sections 24-95 (a) and 24-122.1 of Chapter 24 of the County Code in order to construct and maintain a 150' high monopole wireless communications tower, a 10'x20' communications shelter and space for additional users on part of Parcel 173-A-5, containing 2,500 sq. ft., located at the northwest corner of the intersection of Lewis and Eubank Roads (5450 Lewis Road). The site is zoned M-1 Light Industrial District and Airport Safety Overlay District. (Staff Presentation by Jim Lehmann)



ACTION: Recommended for approval

P-18-97 AAT Communications, Corp.: Request for approval of a provisional use permit in accordance with Sections 24-95 (a) and 24-122.1 of Chapter 24 of the County Code in order to construct and maintain a 199' high communications tower, designed for collocation of wireless communication antenna, and ground shelter on part of Parcel 214-A-70, containing 5,000 sq. ft., located on the west line of South Laburnum Avenue approximately 2,360' north of New Market Road (7030 South Laburnum Avenue). The site is zoned A-1 Agricultural District. (Staff Presentation by Jim Lehmann)



ACTION: Recommended for approval

BEGINNING AT 8:00 P.M.:

VARINA:

C-86C-97 Gloria L. Freye for Exxon Company, USA: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 237-A-114 containing 3.823 acres located at the southeast corner of the intersection of New Market and Strath Roads. A convenience store with fuel pumps is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Rural Residential development, not exceeding 1.0 unit net density per acre. (Staff presentation by Mark Bittner)



ACTION: Deferred at applicant's request to January 15, 1998

BROOKLAND:

Deferred from the November 13, 1997 Meeting:

C-81C-97 Christopher T. McGee for Springfield Land Development Group, c/o Sonny Haynes, Haynes Jeep Eagle: Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional) Parcels 49-A-33 and 34, containing 4.012 acres, located at the northeast corner of Springfield Road and Huron Avenue. An automobile and truck storage lot is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre. (Staff presentation by Nancy Gardner)



ACTION: Deferred at applicant's request to February 12, 1998

C-87C-97 David E. Johnson for Randall S. Jensen: Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional), Parcel 51-10-1-21 (Laurel Dell Subdivision), containing 0.32 acre located on the south line of Hungary Road, approximately 150' west of Woodman Road (2305 Hungary Road). An indoor recreation facility/model race track is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. (Staff presentation by John Merrithew)



ACTION: Recommended for denial

C-88C-97 Henry L. Wilton for Wilton Investment Corp.: (Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 50-A-18 containing 0.857 acres located on the south line of Hungary Road, approximately 932' east of Walton Farm Drive. A residential subdivision is proposed. The R-3A District permits densities up to 4.59 units gross density per acre. The Land Use Plan recommends Suburban Residential 2 development, 2.4 to 3.4 units net density per acre. (Staff presentation by John Merrithew)



ACTION: Recommended for approval

FAIRFIELD:

C-64C-97 Abigail S. Phillips for Dodson Bros. Exterminating Co.: Request to conditionally rezone from R-4 One Family Residence District to B-3C Business District (Conditional), part of Parcel 53-A-12, containing 0.301 acres, located at the southern terminus of Portsmouth Street approximately 250' west of Brook Road (U.S. Route 1). A pesticide service is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration development. (Staff presentation by Jim Lehmann)



ACTION: Deferred at applicant's request to January 15, 1998

C-89C-97 Henry L. Wilton for Wilton Development Corp.: Request to amend proffered conditions accepted with rezoning Case C-44C-96 on Parcels 32-A-76, 77, 79 and 81 containing approximately 25 acres located on the east line of Greenwood Road beginning approximately 221' north of Rebel Road. The site is zoned R-2AC One Family Residence District (Conditional). The R-2A District permits densities up to 3.23 units gross density per acre. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre. (Staff presentation by Mark Bittner)



ACTION: Recommended for approval

C-90C-97 Ralph L. Axelle, Jr. or Andrew M. Condlin for General Investment & Development Co.: Request to conditionally rezone from O-2C Office District (Conditional) and O/SC Office Service District (Conditional) to O-2C Office District (Conditional) and M-1C Light Industrial District (Conditional), Parcels 54-A-1A and 2 containing 81.5 acres located on the north line of Parham Road approximately 770' east of Fredonia Road. Commercial, office, retail and light industrial uses are proposed. The uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office and Office/Service development. (Staff presentation by Nancy Gardner)



ACTION: Deferred at applicant's request to January 15, 1998

C-91C-97 Gloria L. Freye and Harold K. Timmons for Joseph P. Marchetti, Jr.: Request to conditionally rezone from O/SC Office Service (Conditional) to M-1C Light Industrial District (Conditional), part of Parcels 53-A-80B and 80D, containing 37.686 acres located along the east line of Park Central Drive at its intersection with Scott Road. Light industry and office/service uses are proposed. The uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office/Service development. (Staff presentation by Nancy Gardner)



ACTION: Deferred at applicant's request to January 15, 1998

APPROVAL OF MINUTES: November 13, 1997



ACTION: Approved

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors on January 28, 1998