

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

December 10, 1998

The application submission deadline for this hearing date for new applications only was October 29, 1998. 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.

BEGINNING AT 7:00 P.M.:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

BROOKLAND:

C-79C-98 Ralph L. Axelle, Jr. for Thomas B. Porterfield: Request to conditionally rezone from O-2 Office District to B-3C Business District (Conditional), Parcel 103-A-104, containing 1.721 acres, located on the southwest corner of Staples Mill Road and Massie Road. An unmanned fueling facility 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: Deferred to January 14, 1999

P-39-98 Gloria L. Freye for Triton PCS, 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, operate and maintain a telecommunications tower up to 199' high and related equipment and improvements on part of Parcel 94-A-10, containing 2500 sq. ft. located on the west side of Byrdhill Road approximately 1200' south of Dumbarton Road. The site is zoned R-4 One Family Residence District. **(Staff presentation by John Merrithew)**



ACTION: Deferred to January 14, 1999

FAIRFIELD:

C-40C-98 **Robert M. Atack for Atack Properties, Inc.:** Request to conditionally rezone from R-2C and R-2AC One Family Residence Districts (Conditional) to RTH Residential Townhouse District (Conditional), part of Parcels 23-A-72A and 32-A-94, containing 16.795 acres, located adjacent to the western terminus of proposed J.E.B. Stuart Parkway and north of the terminus of Proposed Magnolia Ridge Drive. Townhomes or condominiums for sale are proposed. The RTH District permits densities up to 9.0 units gross density per acre. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre and Suburban Residential 2, 2.4 to 3.4 units net density per acre. **(Staff presentation by Nancy Gardner)**



ACTION: Deferred to January 14, 1999

Deferred from the November 12, 1998 Meeting:

P-37-98 **Gloria Freye for Triton PCS, 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, operate and maintain a communication tower up to 199' high and related equipment and improvements, on part of Parcel 41-A-24, containing 2,200 sq. ft., located on the west side of Woodman Road approximately 1450' south of its intersection with Mountain Road. The site is zoned A-1 Agricultural District. **(Staff presentation by Mark Bittner)**



ACTION: Recommended for approval

THREE CHOPT:

Deferred from the October 15, 1998 Meeting:

C-63C-98 Glenn R. Moore RealtiCorp, Inc.: Request to conditionally rezone from A-1 Agricultural District, O-3C Office District (Conditional) and B-2C Business District (Conditional) to B-3C Business District (Conditional), Parcels 47-A-59, 48-A-39 through 43, 48-A-43A and 43B, 48-A-55, and 48-A-58 through 66, containing 26.20 acres located on the east line of Cox Road approximately 670' south of W. Broad Street. A mixed use commercial development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office and Commercial Concentration. **(Staff presentation by John Merrithew)**



ACTION: Recommended for denial

Deferred from the November 12, 1998 Meeting:

P-23-98 Gloria Freye for Triton PCS, 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, operate and maintain a communication tower up to 199' high and related equipment and improvements, on part of Parcel 47-A-59, containing 2,500 sq. ft., east of Interstate 64 between Cox Road and Old Cox Road (3600 Old Cox Road). The site is zoned A-1 Agricultural District. **(Staff presentation by Mark Bittner)**



ACTION: Deferred to January 14, 1999

C-80C-98 Henry L. Wilton for Wilton Investment Corp.: Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), part of Parcels 9-1-A-7 & 8, containing 0.475 acre, located on the south line of Country Creek Way approximately 450' east of Country Creek Terrace in the Cross Creek Subdivision (12233 and 12245 Country Creek Way). A single family subdivision is proposed. The R-2 District permits up to 2.42 units gross density per acre. The Land Use Plan recommends Rural Residential, not exceeding 1.0 unit net density per acre and Environmental Protection Area. **(Staff presentation by Nancy Gardner)**



ACTION: Recommended for approval

C-81C-98 **Jay M. Weinberg for Buckley Shuler Properties:** Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to B-2C Business District (Conditional), part of Parcel 46-A-19, containing approximately 17.293 acres, located on the southwest side of the intersection of W. Broad Street (U. S. Route 250) and John Rolfe Parkway. A shopping center is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration and Office. The site is also in the West Broad Street Overlay District. **(Staff presentation by Nancy Gardner)**



ACTION: Deferred to January 14, 1999

C-82C-98 **James W. Theobald for Loch Levan Land Limited Partnership:** Request to conditionally rezone from R-2C One Family Residence District (Conditional) to R-2AC One Family Residence District (Conditional), Parcels 9-A-24 and 25, containing 15.796 acres, located on the east line of Nuckols Road across from Wyndham Lake Drive. A single family subdivision is proposed. The R-2A District permits densities up to 3.23 units gross density per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **(Staff presentation by JoAnn Morgan Hunter)**



ACTION: Recommended for denial

P-40-98 **Gloria L Freye for Triton PCS, 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, operate and maintain a telecommunications tower up to 120' high and related equipment and improvements on part of Parcel 48-A-19, containing 648 sq. ft. located on the west side of Springfield Road approximately 300' south of Gaskins Road (Tuckahoe Moose Lodge, 4366 Springfield Road). The site is zoned A-1 Agricultural District. **(Staff presentation by JoAnn Morgan Hunter)**



ACTION: Recommended for approval

BEGINNING AT 8:00 P.M.:

VARINA:

Deferred from the November 12, 1998 Meeting:

P-28-98 Gloria Freye for Triton PCS, 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, operate and maintain a communication tower up to 199' high and related equipment and improvements, on part of Parcels 142-13-B-9 and 11, containing 2,500 sq. ft., located on the southwest line of Nine Mile Road, approximately 100' west of Battery Avenue (St. Johns Catholic Church property, 813 W. Nine Mile Road). The site is zoned R-2A and R-4 One-Family Residence Districts. **(Staff presentation by JoAnn Morgan Hunter)**



ACTION: Withdrawn by Applicant

C-55C-98 James W. Theobald for Roy B. Amason: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 260-A-36, containing 3.87 acres, located at the northeast corner of the intersection of New Market Road (Route 5) and Long Bridge Road. A business use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Prime Agriculture. The site is also in the Airport Safety Overlay District. **(Staff presentation by Mark Bittner)**



ACTION: Deferred to January 14, 1999

C-56C-98 James W. Theobald for Roy B. Amason: Request to conditionally rezone from A-1 Agricultural District to R-1C, R-2AC and R-3AC One Family Residence Districts (Conditional), RTHC Residential Townhouse District (Conditional), R-5C and R-6C General Residence Districts (Conditional), O-2C Office District (Conditional), B-2C Business District (Conditional) and C-1 Conservation District, Parcels 240-A-17, 250-A-48, 49, and 51A, and 251-A-4A, and 260-A-28, containing 633.61 acres, generally located along the east line of Turner Road between New Market Road (Route 5) and Camp Holly Drive; along the north line of New Market Road (Route 5) from Turner Road to Camp Hill Road and from Kingsland Road to Long Bridge Road; along the northwest line of Long Bridge Road to its intersection with Yahley Mill Road and along the west side of Yahley Mill to the Virginia Power easement. A mixed use planned community is proposed. The R-1 District permits densities up to 1.74 units gross density per acre. The R-2A District permits densities up to 3.23 units gross density per acre. The R-3A District permits densities up to 4.59 units gross density per acre. The RTH District permits densities up to 9.00 units gross density per acre. The R-5 District permits densities up to 14.52 units gross density per acre. The R-6 District permits densities up to 19.80 units gross density per acre. The office and business uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Prime Agriculture and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **(Staff presentation by Mark Bittner)**



ACTION: Deferred to January 14, 1999

Deferred from the November 12, 1998 Meeting:

C-78C-98 James W Theobald for Laburnum Retail Center Associates, LLC: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 214-A-36 and part of Parcel 214-A-45A, containing 5.951 acres, located on the west side of New Market Road (State Route 5) between S. Laburnum Avenue and Burning Tree Road. A convenience retail/office development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **(Staff presentation by JoAnn Morgan Hunter)**



ACTION: Deferred to January 14, 1999

Deferred from the November 12, 1998 Meeting:

C-74C-98 David DuVal and Andrew M. Conclin for the Estate of Barbara Bannister: Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 140-A-45, containing approximately 22.8 acres, located on the east line of Creighton Road approximately 2950' south of its intersection with Sandy Lane. 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 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **(Staff presentation by JoAnn Morgan Hunter)**



ACTION: Recommended for approval

MTP-3-98 Amendment to the Major Thoroughfare Plan to delete the planned extension of Edgefield Street from North Road to its planned connection with an access road near U.S. Route 301 (Chamberlayne Road). **(Staff presentation by John Merrithew)**



ACTION: Recommended for approval

Cases acted upon by the Planning Commission on this meeting date were scheduled to be heard by the Board of Supervisors on January 13, 1999.