

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

NOVEMBER 9, 2000

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

EXPEDITED ITEMS:

THREE CHOPT:

Deferred from the October 12, 2000 Meeting:

P-12-00 **Christopher King for Sprint PCS:** Request for a provisional use permit in accordance with Sections 24-95 (a) (3) and 24-122.1 of Chapter 24 of the County Code in order to construct and operate a 120 foot cellular communications tower and antenna, on part of Parcel 49-9-A-3B, (North Carolina Furniture Company) containing 1,258 square feet, located on the south side of West Broad Street (U. S. Route 250) approximately 250 feet east of its intersection with Pemberton Road. The site is zoned B-2C Business District (Conditional). **Staff – Jo Ann Hunter. Deferral requested to December 7, 2000 Meeting.**



ACTION: DEFER12/7/00

C-71C-00 **Henry L. Wilton for Wilton Development Corporation:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 10-A-15, located at the western terminus of Triple Lee Lane approximately 600 feet west of its intersection with Shady Grove Road and part of Parcels 17-A-9A and 10-1-2-10 (Bridlewood subdivision), located at the western terminus of Nuckols Road right of way dedicated in Bridlewood subdivision, containing a total of approximately 22.2 acres. A single family residential subdivision is proposed. The applicant has proffered that the maximum density of the entire development shall not exceed 2.1 units per acre when added to the parcels in Case C-39C-00. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff: Mark Bittner. Deferral requested to December 7, 2000 Meeting.**



ACTION: DEFER 12/7/00

C-72-00 **James W. Theobald for H. H. Hunt Corporation:** Request to rezone from R-4C One Family Residence District (Conditional), RTHC Residential Townhouse District (Conditional), and R-5C and R-6C General Residence Districts (Conditional) to C-1 Conservation District, part of Parcel 26-A-31 and part of Parcels 27-A-6, 8 and 9A, containing approximately 16.69 acres, located east and west of Twin Hickory Lake Drive beginning approximately 900 feet south of its intersection with Old School Road. A

conservation area is proposed. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre and Environmental Protection Area. **Staff: Lee Householder. Expedited Agenda requested.**



ACTION: APPROVE

C-73C-00 Neil P. Farmer for Wilbrook, LLC: Request to conditionally rezone from A-1 Agricultural District and R-3 One Family Residence District to R-3C One Family Residence District (Conditional) Parcels 29-A-22, 24A and 25, containing approximately 10.2 acres, located on the east line of Springfield Road (State Route 157 approximately 950 feet north of its intersection with Linsey Lakes Drive and the southern terminus of Eli Place and Meredith's Branch Drive. A single family residential subdivision is proposed. The R-3 District requires 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: Jo Ann Hunter.**



ACTION: APPROVE

TUCKAHOE:

C-74C-00 Karen M. L. Whelan & Douglas A Jones, et al: Request to amend proffered conditions accepted with rezoning Case C-72C-89, on Parcels 99-14-A-3, 4, 5, 8, 16, 20, 21, 24, 31 and 35 (Gaslight Subdivision), containing approximately 4.78 acres, located off of Gaslight Drive, Gaslight Court, Gaslight Place and Gaslight Terrace. The amendment is related to the type of roofing materials allowed. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff: Lee Householder. Expedited Agenda requested.**



ACTION: APPROVE

VARINA:

Deferred from the October 12, 2000 Meeting:

C-67C-00 John G. "Chip" Dicks for HC One, L.P.: Request to conditionally rezone from A-1 Agricultural District and R-4 One Family Residence District to R-5C General Residence District (Conditional), Parcels 162-A-31 and 38, containing 12.62 acres, located on the south line of Gay Avenue approximately 850 feet southwest of its intersection with Laburnum Avenue (3701 Gay Avenue) and at the terminus of Mulford Road. A multifamily senior community is proposed. The R-5 District permits a maximum density of 14.5 units per acre. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. **Staff - Jo Ann Hunter.**



ACTION: APPROVE

C-76C-00 Andrew M. Condlin for Gerald Salmon: Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), Parcel 186-1-1-10, containing 4.99 acres, located approximately 700 feet south of the intersection of Memorial Drive and Old Memorial Drive (Gaulding and Orange subdivision). A child care center is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Rural Residential, not

exceeding 1.0 unit net density per acre. **Staff: Jo Ann Hunter.**



ACTION: APPROVE

C-77C-00 Charles H. Rothenberg for Palms Associates and H & M Investment Corporation: Request to conditionally rezone from R-4C One Family Residence District (Conditional) to R-5C General Residence District (Conditional) Parcels 162-13-A-1 thru 10, 161-29-B-1 thru 3, 162-13-B-4 thru 6, 162-A-6C and 6E, containing 11.91 acres, located on the north line of Gay Avenue adjacent to Lakefield Mews apartments approximately 870 feet west of its intersection with Millers Lane. The applicant proposes no more than 120 apartment units to be developed on the property. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre and Multi-Family Residential, 6.8 to 19.8 units net density per acre. **Staff: Lee Householder.**



ACTION: APPROVE

BROOKLAND:

Deferred from the September 14, 2000 Meeting:

C-36C-00 Gloria L. Freye for McDonald's Corp.: Request to conditionally rezone from R-3 One Family Residence District to O-2C Office District (Conditional) and B-2C Business District (Conditional), Parcels 61-A-2 and 31, containing 2.046 acres, located on the west line of Staples Mill Road approximately 160 feet north of Parham Road and on the north line of Parham Road approximately 170 feet west of Staples Mill Road (U. S. Route 33). A fast food restaurant with drive through is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Mark Bittner. Deferral requested to January 11, 2001**



ACTION: DEFER 01/11/01

Deferred from the October 12, 2000 Meeting:

P-8-00 Heidi H. Parker for RCTC Wholesale Corp.: Request for a provisional use permit in accordance with Sections 24-95(a)(3) and 24-122.1 of Chapter 24 of the County Code in order to extend the height of the existing tower, on part of Parcel 116-A-13, containing 4,200 square feet of leased area, located on the east line of Westmoreland Street approximately 400 feet south of its intersection with Jacques Street (2001 Westmoreland Street). The site is zoned M-1 Light Industrial District. The Land Use Plan recommends Heavy Industry. **Staff - Jo Ann Hunter. Expedited Agenda requested**



ACTION: APPROVE

Deferred from the October 12, 2000 Meeting:

C-53C-00 Henry L. Wilton for Wilton Development Corp.: Request to conditionally rezone from R-4 One Family Residence District to RTHC Residential Townhouse District (Conditional), R-5C General Residence District (Conditional) and O-2C Office District (Conditional), Parcels 82-A-14 through 18 & 20 and Parcels 82-7-A-2 & 9, containing 28.4 acres, located on the west line of Staples Mill Road at its intersection with Dublin Street. Residential and office uses are proposed. The RTH District allows a density of 9 units per acre. The R-5 District allows a density of 14.5 units per acre. The office use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends

Urban Residential, 3.4 to 6.8 units net density per acre. **Staff – Lee Householder.**



ACTION: DEFER12/7/00

Deferred from the October 12, 2000 Meeting:

C-68C-00 Cabell Evans for Virginia Lab Supply: Request to conditionally rezone from O-2 Office District to M-1C Light Industrial District (Conditional), Parcel 94-A-6, containing 1.08 acres, located at the southwest intersection of Dumbarton and Byrdhill Roads (54 Byrdhill Road). An office/warehouse is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Mark Bittner.**



ACTION: APPROVE

FARIFIELD:

NONE.

APPROVAL OF MINUTES: October 12, 2000



ACTION: APPROVE