

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

SEPTEMBER 14, 2000

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

EXPEDITED ITEMS:

THREE CHOPT:

**AMENDMENT TO THE MAJOR THOROUGHFARE PLAN OF THE COMPREHENSIVE PLAN:
MTP-2-00 - Concept Road 10-2**

Amend the Major Thoroughfare Plan to remove Concept Road 10-2 in its entirety between Shady Grove Road and Concept Road 17-1.



ACTION: RECOMMENDED FOR APPROVAL.

VARINA:

Deferred from the June 15, 2000 Meeting:

C-25C-00 **James W. Theobald for 7-Eleven Inc.:** Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 162-A-43A, containing approximately 5.06 acres, located at the southwest intersection of S. Laburnum and Gay Avenues. Community retail is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. The site is also within the Airport Safety Overlay District. **Staff – Eric Lawrence.**



ACTION: CASE WITHDRAWN BY APPLICANT.

C-65C-00 **Anna R. Pitt:** Request to conditionally rezone from R-4 One Family Residence District to R-5C General Residence District (Conditional), Parcel 146-2-C-34, containing 0.13 acre, located on the west line of Park Avenue approximately 260 feet north of its intersection with Bray Avenue. An adult day care facility is proposed. The R-5 District requires a minimum lot size of 3,000 to 5,625 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff –Lee Householder. Expedited Agenda Requested.**



ACTION: RECOMMENDED FOR APPROVAL.

BROOKLAND:

Deferred from the August 10, 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 November 9, 2000.**



ACTION: DEFER 11-9-2000

Deferred from the August 10, 2000 Meeting:

C-52C-00 **Gloria L. Freye for Doswell Properties, Inc.:** Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional) and O-2C Office District (Conditional), Parcel 103-A-104, containing 1.721 acres, located at the southwest intersection of Staples Mill and Massie Roads. A fueling facility is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **Staff – Jo Ann Hunter. Deferral requested to October 12, 2000 Meeting.**



ACTION: DEFER 10-12-2000

Deferred from the August 10, 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 construct a 199 foot telecommunications tower and related equipment, 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.**



ACTION: DEFER 10-12-2000

Deferred from the August 10, 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) and B-2C Business 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. Townhouses and business uses are proposed. The RTH District allows a density of 9 units per acre. The business 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 – Elizabeth Via. Deferral requested to October 12, 2000.**



ACTION: DEFER 10-12-2000

FAIRFIELD:

Deferred from the August 10, 2000 Meeting:

C-29C-00 **Roy B. Amason for Virginia Center, L. L. C.:** Request to amend proffered conditions accepted with Rezoning Case C-38C-97, (zoned R-6C) on Parcel 44-A-1, containing 8.416 acres, located on the north line of Virginia Center Parkway, approximately 570 feet east of its intersection with Carriage Homes Way and 360 feet west of its intersection with Carriage Point Lane. The amendment would allow the development of 60 townhouse units instead of a 160 unit assisted care facility. The Land Use Plan recommends Office. **Staff –Lee Householder.**



ACTION: RECOMMENDED FOR DENIAL.

Deferred from the August 10, 2000 Meeting:

C-58C-00 **Garry Gallagher for Edge Development, L. L. C.:** Request to conditionally rezone from R-2A One Family Residence District to M-1C Light Industrial District (Conditional), Parcels 33-A-53 and 54, containing 3.652 acres, located on the north line of Virginia Center Parkway approximately 553 feet east of its intersection with Brook Road (U. S. Route 1). Commercial development is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office/Service. **Staff – Mark Bittner.**



ACTION: DEFER 10-12-2000

C-66C-00 **Roy B. Amason:** Request to conditionally rezone from A-1 Agricultural District and R-2C One Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcels 32-A-102N, 114A, 117, and 122, containing approximately 11.44 acres, located at the northeast intersection of Francis Road and Old Francis Road and along the south line of Francis Road at its intersection with Virginia Center Parkway. Residential townhomes for sale are proposed. The applicant proffers no more than sixty-six (66) residences to be constructed on the property. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – Jo Ann Hunter.**



ACTION: DEFER 10-12-2000

BEGINNING AT 8:00 P.M.:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

EXPEDITED ITEMS:

THREE CHOPT:

Deferred from the July 13, 2000 Meeting:

C-49C-00 **James W. Theobald for Tascon Group, Inc.:** Request to amend proffered conditions accepted with rezoning case C-45C-99, on Parcels 58-A-3, 6 and 6A and part of Parcels 58-A-4 and 5, containing approximately 38.3 acres, located on the north line of Three Chopt Road at its intersection with Pell Street. The amendment would allow a condominium development in place of a detached single family development and assisted living facility. The Land Use Plan recommends Urban Residential, 3.4

to 6.8 units per acre, and Environmental Protection Area. **Staff -Lee Householder. Deferral requested to March 15, 2001 Meeting.**

 **ACTION: DEFER 3-8-2001**

Deferred from the August 10, 2000 Meeting:

C-60C-00 Andrew Condlin or Patrick Sanderson for MCI WorldCom: Request to amend proffered conditions accepted with rezoning case C-30C-93 (zoned R-3C) on Parcel 29-A-50, containing 1.584 acres, located on the west line of Francistown Road approximately 150 feet north of its intersection with Castle Point Drive. The amendment is related to the front yard setback and non clearing area on the property. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff –Lee Householder. Deferral requested to October 12, 2000 Meeting.**

 **ACTION: DEFER 10-12-2000**

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 150 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 – Eric Lawrence.**

 **ACTION: DEFER 10-12-2000**

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors October, 2000.