

## PLANNING COMMISSION

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### REZONINGS AND PROVISIONAL USE PERMITS

#### ACTIONS

JANUARY 9, 2003

BEGINNING AT 7:00 P.M.:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (4)

REQUESTS FOR EXPEDITED ITEMS:

ELECTION OF CHAIRMAN: Mr. Jernigan

ELECTION OF VICE-CHAIRMAN: Mrs. Ware

CASES TO BE HEARD: (2)

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#### FAIRFIELD:

*Deferred from the June 13, 2002 Meeting:*

**C-33C-02 Henry L. Wilton for WILHOOK, LLC:** Request to rezone from B-3C Business District (Conditional) to R-3C One Family Residence District (Conditional) and B-3C Business District (Conditional), Parcel 804-736-0481, containing 10.415 acres (approximately 6.7 acres in R-3C; approximately 3.7 acres in B-3C), located at the northeast intersection of Mechanicsville Turnpike and Neale Street (Maplewood Farm). Commercial and single family residential developments are proposed. The uses will be controlled by proffered conditions and zoning ordinance regulations. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Commercial Concentration. The site is also in the Airport Safety Overlay District. **Staff - Jean Moore (Deferral requested to the March 13, 2003 Meeting)**



DEFERRED TO MARCH 13, 2003

***Deferred from the December 10, 2002 Meeting:***

**C-80C-02 RRI, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) and R-5AC General Residence District, (Conditional) Parcels 811-731-2493, 811-731-6048 and 812-731-4040, containing 78.679 acres (R-3 - 52.679 ac.; R-5A - 26.02 ac.), located on the north line of Creighton Road approximately 800 feet east of Harvest Crest Drive, 600 feet west of Cedar Fork Road, and at the eastern terminus of Seasons Lane and Harvest Grove Lane. A single family residential development (new section to Harvest Crest subdivision) is proposed. The R-3 District allows a minimum lot size of 11,000 square feet. The R-5A District allows a minimum lot size of 5,625 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. The site is also in the Airport Safety Overlay District. **Staff - Jean Moore**

 **DEFERRED TO FEBRUARY 13, 2003**

**C-71C-02 Robert Atack/F. Robert Loftis for Cedar Fork, LLC:** Request to conditionally rezone from A-1 Agricultural District and R-2A One Family Residence District to R-5AC General Residence District (Conditional), Parcels 813-729-0099, 813-729-1810, 813-728-1795, 812-729-4468 and 812-729-5529, containing approximately 51.04 acres, located on the west line of Cedar Fork Road at Tiffanywoods Lane. A zero-lot-line development is proposed. The R-5A District allows a minimum lot size of 5,625 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is also in the Airport Safety Overlay District. **Staff - Jean Moore**

 **DEFERRED TO FEBRUARY 13, 2003**

THREE CHOPT:

**C-1C-03 Wilton Development Corp.:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 742-777-9115, containing 36.43 acres, located at the northwest intersection of Nuckols and Shady Grove Roads and along the east property line of Dominion Hills subdivision. A single family residential subdivision is proposed. The applicant has proffered a maximum density not to exceed 68 lots. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Office. [plat contains a flood hazard note] **Staff - Tom Coleman**

 **APPROVED**

TUCKAHOE:

*Deferred from the November 14, 2002 Meeting:*

**C-27C-02 RFA Management, LLC:** Request to amend proffered conditions accepted with rezoning case C-32C-89, on Parcel 740-750-0178, containing 12.415 acres, located at the northeast intersection of Ridgefield Parkway and Glen Eagles Drive, the northwest intersection of Ridgefield Parkway and Eagles View Drive, and the southeast intersection of Eagles View Drive and Glen Eagles Drive. The amendment would change the maximum density allowed from 7,850 square feet per acre to 8,975 square feet per acre. The existing zoning is B-2C, Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff - Paul Gidley (Deferral requested to the February 13, 2003 Meeting)**

 **DEFERRED TO FEBRUARY 13, 2003**

BROOKLAND:

**P-1-03 Bohler Engineering, PC for Chick-fil-A:** Request for a provisional use permit under Sections 24-58.2.d and 24-122.1 of Chapter 24 of the County Code in order to allow an outside dining area of approximately 225 square feet containing 20 seats, on part of Parcel 757-757-9923, containing 0.9605 acre (lease area), located at the northwest intersection of West Broad Street (U. S. Route 250) and Tuckernuck Drive. The existing zoning is B-2 Business District. The Land Use Plan recommends Commercial Concentration. **Staff - Paul Gidley**

 **APPROVED**

**WORK SESSION:**

Discussion of amendments to the Zoning and Subdivision Ordinances required by new regulations of the Chesapeake Bay Preservation Act in Tidewater Virginia. (Presentation by Jeff Perry, Dept. of Public Works)

**DISCUSSION:**

**CAPITAL IMPROVEMENT PROGRAM:** The Commission will discuss scheduling a Public Hearing to consider the FY 2003 - 2004 through FY 2007 - 2008 Capital Improvement Program for February 13, 2003 at 6:15 P.M.

 **APPROVED**

**APPROVAL OF MINUTES:** Planning Commission December 12, 2002

 **APPROVED**

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The application submission deadline for this hearing date for new applications only was October 3, 2002. 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.

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors February, 2003.