

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JANUARY 15, 2009**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)

REQUESTS FOR EXPEDITED ITEMS: (1)

ELECTION OF CHAIRMAN: Mrs. Jones

ELECTION OF VICE-CHAIRMAN: Mr. Vanarsdall

CASES TO BE HEARD: (5)

VARINA:

Deferred from the December 11, 2008 Meeting.

P-7-08 Gregory S. Tully for Diamond Communications, LLC: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a 134' high monopole telecommunications tower and related equipment, on part of Parcel 804-702-0772, located on the north line of Midview Road approximately 1,075 feet east of New Market Road (State Route 5). The existing zoning is R-3 One-Family Residence District. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Ben Sehl Recommended for Approval**

Deferred from the December 11, 2008 Meeting

C-37C-08 Caroline L. Peters for Metromont Corporation: Request to conditionally rezone from R-5AC General Residence District (Conditional) to M-2C General Industrial District (Conditional), Parcels 806-710-8061, 806-711-6674 and 807-711-0058, containing approximately 25.251 acres, located on the northeast line of Darbytown Road at its intersection with Acton Street, extending to the northeast to the eastern terminus of Oregon Avenue. The applicant proposes office use with storage for industrial equipment. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Heavy Industry and Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Ben Sehl Recommended for Approval**

January 16, 2009

FAIRFIELD:

None.

THREE CHOPT:

Deferred from the December 11, 2008 Meeting.

P-19-08 Brian Revere for Towne Center West, LLC: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-58.2(a), 24-120 and 24-122.1 of the County Code in order to allow outside dining and extended hours of operation for a proposed restaurant in the Towne Center West Shoppes, on part of Parcel 735-764-7344, located approximately 660 feet north of W. Broad Street (U. S. Route 250) approximately 1,200 feet west of its intersection with N. Gayton Road. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Mixed Use Development. The site is in the West Broad Street Overlay District. **Staff – Lisa Taylor [Deferred to the February 12, 2009 Meeting](#)**

P-1-09 Gloria L. Freye for Richmond 20 MHz LLC: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a 142' high telecommunications tower and related equipment, on part of Parcel 740-768-3309, located on the east line of Pouncey Tract Road (State Route 271) approximately 380 feet north of its intersection with Kain Road (Pouncey Tract Park). The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Open Space/Recreation and Environmental Protection Area. **Staff – Livingston Lewis [Recommended for Approval](#)**

C-1C-09 James W. Theobald for Kroger Limited Partnership I: Request to amend proffered conditions accepted with Rezoning Case C-2C-03, on part of Parcel 754-744-6868, located on the north line of Eastridge Road approximately 500 feet west of its intersection with Three Chopt Road. The applicant proposes to amend Proffer 1 related to the conceptual plan and elevations and Proffer 3 related to prohibited uses. The applicant proposes an automotive fueling station. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Audrey Anderson [Recommended for Approval](#)**

TUCKAHOE:

Deferred from the December 11, 2008 Meeting.

P-20-08 Gloria L. Freye for New Cingular Wireless PCS, LLC: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a 102' high flagpole-style monopole telecommunications tower and related equipment, on part of Parcel 732-749-5405, located on the east line of Gayton Road approximately 900 feet north of its intersection with Cambridge Drive. The existing zoning is B-1 Business District. The Land Use Plan recommends Commercial Concentration. **Staff – Roy Props ([Deferral requested to the February 12, 2009 Meeting](#)) [Deferred to the February 12, 2009 Meeting](#)**

BROOKLAND:

C-2C-09 Sandra Verna for WILVAL LLC: Request to conditionally rezone from R-6C General Residence District (Conditional) to R-5AC General Residence District (Conditional), part of Parcel 777-773-0724, containing approximately 6.712 acres, located approximately 450 feet north of Greenwood Road at its intersection with Forest Trace Way. The applicant proposes detached and semi-detached homes within the planned Riverview Green age-restricted development. The total number of units would remain the same. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum gross density of 6.0 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lisa Taylor (Expedited Agenda Requested) Recommended for Approval**

C-4C-09 Joe Vilseck for Arthur S. McGurn: Request to rezone 0.09 acres from B-2C Business District (Conditional) to C-1 Conservation District and conditionally rezone 0.18 acres from C-1 Conservation District to B-2C Business District (Conditional), part of Parcel 770-767-7982, located at the northeast intersection of Mountain Road and John Cussons Drive. The applicant proposes a conservation area and extension of office development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration and Environmental Protection Area. **Staff – Jamie Sherry Recommended for Approval**

DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM: The Commission will discuss scheduling a Public Hearing to consider the FY 2009-2010 through FY 2013 – 2014 Capital Improvement Program for February 12, 2009 at 6:00 p.m. **Approved**

DISCUSSION ITEM: PROCEDURES FOR PUBLIC HEARING ON THE DRAFT 2026 COMPREHENSIVE PLAN: The Commission will discuss setting procedures in taking public comment regarding the Comprehensive Plan Update for the Public Hearing on January 22, 2009. **Approved**

APPROVAL OF MINUTES: Planning Commission Work Session December 11, 2008
Approved
Planning Commission December 11, 2008
Approved

Acting on a motion by Mr. Archer, seconded by Mrs. Jones, the Planning Commission adjourned its meeting at 10:37 p.m. on January 15, 2009.

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