

NEW Public Hearing APPLICATIONS

May 2021

- 1. R(C)-95-08 James McNamara**

PROJECT: Transamerica Services, Inc.
APPLICANT: Tri-City Properties, LLC
OWNERS: Tri-City Properties, LLC, Elbow Properties, LLC, and Southeastern Development Enterprises, Inc.
PROPOSAL: A modification of Proffer 3 to remove obligations for the delivery developable school site and replace with cash proffer contributions.
LOCATION: The east and west sides of Centerville Turnpike N, beginning approximately 5,300 feet north of Elbow Road, and on Elbow Road, approximately 5,600 feet east from the intersection of Elbow Road and Centerville Turnpike N.
TAX MAP PARCELS: 0390000000380, 0380000001470, 0390000001600, & 0380000000383
PLANNING AREA: Greenbrier
- 2. PLN-PUDC-2021-001 Mark Hobbs**

PROJECT: Retreat at Lake Thrasher
APPLICANT: Weldenfield of Virginia, LLC
OWNERS: DWC TWO, LLC & DWC, LLC
AGENCY: Williams Mullen
PROPOSAL: A zoning reclassification of approximately 105 acres from A-1, Agricultural District to PUD, Planned Unit Development District.
PROPOSED COMP LAND USE / DENSITY: Age Restricted Housing at 4.5 dwelling units to the acre and Business/Commercial
EXISTING COMP LAND USE / DENSITY: Suburban Mixed Use, Business/Commercial and Low Density Residential
LOCATION: Southwest Corner of Centerville Turnpike and Lake Thrasher Parkway
TAX MAP PARCEL: 0380000000780
PLANNING AREA: Greenbrier

3. **PLN-USE-2021-016** **Bill McKay**
PROJECT: CBD Processing Facility
APPLICANT: W. Travis Chick
OWNER: Mantz Investments, LLC
AGENCY: Williams Mullen
PROPOSAL: A conditional use permit for a CBD processing facility on a 0.5 acre parcel.
ZONE: PUD, Planned Unit Development District
LOCATION: 1713 South Park Court #A
TAX MAP PARCEL: 0284002000070
PLANNING AREA: Greenbrier
4. **PLN-USE-2021-017** **Bill McKay**
PROJECT: Hypnotics Restaurant
APPLICANT: Sokum Ouk
OWNER: Deshawn Leary
PROPOSAL: A conditional use permit to allow alcohol sales in a restaurant open after 12 am and within 200 feet of a residential zone or use.
ZONE: B-2, General Business District
LOCATION: 1312 N George Washington Highway
TAX MAP PARCEL: 0251001001620
PLANNING AREA: Camelot
5. **PLN-REZ-2021-011** **Aaron Bell**
PROJECT: Kenny Lane
APPLICANT: Kramer Management Enterprises, Inc.
OWNER: Kramer Churchland #7 LLC
PROPOSAL: A zoning reclassification of 0.214 acres from B-1, Neighborhood Business District, to R-8, Residential District.
PROPOSED COMP LAND USE / DENSITY: Low Density Residential with 4.67 dwelling units per acre
EXISTING COMP LAND USE: Business / Commercial
LOCATION: 3604 Kenny Lane
TAX MAP PARCEL: 0055006000020
PLANNING AREA: Western Branch
6. **PLN-USE-2021-015** **Aaron Bell**
PROJECT: Learning Ladders Child Day Care
APPLICANT: Learning Ladders, Inc.
OWNER: ARS Enterprises, LLC
PROPOSAL: A conditional use permit to operate a child day care center.
ZONE: B-1, Neighborhood Business District
LOCATION: 102 American Legion Road
TAX MAP PARCEL: 0050000001170
PLANNING AREA: Western Branch