

NEW PUBLIC HEARING APPLICATIONS

March 2018

- 1. PLN-REZ-2018-002 Mark Hobbs**
PROJECT: Royal Crossings
APPLICANT: Terry Reese, I
PROPOSAL: A conditional zoning reclassification of approximately 0.63 acres from B-1, Neighborhood Business District, to R-MF-1, Multi-Family Residential District.
PROPOSED COMP LAND USE / DENSITY: High Density Residential with no more than 16 dwelling units to the acre
EXISTING COMP LAND USE / DENSITY: Business/Commercial
LOCATION: 4136 Airline Boulevard
TAX MAP SECTION/PARCEL: 0160000000291
BOROUGH: Western Branch

- 2. PLN-REZ-2018-003 Hoa Dao**
PROJECT: Johnstown Estates
APPLICANT: Johnstown, LLC
OWNER: Johnstown, LLC
AGENCY: Williams Mullen
PROPOSAL: A zoning reclassification of approximately 5.10 acres parcel from A-1, Agricultural District, to R-10s, Residential District.
PROPOSED COMP LAND USE / DENSITY: Low-Density Residential with 2.55 dwelling units per acre
EXISTING COMP LAND USE / DENSITY: Low-Density Residential with less than 4 dwelling units per acre
LOCATION: 1318 Waters Road
TAX MAP SECTION/PARCELS: 0590-000-000-264
BOROUGH: Pleasant Grove

3. **PLN-REZ-2018-004** **Bill McKay**
PROJECT: Fernwood Chase
APPLICANT: SAS Associates, a Virginia General Partnership
AGENT: Shepelle Watkins White Consulting & Law, PLLC
PROPOSAL: A conditional zoning reclassification of approximately 39.7 acres from A-1, Agricultural District (19.1 acres), B-4, Highway Business District (6.6 acres) and R-15s, Residential District (14 acres) to R-15s, Residential District.
PROPOSED COMP LAND USE / DENSITY: Low Density Residential/ approximately 2.2 dwelling units per acre
EXISTING COMP LAND USE / DENSITY: Low Density Residential/ less than 4 dwelling units per acre and Business/Commercial
LOCATION: Southeast of the intersection of Great Bridge Boulevard and Fernwood Farms Road
TAX MAP SECTION/PARCEL: Portion of 0360000000980, 0360000000981, 0360000000990 and a portion of 0360000001000
BOROUGH: Washington
4. **PLN-REZ-2018-005** **Bill McKay**
PROJECT: Gray's Pointe
APPLICANT: Coastal Virginia Developers, LLC
PROPOSAL: A conditional zoning reclassification of approximately 22.51 acres from A-1, Agricultural District (19.46 acres) and R-15s, Residential District (3.05 acres) to R-15s, Residential District.
PROPOSED COMP LAND USE / DENSITY: Low Density Residential/ approximately 2.3 dwelling units per acre
EXISTING COMP LAND USE / DENSITY: Low Density Residential/ less than 4 dwelling units per acre
LOCATION: 4905, 5116 and 5117 Charlton Drive
TAX MAP SECTION/PARCEL: 0220000002130, 0220000002150 and 0220000002160
BOROUGH: Western Branch
5. **PLN-USE-2018-008** **Bill McKay**
PROJECT: Xtreme Auto & Truck Sales
APPLICANT: Erman Dares Investments LLC
PROPOSAL: A conditional use permit to allow used motor vehicle sales on a 0.52 acre parcel.
ZONE: B-2, General Business District
LOCATION: 1830 English Avenue
TAX MAP SECTION/PARCEL: 0206001000350
BOROUGH: Washington

6. **PLN-USE-2018-009** **Mark Hobbs**
PROJECT: Great Bridge Pumpkin Patch
APPLICANT: John Biddle
PROPOSAL: A conditional use permit to operate an outdoor recreational facility.
ZONE: B-2, General Business District
LOCATION: 900 North Battlefield Boulevard
TAX MAP SECTION/PARCEL: 0360000003590
BOROUGH: Washington
7. **PLN-USE-2018-010** **Mark Hobbs**
PROJECT: Pennypacker Firearms
APPLICANT: Joseph S. Pennypacker
PROPOSAL: A conditional use permit for a Level II Home Occupation for the sale of fire arms.
ZONE: R-10s, Residential District
LOCATION: 509 Bowling Green Court
TAX MAP SECTION/PARCEL: 0372001000200
BOROUGH: Washington
8. **PLN-USE-2018-011** **Hoa Dao**
PROJECT: The Pool Guyz
APPLICANT: The Pool Guyz, Inc.
OWNER: Macdonald Glennon, Inc.
AGENCY: Williams Mullen
PROPOSAL: A conditional use permit to allow for an office/warehouse facility with outside storage; and, a request for alternative parking surface.
ZONE: A-1, Agricultural District
LOCATION: 820 Bedford Street
TAX MAP SECTION/PARCEL: 0620-000-000-292
BOROUGH: Butts Road