

NEW PUBLIC HEARING APPLICATIONS

April 2019

PLN-USE-2019-016

Breanna McCoy

PROJECT: 757 Towing and Recovery

APPLICANT: Jeremy Hedrick

OWNER: Granted Wish II LLC

AGENCY: MSA, PC

PROPOSAL: A conditional use permit to operate a towing service with outside storage.

ZONE: M-1, Light Industrial District

LOCATION: 5201 Sondej Avenue

TAX MAP SECTION/PARCEL: 0220000000031

BOROUGH: Deep Creek

PLN-USE-2019-018

Breanna McCoy

PROJECT: Mini Storage at Reunion

APPLICANT: Frank P. Thomas, III

OWNER: Talbot Park Associates II LLC

PROPOSAL: A conditional use permit to allow a mini storage on a 3.8 acre property.

ZONE: B-3, Highway Business District

LOCATION: 4328 Bainbridge Blvd

TAX MAP SECTION/PARCEL: 1650000000030

BOROUGH: South Norfolk

PLN-REZ-2019-007

Bill McKay

PROJECT: Grassfield Crossing

APPLICANT: Kotarides Developers

AGENT: Williams Mullen

PROPOSAL: A conditional zoning reclassification of approximately 45.61 acres from R-15, Residential District (10.92 acres) and A-1, Agricultural District (34.69 acres) to R-MF-1, Multifamily Residential District (38.03 acres) and C-2, Conservation-Recreation District (7.58 acres).

PROPOSED COMP LAND USE / DENSITY: High Density Residential / 11.12 dwelling units per acre

EXISTING COMP LAND USE / DENSITY: Medium Density Residential / Less than 10 dwelling units per acre

LOCATION: 929 Shillelagh Road

TAX MAP SECTION/PARCEL: 0580000000290, 0580000000280,
0580000000300, 0580000000310, 0580000000320, 0580000000684,
0580000000703 and 0581002000020

BOROUGH: Deep Creek

PLN-REZ-2019-010

Bill McKay

PROJECT: Stoney Creek at Hickory Highlands

APPLICANT: Hickory Highlands, LLC

AGENT: American engineering Associates – Southeast, PA

PROPOSAL: A conditional zoning reclassification of approximately 34.07 acres from R-15s, Residential District (5.88 acres) and A-1, Agricultural District (28.19 acres) to R-15, Residential District.

PROPOSED COMP LAND USE / DENSITY: Low Density Residential / 2.23 dwelling units per acre

EXISTING COMP LAND USE / DENSITY: Low Density Residential / Less than 4 dwelling units per acre

LOCATION: 1219 and 1221 Johnstown Road

TAX MAP SECTION/PARCEL: 0720000000161, portion of 0720000000110 and a portion of 0720000000160

BOROUGH: Pleasant Grove

PLN-USE-2019-017

Bill McKay

PROJECT: Grassfield Crossing

APPLICANT: Kotarides Developers

AGENT: Williams Mullen

PROPOSAL: A conditional use permit to allow a height exception from thirty-five (35) feet to fifty (50) feet for multifamily buildings on 38.03 acres proposed to be zoned R-MF-1, Multifamily District.

ZONE: R-15, Residential District and A-1, Agricultural District

LOCATION: 929 Shillelagh Road

TAX MAP SECTION/PARCEL: 0580000000290, 0580000000280,
0580000000300, 0580000000310 and 0580000000320

BOROUGH: Deep Creek

PLN-REZ-2019-008

Hoa Dao

PROJECT: The Villas at Holly Cove
APPLICANT: Holly Cove Partners, LLC
OWNER: CGEL Associates, LLP and ARCH Associates, LLP
AGENCY: Site Improvement Associates, Inc.
PROPOSAL: A conditional zoning reclassification of approximately 5.35 acres from B-1, Neighborhood Business District and R-MF-1, Multifamily Residential District, to R-MF-1, Multifamily Residential District.
PROPOSED COMP LAND USE / DENSITY: High-Density Residential with 11.22 dwellings units per acre
EXISTING COMP LAND USE / DENSITY: Business/Commercial, Low-Density Residential, and Recreation
LOCATION: Properties are located east and west of Holly Cove Drive, at the intersection of Airline Boulevard and Holly Cove Drive
TAX MAP SECTION/PARCELS: 0163006000001 and 0163006000002
BOROUGH: Western Branch

PLN-REZ-2019-009

Hoa Dao

PROJECT: Gaston Brothers Rezoning
APPLICANT: Aqua Munda, LLC
OWNER: Aqua Munda, LLC
AGENCY: Site Improvement Associates, Inc.
PROPOSAL: A zoning reclassification of approximately 8.66 acres from A-1, Agricultural District and R-15s, Residential District, to B-2, General Business District.
PROPOSED COMP LAND USE / DENSITY: Business/Commercial
EXISTING COMP LAND USE / DENSITY: Business/Commercial and Office/Research
LOCATIONS: Properties are located northwest of the intersection of Battlefield Boulevard South and Peaceful Road.
TAX MAP SECTION/PARCELS: 0730000001290 and 0730000001301
BOROUGH: Pleasant Grove

PLN-USE-2019-020

Hoa Dao

PROJECT: Gaston Brothers Contractor
APPLICANT: Aqua Munda, LLC
OWNER: Aqua Munda, LLC
AGENCY: Site Improvement Associates, Inc.
PROPOSAL: A conditional use permit request to operate a construction contractor business on 8.66 acres.
ZONE: A-1, Agricultural District and R-15s, Residential District (Proposed rezoning to B-2, General Business District with PLN-REZ-2019-009)
LOCATIONS: Properties are located northwest of the intersection of Battlefield Boulevard South and Peaceful Road.
TAX MAP SECTION/PARCELS: 0730000001290 and 0730000001301
BOROUGH: Pleasant Grove