

NEW Public Hearing APPLICATIONS

January 2020

1. **PLN-REZ-2018-018** **James McNamara**
PROJECT: Crestfield Rezoning
APPLICANT: Elbow Properties, LLC
OWNER: Elbow Properties, LLC
AGENCY: American Engineering Associates
PROPOSAL: A zoning reclassification of approximately 120 acres from B-1, Neighborhood Business District, A-1, Agricultural District, and R-15s, Residential District, to R-10s, Residential District (65 acres) and A-1 Agricultural District (55 acres).
PROPOSED COMP LAND USE / DENSITY: Low-Density Residential with approximately 2.49 dwelling units per acre
EXISTING COMP LAND USE / DENSITY: Low-Density Residential with less than 4 dwelling units per acre, Business/Commercial, and Conservation
LOCATION: On Elbow Road, approximately 5,600 feet east from the intersection of Elbow Road and Centerville Turnpike North
TAX MAP SECTION/PARCEL: 0390000000383
BOROUGH: Washington
2. **PLN-REZ-2020-001** **Bill McKay**
PROJECT: Viridian South
APPLICANT: Viridian Reserve Investors, LP
OWNER: D&P Real Estate, LLC
AGENCY: Site Selection & Design LLC
PROPOSAL: A conditional zoning reclassification of approximately 24.5 acres from A-1, Agricultural District to R-8, Residential District and A-1, Agricultural District.
PROPOSED COMP LAND USE / DENSITY: Low Density Residential / 2.65 dwelling units per acre
EXISTING COMP LAND USE / DENSITY: Office / Research and Low Density Residential / Less than 4 dwelling units per acre
LOCATION: 1272 Kegman Road
TAX MAP SECTION/PARCEL: 0730000001400
BOROUGH: Pleasant Grove

3. **PLN-REZ-2020-003** **Gilbert Bostwick**
PROJECT: Oleander Avenue Townhomes
APPLICANT: Bryan K. Guidry
OWNER: Bryan K. Guidry
AGENCY: Land Planning Solutions
PROPOSAL: A zoning reclassification from approximately 0.37 acres of B-1, Neighborhood Business zoned land and 0.17 acres of R-6, Residential zoned land to R-TH-1, Residential.
PROPOSED COMP LAND USE / DENSITY: Medium Density Residential / 9.5 dwelling units per acre
EXISTING COMP LAND USE / DENSITY: Business/Commercial and Medium Density Residential / 16.0 dwelling units per acre
LOCATION: 1112 Oleander Avenue
TAX MAP SECTION/PARCEL: 0201001000040
BOROUGH: Washington
4. **PLN-REZ-2020-004** **Mark Hobbs**
PROJECT: 2333 Cedar Road
APPLICANT: Petra Construction & Consulting, LLC
OWNER: Nael H. Hasweh
PROPOSAL: A zoning reclassification of approximately 3.31 acres from AC, Assembly Center District to R-15s, Residential District.
PROPOSED COMP LAND USE / DENSITY: Low Density Residential with 1.51 dwelling units per acre
EXISTING COMP LAND USE / DENSITY: Low Density Residential with no more than 4 dwelling units per acre
LOCATION: 2333 Cedar Road
TAX MAP SECTION/PARCEL: 0450000000550
BOROUGH: Deep Creek
5. **PLN-REZ-2020-002** **Breanna McCoy**
PROJECT: Churchland Cleaners
APPLICANT: Chiwon Lee
AGENCY: Williams Mullen
OWNER: Michael C. and Helen M. Kalesperides
PROPOSAL: A conditional zoning reclassification of approximately .508 acres from B-1, Neighborhood Business District to B-2, General Business District.
EXISTING COMP LAND USE: Business/Commercial
ZONE: B-1, Neighborhood Business District
LOCATION: 3254 Western Branch Boulevard
TAX MAP SECTION/PARCEL: 0050000000928
BOROUGH: Western Branch

6. **PLN-USE-CT-2020-001** **Breanna McCoy**
PROJECT: Verizon Wireless Communication Tower
APPLICANT: Cellco Partnerships d/b/a Verizon Wireless
AGENCY: Willcox & Savage, P.C.
OWNER: Continental Telephone Co of VA
PROPOSAL: A conditional use permit to construct and operate a telephone communication tower with related facilities on a 768 square foot leasehold area within a 3.91 acre parcel.
ZONE: M-1, Light Industrial District
LOCATION: 765 S Battlefield Blvd
TAX MAP SECTION/PARCEL: 0600000000342
BOROUGH: Pleasant Grove