

PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
JANUARY 13, 2005

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (8)

REQUESTS FOR EXPEDITED ITEMS.

ELECTION OF CHAIRMAN: Mr. Vanarsdall

ELECTION OF VICE-CHAIRMAN: Mr. Archer

CASES TO BE HEARD. (7)

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**SUBDIVISION (Deferred from the December 15, 2004, Meeting)**

Sweetbay Hill  
(November 2004 Plan)

**Jordan Consulting Engineers, P.C. for William C. Schermerhorn, III and Attack Properties, Inc.:**  
The 97 69-acre site proposed for a subdivision of 56, single-family homes is located adjacent to Magnolia Ridge subdivision approximately 1,500 feet north of the intersection of constructed Magnolia Ridge Drive and unimproved JEB Stuart Parkway on parcels 780-772-9071, 781-773-3186, 780-773-2718 and 780-773-3673. The zoning is A-1, Agricultural District. Public water and septic tank/drainfield **(Fairfield) 56 Lots**

There are several outstanding issues with this plan layout. The issues include the appropriate number of stub roads to abutting undeveloped A-1 parcels and creation of a Reserved Parcel abutting the Magnolia Ridge subdivision. According to the applicant a revised layout will not be available. The November 12, 2004 Plan has been annotated.

Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

January 13, 2005



- 11 The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along JEB Stuart Parkway shall be submitted to the Department of Planning for review and approval prior to recordation of the plat
- 12 Block A, Lots 12 and 17 shall be redesigned to meet the requirements for standard lots
- 13 The owner shall petition the Board to initiate the process to abandon and offer for sale the unneeded portion of Woodman Road abutting this development prior to final approval
- 14 Provide a stub road to the Jinnett parcel from Road C
- 15 Access shall be provided by Woodman Road and Grenville Road. Developer will build ½ Woodman Road and ½ Grenville Road plus a 12-foot lane in the opposite direction. A financial contribution will be escrowed for the remainder of JEB Stuart Parkway, the amount of which will be approved by the Director of the Department of Public Works. There may be no connection to Pruett Court in Magnolia Ridge

**(Staff Report by Ted McGarry) Approved**

#### **TUCKAHOE**

**Deferred from the December 9, 2004 Meeting:**

**C-36C-04 The Episcopal Diocese of Virginia:** Request to conditionally rezone from O-3C Office District (Conditional) and B-2C Business District (Conditional) to R-0C One Family Residence District (Conditional), Parcel 737-750-7485 and part of Parcel 737-751-4601, containing 7.577 acres, located at the northwest intersection of Ridgefield Green Drive and Ridgefield Parkway. A church is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, and Office. **Staff – Tom Coleman APPROVED**

#### **VARINA**

**Deferred from the December 9, 2004 Meeting:**

**C-47C-04 Garry Gallagher:** Request to conditionally rezone from O-2C Office District (Conditional) to B-2C Business District (Conditional), Parcel 834-714-1831, containing 2.307 acres, located at the eastern corner of the intersection of Williamsburg Road (U.S. Route 60) and Whiteside Road. The applicant proposes a retail use. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. The site is in the Airport Safety Overlay District. **Staff – Tom Coleman APPROVED**

**Deferred from the December 9, 2004 Meeting:**

**C-54C-04 Craig Erdmann for Chimilson Acres, LLC:** Request to rezone from M-1 Light Industrial District, R-4 One Family Residence District and B-1 Business District to RTHC Residential Townhouse District (Conditional), part of Parcel 805-710-1834, containing approximately 13.07 acres, located on the southwest line of Darbytown Road opposite Oregon Avenue. Residential townhouses are proposed. The maximum

density in the RTH District is nine (9) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Multi-Family Residential, 6.8 to 19.8 units net density per acre, Commercial Concentration, and Environmental Protection Area. **Staff – Seth Humphreys (Deferral requested to the March 10, 2005 Meeting). DEFERRED TO MARCH 10, 2005**

**Deferred from the December 9, 2004 Meeting:**

**C-66C-04 Todd Borden for FON-SAW LLC:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 820-686-4881 and part of Parcel 821-687-2291, containing approximately 12.73 acres, located at the eastern terminus of Goldeneye Lane. The applicant proposes a density of no more than two (2) units per acre. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Tom Coleman APPROVED**

**C-1C-05 David Redmond for Mid-Atlantic Commercial Properties, LLC:** Request to conditionally rezone from B-1 and B-3 Business Districts and O-2 Office District to B-2C Business District (Conditional), Parcels 816-714-4637 and 816-714-5217, containing 2.11 acres, located on the east line of S Laburnum Avenue approximately 300 feet north of Williamsburg Road (U S Route 60) and the north line of Williamsburg Road (U S Route 60), approximately 170 feet east of S Laburnum Avenue. A 24-hour retail drug store is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Arterial, Commercial Concentration and Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is in the Airport Safety Overlay District. **Staff – Lee Tyson APPROVED**

**P-1-05 David Redmond for Mid-Atlantic Commercial Properties, LLC:** Request for a Provisional Use Permit under Sections 24-58.2(a) and 24-122.1 of Chapter 24 of the County Code in order to operate a retail drug store 24 hours per day, on Parcels 816-714-4637 and 816-714-5217, containing 2.11 acres, located on the east line of S Laburnum Avenue approximately 300 feet north of Williamsburg Road (U S Route 60) and the north line of Williamsburg Road (U S Route 60), approximately 170 feet east of S Laburnum Avenue. The existing zoning is B-1 and B-3 Business Districts and O-2 Office District. The Land Use Plan recommends Commercial Arterial, Commercial Concentration and Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is in the Airport Safety Overlay District. **Staff – Lee Tyson DEFERRED TO MARCH 10, 2005**

**BROOKLAND:**

**Deferred from the December 9, 2004 Meeting:**

**C-61C-04 Dominion Land & Development Partnership:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 759-767-5161, 759-767-2638, 759-767-6934, 759-767-6516 and

758-767-8413, containing approximately 14.2 acres, located on the west line of Francistown Road at Castle Point Road. The applicant proffers to develop no more than thirty (30) single-family units. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Seth Humphreys (Deferral requested to the February 10, 2005 Meeting). DEFERRED TO FEBRUARY 10, 2005**

#### **FAIRFIELD:**

##### **Deferred from the November 10, 2004 Meeting:**

**C-21C-04 James Theobald for Eric L Walker:** Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), part of Parcel 807-733-6105, containing 18.563 acres, located at the southeast intersection of N Laburnum Avenue and Harvie Road. Office uses are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. The site is in the Airport Safety Overlay District. **Staff – Seth Humphreys APPROVED**

##### **Deferred from the November 10, 2004 Meeting:**

**C-58C-04 Loftis Real Estate & Development:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), part of Parcel 800-730-7438, containing 6.981 acres, located at the north intersection of Elkridge Lane and 20<sup>th</sup> Street, adjoining the northwest property line of the Oak Hill subdivision. Residential townhouses are proposed. The maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – Lee Tyson DEFERRED TO MARCH 10, 2005**

#### **THREE CHOPT:**

##### **Deferred from the November 10, 2004 Meeting:**

**C-52C-03 Mr. And Mrs. Hung Yim:** Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), Parcel 735-763-5299, containing 1.922 acres, located on the north line of West Broad Street (U.S. Route 250) approximately 1,450 feet east of N Gayton Road. A restaurant is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Mixed Use. The site is also in the West Broad Street Overlay District. **Staff – Tom Coleman (Withdrawn by the applicant). WITHDRAWN**

##### **Deferred from the November 10, 2004 Meeting:**

**C-42C-04 Skip Gelletly.** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional), Parcel 731-763-1648, containing approximately 3.1 acres, located on the west line of Gayton Hills Lane approximately 200 feet south of Graham Meadows Drive. A residential subdivision is proposed. The maximum density in the R-5AC District is 7.7 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land

Use Plan recommends Suburban Residential 2, 2 4 to 3 4 units net density per acre  
**Staff – Seth Humphreys DEFERRED TO FEBRUARY 10, 2005**

**Deferred from the December 9, 2004 Meeting:**

**C-44C-04 Andrew Condlin for David E. Cottrell:** Request to amend proffered conditions accepted with Rezoning Case C-39C-95, on part of Parcel 740-765-2150, containing 1 4019 acres, located on the east line of Pouncey Tract Road, approximately 350 feet south of Twin Hickory Lake Drive The amendment is related to use restrictions and hours of operation and would permit a car wash The existing zoning is B-3C Business District (Conditional) The Land Use Plan recommends Commercial Concentration, Office and Environmental Protection Area **Staff –Tom Coleman DEFERRED TO FEBRUARY 10, 2005**

**C-2C-05 Ralph Axelle, Jr for LCL Company:** Request to amend proffered conditions accepted with Rezoning Case C-36C-89, on Parcel 754-744-1970, containing approximately 8 8 acres, located on the east line of N Parham Road, approximately 650 feet north of its intersection with Eastridge and Quioccasin Roads (Ridge Shopping Center) The amendment deletes Proffer 1, relating to hours of service The existing zoning is B-2C Business District (Conditional) The Land Use Plan recommends Commercial Concentration and Suburban Residential 2, 2 4 to 3 4 units net density per acre **Staff – Lee Tyson (Deferral requested to the February 10, 2005 Meeting). DEFERRED TO FEBRUARY 10, 2005**

**P-19-04 Ralph Axelle, Jr. for LCL Company:** Request for a Provisional Use Permit under Sections 24-58 2(a) and 24-122 1 of Chapter 24 of the County Code in order to allow 24 hour service to the general public for a retail business (Fed Ex/Kinkos Store in the Ridge Shopping Center), on part of Parcel 754-744-1970, containing approximately 6,000 square feet, located on the east line of N Parham Road approximately 600 feet north of Eastridge Road The existing zoning is B-2C Business District (Conditional) The Land Use Plan recommends Commercial Concentration **Staff – Lee Tyson (Deferral requested to the February 10, 2005 Meeting). DEFERRED TO FEBRUARY 10, 2005**

**C-3C-05 Henry Wilton for Wilton Development Corp.:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 737-771-5614 and 737-770-2642, containing approximately 47 9 acres, located on the west line of Pouncey Tract Road approximately 500 feet north of Shady Grove Road The applicant proposes the maximum density not to exceed 2 0 units per acre The R-2A District allows a minimum lot size of 13,500 square feet The Land Use Plan recommends Suburban Residential 1, 1 0 to 2 4 units net density per acre **Staff – Tom Coleman APPROVED**

**DISCUSSION ITEM:** To set a Work Session on the status of the Comprehensive Plan update to began at 5 00 P M **FOR FEBRUARY 10, 2005 IN COUNTY MANAGER'S CONFERENCE ROOM**

January 13, 2005

**DISCUSSION: CAPITAL IMPROVEMENT PROGRAM:** The Commission will discuss scheduling a Public Hearing to consider the FY 2005 – 2006 through FY 2009 – 2010 Capital Improvement Program for February 10, 2004 at 6 00 P M **APPROVED**

**APPROVAL OF MINUTES. Planning Commission December 9, 2004 APPROVED**

Acting on a motion by Mr. Marshall, seconded by Mr. Archer, the Planning Commission adjourned its meeting at 9:50 P M. on January 13, 2005

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