

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

JULY 10, 1997

BEGINNING AT 7:00 P.M.:

REQUEST FOR DEFERRALS OR WITHDRAWALS:

RESOLUTION: Initiate a zoning ordinance amendment for Hotels in the O-3 Office District.

AMENDMENT TO CHAPTER 24 (ZONING) OF THE CODE OF THE COUNTY OF HENRICO: An Ordinance to amend and reordain Article XXIII of Chapter 24 of the code of the county of Henrico by amending Section 24-110 regarding violations and penalties. (Staff presentation by Allen Webb)



ACTION: Recommend approval

AMENDMENT TO CHAPTER 24 (ZONING) OF THE CODE OF THE COUNTY OF HENRICO: An Ordinance to amend and reordain Articles II, V, XI, XIII, XXI, XXII and XXVI by amending Sections 24-3, 24-12.1, 24-51.1, 24-58.1, 24-94, 24-104 and 24-121 regarding the operation of bed and breakfast homes in Agricultural and One-Family Residence Districts and the operation of tourist homes. (Staff presentation by John Merrithew)



ACTION: Recommend approval

THREE CHOPT:

C-44C-97 Phillip deB. Rome for Enterprise Leasing Company of Norfolk/Richmond: Request to conditionally rezone from B-1 Business District to B-3C Business District (Conditional), Parcels 103-4-25-7 and 8 (Westwood Subdivision), containing 0.418 acre, located at the southeast corner of W. Broad Street and Morningside Drive (6109 W. Broad Street). An automobile rental office and lot are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Arterial development for this site. (Staff presentation by Lee Yolton)



ACTION: Recommend approval

C-45C-97 **Gibson M. Wright for Dominion Land & Development:** Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), Parcel 28-A-23, containing 0.763 acre, located on the south line of Nuckols Road approximately 470' east of its interchange with I-295. An office building is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 2 development, 2.4 to 3.4 units net density per acre, for this site. **(Staff presentation by Lee Yolton)**



ACTION: Recommend approval

TUCKAHOE:

P-9-97 **Bill Green for Mayfair Bagels, L.L.C., T/A Einstein Bros. Bagels:** Request for approval of a provisional use permit in accordance with Sections 24-58.2(d) and 24-122.1 of Chapter 24 of the County Code to permit outside dining for a restaurant on Parcel 89-A-41 (pt.) (1368 Gaskins Road, Gayton Crossing Shopping Center). The site is zoned B-2C Business District (Conditional). **(Staff presentation by Jim Lehmann)**



ACTION: Recommend approval

C-46C-97 **E. Carlton Wilton:** Request to conditionally rezone from O-2C Office District (Conditional) and A-1 Agricultural District to O-2C Office District (Conditional), Parcels 66-A-12, 14N and 56-A-2S, containing 5.5+/- acres, located at the southwest corner of proposed John Rolfe Parkway and Ridgefield Parkway. Offices are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office development and Urban Residential development, 3.4 to 6.8 units net density per acre, for this site. **(Staff presentation by Jim Lehmann) (Deferral requested to September 11, 1997)**



ACTION: Deferred at applicant's request to September 11, 1997

VARINA:

C-47C-97 James W. Theobald for Highwoods/Forsyth Limited Partnership: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcels 204-A-21B and 28, containing 80.75 acres, located at the southeast corner of Laburnum Avenue and Darbytown Road. The site is also in the Airport Safety Overlay District. A warehouse/light industrial development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office and Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, for this site. **(Staff presentation by John Merrithew)**



ACTION: Recommend denial

C-48C-97 Foster & Miller, P.C. for Robert Tucker: Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 157-A-8, 9 and 13, containing 36.65 acres, located approximately 700' west of Taylor Road on the north line of Meadow Road. A single family residential development is proposed. The R-3A District permits densities up to 4.58 units gross density per acre. The site is also in the ASO Airport Safety Overlay District. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, for this site. **(Staff presentation by Nancy Gardner)**



ACTION: Deferred at applicant's request to August 14, 1997

C-49C-97 Alvin S. Mistr, Jr. for H. & J. Enterprises: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 216-A-46, containing 21.6 +/- acres, located 800' south of Darbytown Road on the west line of Doran Road. A single family residential development is proposed. The R-2A District permits densities up to 3.23 units gross density per acre. The site is also in the ASO Airport Safety Overlay District. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, and Environmental Protection Area for this site. **(Staff presentation by Nancy Gardner)**



ACTION: Recommend approval

C-50C-97 Ralph L. Axselle, Jr. and Andrew M. Condlin for Canada Contracting Company, Inc.: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional), Parcel 185-A-50A, containing 27.024 acres, located on the south line of LaFrance Road 190' east of its intersection with I-295 (6126 LaFrance Road). Office/equipment storage is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The site is also in the ASO Airport Safety Overlay District. The Land Use Plan recommends Heavy Industrial development for this site. **(Staff presentation by Nancy Gardner)**



ACTION: Recommend approval

C-51C-97 Philip deB. Rome for Sauer Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional), Parcels 193-A-24 and 31, containing 81.30 acres, located on the southeast corner of Laburnum Avenue and Seven Hills Boulevard. The site is also in the Airport Safety Overlay District. Industrial development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Planned Industrial development for this site. **(Staff presentation by John Merrithew) (Deferral requested to September 11, 1997)**



ACTION: Deferred at applicant's request to September 11, 1997

C-55C-97 Philip deB. Rome for Sauer Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District and M-1 Light Industrial District to M-2C General Industrial District (Conditional), Parcels 193-A- 25, 26 and 194-1-A-1 and 2 (Seven Hills Industrial Center), containing 45.23 acres, located on the southeast corner of Seven Hills Boulevard and Miller Road. The site is also in the Airport Safety Overlay District. Industrial development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Planned Industrial development for this site. **(Staff presentation by John Merrithew) (Deferral requested to September 11, 1997)**



ACTION: Deferred at applicant's request to September 11, 1997

C-52-97 Virgil R. Hazelett for County of Henrico: Request to rezone from A-1 Agricultural District to R-5 General Residence District, Parcel 146-A-98, containing 3.175 acres, located at the northeast corner of Nine Mile Road and Dabbs House Road. Multi-family units are proposed. The R-5 District permits densities up to 14.52 units gross density per acre. The Land Use Plan recommends Government development for this site. **(Staff presentation by Mark Bittner)**



ACTION: Recommend approval

BROOKLAND:

P-10-97 Bill Green for Mayfair Bagels, L.L.C., T/A Einstein Bros. Bagels: Request for approval of a provisional use permit in accordance with Sections 24-58.2(d) and 24-122.1 of Chapter 24 of the County Code to permit outside dining for a restaurant on Parcel 59-A-6L, located on the north line of W. Broad Street approximately 270' east of its intersection with Old Springfield Road (9460 W. Broad Street). The site is zoned B-2 Business District. **(Staff presentation by Jim Lehmann)**



ACTION: Recommend approval

C-54C-97 Garry Gallagher for Knox Investments: Request to conditionally rezone from R-4 One Family Residence District to B-2C Business District (Conditional), Parcel 94-19-B-10, containing 0.10 acre, located on the south line of Clarke Street approximately 270' west of its intersection with Lakeside Avenue. An access drive for an adjacent commercial development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Urban Residential development, 3.4 to 6.8 units net density per acre, for this site. **(Staff presentation by Mark Bittner)**



ACTION: Recommend approval

FAIRFIELD:

C-39C-97 Skip Morris for Atlantic Homes Development: Request to amend proffered conditions accepted with rezoning case C-75C-90 on Parcels 119-8-B-1, 10, 11 and 12, containing 1.0 acre, located in the Oak Glen Subdivision along the north line of Neale Street and east line of Broadgate Drive. The existing zoning is R-3AC One Family Residence District (Conditional). The Land Use Plan recommends SR 2 Suburban Residential 2 development, 2.4 to 3.4 units net density per acre, for this site. An amendment of the proffered condition relating to the exterior construction materials for residential units along Neale Street is proposed. **(Staff presentation by Jim Lehmann)**



ACTION: Recommend denial

C-40C-97 Nicholas A. Spinella for Juanita Haynes: Request to conditionally rezone from R-2A One Family Residence District to M-1C Light Industrial District (Conditional), Parcel 33-A-57, containing 1.865 acres, located adjacent to Virginia Center Commons on the east line of Brook Road (U.S. Route 1), 230' north of its intersection with Virginia Center Parkway. The Land Use Plan recommends this site for Office/Service development. Commercial development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. **(Staff presentation by Lee Yolton)**



ACTION: Recommend approval

Cases acted upon by the Planning Commission on this meeting date were scheduled to be heard by the Board of Supervisors on August 13, 1997.