

PLANNING COMMISSION

Rezoning and Provisional Use Permits

ACTIONS

June 12, 1997

ROLL CALL:

BEGINNING AT 5:15 P.M. (Public Utilities Conference Room):

REQUEST FOR DEFERRALS OR WITHDRAWALS:

BEGINNING AT 7:00 P.M.:

DISCUSSION: Set work session to discuss BMP's and Waiver of Transitional Buffer provisions.



ACTION: Public hearing, July 22, 1997

LANDSCAPE PLAN *(Deferred from the May 27, 1997 Meeting)*

LP/POD-39-96
Antioch Baptist
Church - Additions

Engineering Design Associates and Peace Nurseries: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 4.1 acre site is located at the southeast corner of New Market Road (State Route 5) and Chatsworth Road on parcel 203-A-9A and 8. The zoning is A-1, Agricultural District. **(Varina)**



ACTION: Granted

PLAN OF DEVELOPMENT *(Deferred from the May 27, 1997, Meeting)*

POD-6-97
Texaco at North Park
Shopping Center

Balzer & Associates for R. B. Ball and Star Enterprise: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 2,000 square foot convenience store with fuel pumps. The 0.7 acre site is located on Parham Road 700 feet from the east line of Route 1 on parcel 63-A-12. The zoning is B-3, Business District. County water and sewer. (Fairfield)



ACTION: Granted

TUCKAHOE:

C-33C-97 Robert Mills for Dr. Allen Rafeh ARCORP II, Ltd.: Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional), Parcel 89-A-18, containing 0.58 acre located at the southeast corner of Patterson Avenue and Pump Road. The Land Use Plan recommends this site for Office development. An office/retail use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. **(Staff presentation by Mark Bittner)**



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

VARINA:

Deferred from the May 15, 1997 Meeting:

C-8C-97: Ken Owens for OOO-3 Limited Partnership: Request to conditionally rezone from B-2 Business District and R-5 General Residence District, to M-1C Light Industrial District (Conditional), part of Parcel 165-A-82, containing approximately 45.4 acres with 640' of frontage on Old Williamsburg Road, 500' along Old Memorial Drive and 2,900' along I-295. Unspecified industrial uses are proposed. The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends this area for Urban Residential, 3.4 to 6.8 dwelling units net density per acre. **(Staff presentation by Lee Yolton)**



ACTION: Recommend approval

BROOKLAND:

Deferred from the May 15, 1997 Meeting:

C-26C-97 Stephen Athey for Marion, LLC: Request to amend proffered conditions accepted with rezoning case C-63C-95, on part of Parcel 59-A-6M, containing 2.018 acres. The site is located north of Tuckernuck Square shopping center at the western terminus of Hamlee Avenue, approximately 200' west of its intersection with West End Drive. A change in the hours of operation and building materials for the security wall is proposed. The existing zoning is M-1C Light Industrial District (Conditional). The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends this area for Commercial Concentration development. **(Staff presentation by Mark Bittner)**



ACTION: Recommend approval

C-35C-97 Ralph L. Axelle, Jr. For Staples Mill Development Company: Request to conditionally rezone from R-4 One Family Residence District and B-1 Business District to B-2C Business District (Conditional), Parcels 51-7-11-1, 3, 7; 51-7-12-1, 5; 51-7-15-1, 7; 51-7-16-1 (also known as West Jenningsville Subdivision); and Parcel A being the southern 40' of abandoned Old Coal Pit Railroad (total width 80'), and as more particularly described in files kept in the Planning Office, containing approximately 5.534 acres, located on the west line of Old Staples Mill Road, 1,120' south of its intersection with Hungary Road. The Land Use Plan recommends this site for Commercial Concentration development. A retail use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. **(Staff presentation by John Merrithew)**



ACTION: Recommend approval

C-36C-97 Mark Hurley for Mulligan's Sports Grille: Request to amend proffered conditions accepted with rezoning case C-16C-88, on Parcel 70-A-21B, containing 2.029 acres, located on the south line of proposed Shrader Road, 890' west of the intersection of Shrader Road and Hungary Spring Road. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends this site for Commercial Concentration development. An amendment of the proffered conditions relating to the principal uses and standards for signs and hours of operation is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. **(Staff presentation by Mark Bittner)**



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

P-6-97 **Mark Hurley for Mulligan's Sports Grille:** Request for approval of a provisional use permit in accordance with Sections 24-62.2(i) and 24-122.1 of Chapter 24 of the County Code to permit a billiard parlor with up to 24-hour operation on Parcel 70-A-21B, located on the south line of proposed Shrader Road, 890' west of the intersection of Shrader Road and Hungary Spring Road. The site is zoned B-3C Business District (Conditional). **(Staff presentation by Mark Bittner)**



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

C-37C-97 **James W. Theobald for Bershire-Richmond, L.L.C.:** Request to conditionally rezone from R-4 and R-3 One Family Residence Districts to B-2C Business District (Conditional), Parcels 71-A-71 & 72 and 71-8-E-1 & 2, containing 1.42 acres, located on the southwest corner of Staples Mill Road and Bremner Boulevard. The Land Use Plan recommends this site for Office development. A drugstore is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. **(Staff presentation by Lee Yolton)**



ACTION: Recommend approval

FAIRFIELD:

C-34C-97 **J. Barry Lynn:** Request to conditionally rezone from B-1C Business District (Conditional) to B-3C Business District (Conditional), Parcel 96-A-3, containing 2.175 acres, located at the northwest corner of Azalea Avenue and Wilkinson Road. The Land Use Plan recommends this site for Commercial Concentration development. A self-service car wash is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. **(Staff presentation by Mark Bittner)**



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

C-38C-97 **Roy B. Amason for Virginia Center, L.L.C.:** Request to amend proffered conditions accepted with rezoning case C-21C-96 on Parcel 44-A-1, containing 8.416 acres (part of proposed Crosspoint Carriage Homes Subdivision), located on the north line of Virginia Center Parkway (a private road) approximately 580' north of I-295 and 1,480' west of the County line. The existing zoning is R-6C General Residence District (Conditional). The Land Use Plan recommends this site for Office development. An amendment of the proffered condition relating to the number of assisted care units is proposed. **(Staff presentation by Jim Lehmann)**



ACTION: Recommend approval

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: Deferred at applicant's request to July 10, 1997

C-40C-97 **Sonny Haynes 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: Deferred at applicant's request to July 10, 1997

C-41C-97 **Henry L. Wilton for Omicron Corp.:** Request to amend proffered conditions accepted with rezoning case C-63C-94 on Parcel 53-A-5 (proposed Brookwood Glen Subdivision), containing 8.62 acres, located on the east line of Telegraph Road, 30' north of its intersection with Georgia Avenue. The existing zoning is R-4C One Family Residence District (Conditional). The Land Use Plan recommends Urban Residential development, 3.4 to 6.8 units net density per acre, for this site. An amendment of the proffered conditions relating to foundation and driveway materials is proposed. **(Staff presentation by John Merrithew)**



ACTION: Recommend approval

C-42C-97 **Henry L. Wilton for Wilton Development Corp.:** Request to amend proffered conditions accepted with rezoning case C-16C-96 on Parcels 43-A-46 and 53-A-1(proposed Telegraph Woods Subdivision), containing 17.39 acres, located on the east line of Telegraph Road, beginning at Virginia Avenue to approximately 70' north of Maryland Avenue. The existing zoning is R-4C One Family Residence District (Conditional). The Land Use Plan recommends this site for Suburban Residential 2 development, 2.4 to 3.4 units net density per acre, and UR Urban Residential development, 3.4 to 6.8 units net density per acre. An amendment of the proffered conditions related to foundations and protective covenants is proposed. **(Staff presentation by John Merrithew)**



ACTION: Recommend approval

THREE CHOPT:

P-7-97 **Gene Taylor for Breakers Inc.:** Request for approval of a provisional use permit in accordance with Sections 24-58.2(a)(d)(e) and 24-122.1 of Chapter 24 of the County Code to permit a billiard parlor with up to 24-hour operation on Parcels 36-A-19D (pt.), 21, 22, 23, and 24 located on the north line of W. Broad Street, 450' west of its intersection with Pouncey Tract Road. The site is zoned B-2C Business District (Conditional) and M-1 Light Industrial District. The site is also within the West Broad Street Overlay District. **(Staff presentation by John Merrithew)**



ACTION: Withdrawn; no action

P-8-97 **J. Thomas O'Brien, Jr. For Short Pump Investors, L.P.:** Request for approval of a provisional use permit in accordance with Sections 24-58.2(a)(d) and 24-122.1 of Chapter 24 of the County Code to permit outside dining and extended hours of operation to 2:00 a.m. for proposed restaurants, on Parcels 36-A-19D (pt.), 21, 22, 23, and 24 located on the north line of W. Broad Street, 450' west of its intersection with Pouncey Tract Road. The site is zoned B-2C Business District (Conditional) and M-1 Light Industrial District. The site is also within the West Broad Street Overlay District. **(Staff presentation by John Merrithew)**



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

C-43C-97 **John T. Cochran, P.E.:** Request to conditionally rezone from B-2C Business District (Conditional) to R-6C General Residence District (Conditional), part of Parcel 9-A-19D, containing 0.997 acre. The site is located on the south line of Wyndham Park Drive at Dominion Club Drive Extended. The R-6C District allows densities up to 19.8 units gross density per acre. The Land Use Plan recommends Commercial Concentration development for this site. An accessory use to Carriage Homes Apartments is proposed. **(Staff presentation by Jim Lehmann)**



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 July 9, 1997.