

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

MARCH 12, 1998

BEGINNING AT 6:30 P.M.:

CALL TO ORDER:

AMENDMENT TO ZONING ORDINANCE: AMENDMENT TO CHAPTER 24 (ZONING) OF THE CODE OF THE COUNTY OF HENRICO: An Ordinance to Amend and Reordain Sec. 24-11(b) pertaining to principal uses permitted in certain residential districts.



ACTION: Recommended for approval.

BEGINNING AT 7:00 P.M.:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

VARINA:

Deferred from the February 12, 1998 Meeting:

C-67C-97 Scott D. Stolte for Pendragon Development Company: Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 238-A-31, containing 86.31 acres, located on the west line of I-295 approximately 1,600' north of its intersection with New Market Road (State Route 5). A residential subdivision is proposed. The R-2A District permits densities up to 3.23 units gross density per acre. The Land Use Plan recommends SR 1 Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, Office and Environmental Protection Area. **(Staff presentation by Mark Bittner)**



ACTION: Deferred to April 9, 1998.

Deferred from the February 12, 1998 Meeting:

C-11C-98 Henry L. Wilton for Wilton Development Corp.: Request to conditionally rezone from R-4 One Family Residence District to R-5C General Residence District (Conditional), part of Parcel 162-A-10A and Parcel 162-A-31, containing approximately 14.36 acres, located on the south side of Gay Avenue approximately 600' east of Millers Lane and also fronting on the north side of Denison Road at Altair Road. A multifamily apartment development is proposed. The R-5 District permits densities up to 14.52 units gross density per acre. The Land Use Plan recommends Urban Residential development, 3.4 to 6.8 units net density per acre. The site is also in the Airport Safety Overlay District. **(Staff presentation by Nancy Gardner)**



ACTION: Deferred to April 9, 1998

BROOKLAND:

NONE.

FAIRFIELD:

Deferred from the February 12, 1998 Meeting:

C-8C-98 Jim Thornton for Virginia Center, Inc.: Request to conditionally rezone from B-3 Business District and R-2A One Family Residence District to B-2C Business District (Conditional), Parcels 33-A-46 & 47, containing 16.047 acres, located at the southeast corner of Brook Road (U. S. Route 1) and Virginia Center Parkway. Office, hotel and restaurant uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office development. **(Staff presentation by Lee Yolton)**



ACTION: Deferred to April 9, 1998

P-9-98 **James W. Theobald and Charles H. Rothenberg for Sprint PCS:** Request for approval of a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct and operate a communication tower up to 160' high and related equipment and improvements on part of Parcel 73-A-9 (1207 Hilliard Road) containing approximately 1,500 sq. ft. located on the south line of Hilliard Road approximately 250' west of its intersection with Brook Road (U.S. Route 1). The site is zoned B-3 Business District. **(Staff presentation by Mark Bittner)**



ACTION: Recommended for approval

P-10-98 **James W. Theobald and Charles H. Rothenberg for Sprint PCS:** Request for approval of a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct and operate a communication tower up to 199' high and related equipment and improvements on part of Parcel 106-A-42A (State Fairgrounds and Auto Race Track), containing approximately 2,500 sq. ft., located on the west side of Carolina Avenue approximately 0.4 mile north of Laburnum Avenue. The site is zoned M-2 General Industrial District. **(Staff presentation by Mark Bittner)**



ACTION: Recommended for approval

C-12C-98 **Charles H. Rothenberg for Sprint PCS:** Request to amend proffered conditions accepted with rezoning case C-82C-94 on Parcel 53-A-20A containing 3.05 acres, located on the east side of Mountain Road approximately 600' northwest of Yellow Tavern Park Road. The amendment would add a communication tower as a permitted use. The site is zoned M-2C General Industrial District (Conditional). The Land Use Plan recommends Commercial Concentration development. **(Staff presentation by Lee Yolton)**



ACTION: Recommended for approval

P-11-98 **Kevin C. Hardin, Sr.:** Request for approval of a provisional use permit in accordance with Sections 24-58.2(a) and 24-122.1 of Chapter 24 of the County Code to permit extended hours of operation to 2:00 a.m. for a restaurant (Lakeside Tavern) on part of Parcel 94-14-2-41 (Bryan Parkway Subdivision), containing 3,425 sq. ft., located on the west line of Lakeside Avenue approximately 26' south of New Bern Road (5404 1/2-5406 Lakeside Avenue). The site is zoned B-2 Business District. **(Staff presentation by Mark Bittner)**



ACTION: Recommended for denial

C-13C-98 Ralph L. Axelle and Andrew M. Condlin for Windsor Enterprises, LLC: Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-3C and R-3AC One Family Residence Districts (Conditional), Parcel 42-A-42 and part of Parcels 52-A-20 and 24B, containing 83.6 acres located on the north line of Hungary Road approximately 510' east of Lydell Drive. A single family residential planned community is proposed. The R-3 District permits densities up to 3.96 units gross density per acre, and the R-3A District permits densities up to 4.59 units gross density per acre. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, Suburban Residential 2 development, 2.4 to 3.4 units net density per acre, and Environmental Protection Area. The applicant also intends to file an application to vacate the Old Hungary Road right of way which runs through the southern end of the site. **(Staff presentation by John Merrithew)**



ACTION: Deferred to April 9, 1998

BEGINNING AT 8:00 P.M.:

C-14C-98 James Thornton for Virginia Center, Inc.: Request to conditionally rezone from O-3C Office District (Conditional) to M-1C Light Industrial District (Conditional), part of Parcel 24-A-8D, containing approximately 61.74 acres, located on the east line of I-95 approximately 1,620' north of Virginia Center Parkway within the Virginia Center development. Light Industrial uses are proposed. The uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office development. **(Staff presentation by John Merrithew)**



ACTION: Deferred to May 14, 1998

C-15C-98 Clement Tingley for Easy Living Corporation: Request to conditionally rezone from A-1 Agricultural District to R-4AC One Family Residence District Conditional, Parcels 85-A-2, 3 and 5, containing approximately 31.0 acres, located on the north line of North Road at its intersection with Edgefield Court and Edgefield Street. A single family residential subdivision is proposed. The R-4A District permits densities up to 5.62 units gross density per acre. The Land Use Plan recommends Urban Residential development, 3.4 to 6.8 units net density per acre. **(Staff presentation by John Merrithew)**



ACTION: Deferred to April 9, 1998

THREE CHOPT:

Deferred from the December 11, 1997 Meeting:

C-84C-97 Robert M. Atack for Atack Waterfront L.L.C.: (Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 18-A-17 containing 6.82 acres located on the east line of Shady Grove Road approximately 1,200' north of Hames Lane (5273 Shady Grove Road). A residential subdivision is proposed. The R-3A District permits densities up to 4.58 units gross density per acre. The Land Use Plan recommends Suburban Residential 2 development, 2.4 to 3.4 units net density per acre, and Environmental Protection Area. (Staff Presentation by Lee Yolton)



ACTION: Deferred to July 9, 1998

Deferred from the February 12, 1998 Meeting:

C-83C-97 Glenn R. Moore for Costen Floors, Inc.: Request to conditionally rezone from O-2C Office District (Conditional) and A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcels 48-A-70B, 58-A-21C and 58-A-22 containing 8.6 acres located at the northeast corner of Mayland Drive and Stillman Parkway (also borders Pemberton Road). Office/distribution uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office development. (Staff Presentation by Lee Yolton)



ACTION: Recommended for denial

C-16C-98 Jay M. Weinberg for Short Pump Associates, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcel 36-A-14, containing 0.71 acre, located at the southwest corner of Interstate 64 and Pouncey Tract Road. A mini-warehouse is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Mixed Use development. The site is also in the West Broad Street Overlay District. (Staff presentation by Lee Yolton)



ACTION: Recommended for approval

C-17C-98 Bryan E. Kornblau: Request to conditionally rezone from R-2AC One Family Residence District (Conditional) to R-3AC One Family Residence District (Conditional), Parcels 10-4-A-1 and 2; 10-4-B-14,16-18, 22, 24, 26-28, 30-52; and 10-4-C-1, 2, 4, 6, 8-15 (lots within Dominion Hills Subdivision), containing approximately 15.8 acres, located on the north line of Nuckols Road approximately 0.5 mile west of its intersection with Shady Grove Road. A single family residential subdivision is proposed. The R-3A District permits densities up to 4.59 units gross density per acre. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, Office, and Environmental Protection Area. (Staff presentation by Lee Yolton)



ACTION: Case withdrawn by applicant

TUCKAHOE:

C-18C-98 Balzer & Associates for Jim Lowe: Request to amend proffered conditions accepted with rezoning case C-49C-94, Parcel 66-24-B-21, containing 0.357 acre, located on the east line of John Rolfe Parkway off the Hillgate Court cul-de-sac in the Sutton Subdivision (2624 Hillgate Court). A reduction in setbacks is proposed. The site is zoned R-4C One Family Residence District (Conditional). The R-4 District permits densities up to 5.45 units gross density per acre. The Land Use Plan recommends Suburban Residential 2 development, 2.4 to 3.4 units net density per acre. (Staff presentation by Nancy Gardner)



ACTION: Recommended for approval

Discussion Item: To set a date for work session on public hearing procedures.



ACTION: Work session set for April 28, 1998

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors on April 8, 1998.