

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

October 15, 1998

BEGINNING AT 6:30 P.M.:

CALL TO ORDER:

SUBDIVISION: **White Oak Technology Park, Section B (Road Dedication) TIMMONS for Henrico Industrial Development Authority, Meridian Industrial Trust, Inc. and Hewlett-Packard Company:** The site is located along the east line of Technology Boulevard approximately 2,400 +/- feet north of Portugee Road on part of Parcel 187-A-5, White Oak Technology Park. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)** 0 Lots

The Staff's recommendation will be made at the meeting.
(Staff presentation by David O'Kelly)



ACTION: Approved

PLAN OF DEVELOPMENT: **Phase 1 and Master Plan TIMMONS for Henrico Industrial Development Authority, Meridian Industrial Trust, Inc. and Hewlett-Packard Company:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct Phase 1, a 832,000 +/- square foot light manufacturing, assembly and distribution plant and related facilities and for approval of a master plan for future plant expansion totaling 1,207,000 +/- square feet. The 93.42-acre site is located along the east line of Technology Boulevard approximately 2,400 +/- feet north of Portugee Road on part of Parcel 187-A-5, White Oak Technology Park. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

The Staff's recommendation will be made at the meeting.
(Staff presentation by David O'Kelly)



ACTION: Approved

BEGINNING AT 7:00 P.M.:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

AMENDMENT TO CHAPTER 24 (ZONING) OF THE CODE OF THE COUNTY OF HENRICO: An Ordinance to Amend and Reordain Article II entitled "Definitions" to add "Outside storage" in the definitions enumerated in Section 24-3. **(Staff presentation by Allen Webb)**



ACTION: Deferred to November 17, 1998

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION *(Deferred from the September 22, 1998, Meeting)*

POD-77-98
Park West



ACTION:
Deferred to October
27, 1998

Balzer & Associates, Inc. for D. O. Allen Homes Inc.: Request for approval of a plan of development and special exception as required by Chapter 24, Sections 24-2, 24-12, 24-13.3 and 24-106 of the Henrico County Code to construct a zero lot line development for seniors with a private non-commercial recreation center. The 23.21-acre site is located on the south line of Hungary Road approximately 150 feet east of Lanver Lane on parcels 49-A-19, 20 and part of parcel 49-A-18. County water and sewer. **(Brookland)**

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.

11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.

23. The subdivision plat for Park West shall be recorded before any building permits are issued.

24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

25. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

26. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

27. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

28. The developer shall share in the cost of any future signalization of the entrance from this development onto Hungary Road.

(Staff presentation by Kevin Wilhite)

SUBDIVISION (*Deferred from the September 22, 1998, Meeting*)

Canterbury on the James
(August 1998 Plan)



ACTION:

Deferred to October 27,
1998

Koontz-Bryant, P.C. for Wilton Development Corporation: The 19.86-acre site is located on the southwest corner of River Road and Parham Road on parcel 125-A-18A. The zoning is R-1, One-Family Residence District. County water and sewer. **(Tuckahoe)**
11 Lots

Prior to requesting recordation, the developer shall furnish a letter from Virginia Power and Commonwealth Gas stating that this proposed development does not conflict with its facilities.

Each lot shall contain at least 25,000 square feet, exclusive of floodplain areas.

The limits and elevation of the 100 year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."

The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along River Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works. **(Staff presentation by Mikel Whitney)**

THREE CHOPT:

C-48C-98 James W. Theobald for The Snyder-Hunt Corp.: Request to conditionally rezone from A-1 Agricultural District to R-2C, R-3C and R-4C One Family Residence Districts (Conditional), RTHC Residential Townhouse District (Conditional), R-5C, R-5AC and R-6C General Residence Districts (Conditional), O-2C Office District (Conditional), B-2C and B-3C Business Districts (Conditional) and M-1C Light Industrial District (Conditional), Parcels 18-A-11, 26-A-27A (pt), 30-32, 73, 27-A-3A, 5A, 6, 7, 8, 9A, 11 and 10 (pt.), and 37-A-1,10, 11, 12

(pt.),13 (pt.), containing 425.92 acres located at the southeast corner of the intersection of Shady Grove Road and Nuckols Road. A mixed use planned community is proposed. The R-2 District permits densities up to 2.42 units gross density per acre. The R-3 District permits densities up to 3.96 units gross density per acre. The R-4 District permits densities up to 5.45 units gross density per acre. The RTH District permits densities up to 9.0 units gross density per acre. The R-5 District permits densities up to 14.52 units gross density per acre. The R-5A District permits densities up to 6.0 units gross density per acre. The R-6 District permits densities up to 19.8 units gross density per acre. The office, business and industrial uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Government, Environmental Protection Area, Light Industry, Urban Residential 3.4 to 6.8 units net density per acre, Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Rural Residential, not exceeding 1.0 unit net density per acre. **(Staff presentation by John Merrithew)**



ACTION: Approved

Deferred from the September 10, 1998 Meeting:

C-54C-98 Glenn R. Moore for ESA Management, Inc.: Request to amend proffered conditions accepted with rezoning case C-12C-88 on Parcel 47-A-11A, containing 4.67 acres, located at the southwest corner of Dominion Boulevard and Sadler Road. The current zoning is B-3C, Business District (Conditional). The amendment would delete or revise proffers regarding numerous issues including site plan, elevations, building materials, uses, and access. The Land Use Plan recommends Commercial Concentration development. **(Staff presentation by Jo Ann Hunter)**



ACTION: Withdrawn by Applicant

Deferred from the September 10, 1998 Meeting:

C-59C-98 E. Delmonte Lewis for Greensprings, Inc.: Request to conditionally rezone from A-1 Agricultural District and R-3AC One Family Residence District (Conditional) to R-3AC One Family Residence District (Conditional) and C-1 Conservation District, part of Parcels 38-A-30D and 30E, containing 30.78 acres, located at the eastern terminus of Toston Lane (Lexington Subdivision) and southern terminus of Anna Marie Drive (Greensprings Subdivision) or as more particularly described in the files kept in the Henrico Planning Office. A 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 2, 2.4 to 3.4 units net density per acre, and Environmental Protection Area. **(Staff presentation by Lee Yolton)**



ACTION: Approved

C-61C-98 **Henry A. Shield:** Request to conditionally rezone from B-2 Business District to R-6C General Residence District (Conditional), Parcel 115-A-6A, containing 3.104 acres, located on the south line of Markel Road approximately 250' east of its intersection with Byrd Avenue and on the north line of Fitzhugh Avenue approximately 180' east of its intersection with Byrd Avenue. Apartments are proposed. The R-6 District permits densities up to 19.80 units gross density per acre. The Land Use Plan recommends Office and Environmental Protection Area. **(Staff presentation by Nancy Gardner)**



ACTION: Deferred to November 12, 1998

C-62C-98 **Jay M. Weinberg for Summit Properties Partnership, L.P.:** Request to amend proffered conditions accepted with rezoning case C-27C-98 on Parcels 36-A-45, 46, and 47, and part of Parcel 36-A-43, containing 35.18 acres, located at the northeast intersection of W. Broad Street (U.S. Route 250) and Old Gayton Road. The proposed amendment relates to road reservation, architectural treatment and orientation of the outparcel on the site. The site is zoned R-5C and R-6C General Residence Districts (Conditional), and B-3C Business District (Conditional). **(Staff presentation by John Merrithew)**



ACTION: Approved

C-63C-98 **Glenn R. Moore RealtiCorp, Inc.:** Request to conditionally rezone from A-1 Agricultural District, O-3C Office District (Conditional) and B-2C Business District (Conditional) to B-3C Business District (Conditional), Parcels 47-A-59, 48-A-39 through 43, 48-A-43A and 43B, 48-A-55, and 48-A-58 through 66, containing 26.20 acres located on the east line of Cox Road approximately 670' south of W. Broad Street. A mixed use commercial development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office and Commercial Concentration. **(Staff presentation by John Merrithew)**



ACTION: Deferred to December 10, 1998

C-64C-98 **Foster & Miller, P.C. for Brookhollow of Virginia:** Request to amend proffered conditions accepted with rezoning case C-31C-97 on part of Parcels 37-3-A-2B and 47-4-A-2, containing 5.71 acres, located at the northeast corner of Brookriver Drive and S & K Drive in the Brookhollow subdivision. The proposed amendment relates to retail use. The site is zoned M-1C Light Industrial District (Conditional). **(Staff presentation by Nancy Gardner)**



ACTION: Approved

P-23-98 **Gloria Freye for Triton PCS, Inc.:** 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, operate and maintain a communication tower up to 199' high and related equipment and improvements, on part of Parcel 47-A-59, containing 2,500 sq. ft., east of Interstate 64 between Cox Road and Old Cox Road (3600 Old Cox Road). The site is zoned A-1 Agricultural District. **(Staff presentation by Mark Bittner)**



ACTION: Deferred to November 12, 1998

TUCKAHOE:

P-36-98 **Paul Thompson for Rite Aid of Virginia:** Request for approval of a provisional use permit in accordance with Sections 24-122.1 and 24-58.2(a) of Chapter 24 of the County Code, in order to operate a retail pharmacy 24 hours a day on Parcel 100-A-21, containing 1.289 acres, located on the south line of Patterson Avenue (Route 6) at its intersection with Gayton Road (8935 Patterson Avenue). The site is zoned B-2 Business District. **(Staff presentation by Jo Ann Hunter)**



ACTION: Deferred to November 12, 1998

VARINA:

Deferred from the September 10, 1998 Meeting:

P-28-98 **Gloria Freye for Triton PCS, Inc.:** 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, operate and maintain a communication tower up to 199' high and related equipment and improvements, on part of Parcels 142-13-B-9 and 11, containing 2,500 sq. ft., located on the southwest line of Nine Mile Road, approximately 100' west of Battery Avenue (St. Johns Catholic Church property, 813 W. Nine Mile Road). The site is zoned R-2A and R-4 One-Family Residence Districts. **(Staff presentation by Lee Yolton)**



ACTION: Deferred to November 12, 1998

C-55C-98 **Roy B. Amason:** Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), Parcel 260-A-36, containing 3.87 acres, located at the northeast corner of the intersection of New Market Road (Route 5) and Long Bridge Road. A business use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Prime Agriculture. The site is also in the Airport Safety Overlay District. **(Staff presentation by Mark Bittner) Deferral requested to November 12, 1998.**



ACTION: Deferred to November 12, 1998

C-56C-98 **Roy B. Amason:** Request to conditionally rezone from A-1 Agricultural District to R-1C, R-2AC and R-4AC One Family Residence Districts (Conditional), R-5C and R-6C General Residence Districts (Conditional), O-2C Office District (Conditional), B-3C Business District (Conditional) and C-1 Conservation District, Parcels 240-A-17, 250-A-48, 49, and 51A, and 251-A-4A, containing 607.68 acres, generally located along the east line of Turner Road between New Market Road (Route 5) and Camp Holly Drive; along the north line of New Market Road (Route 5) from Turner Road to Camp Hill Road and from Kingsland Road to Long Bridge Road; along the northwest line of Long Bridge Road to its intersection with Yahley Mill Road and along the west side of Yahley Mill to the Virginia Power easement. A mixed use planned community is proposed. The R-1 District permits densities up to 1.74 units gross density per acre. The R-2A District permits densities up to 3.23 units gross density per acre. The R-4A District permits densities up to 5.62 units gross density per acre. The R-5 District permits densities up to 14.52 units gross density per acre. The R-6 District permits densities up to 19.80 units gross density per acre. The office and business uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Prime Agriculture and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **(Staff presentation by Mark Bittner) Deferral requested to November 12, 1998.**



ACTION: Deferred to November 12, 1998

BEGINNING AT 8:00 P.M.:

BROOKLAND:

Deferred from the August 13, 1998 Meeting:

P-21-98 Gloria Freye for Triton PCS, Inc.: Request for 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, operate and maintain a communication tower up to 199' high and related equipment and improvements, on part of Parcel 22-A-15, containing 2,500 sq. ft., located between the northern terminus of Brookley Road and the southern side of RF&P Park (10820 Brookley Road). The site is zoned A-1 Agricultural District. **(Staff presentation by Lee Yolton)**



ACTION: Withdrawn by Applicant

Deferred from the September 10, 1998 Meeting:

C-46C-98 Andrew M. Condlin for Alva E. Kimrey: Request to conditionally rezone from R-2A One Family Residence District to M-2C General Industrial District (Conditional), Parcel 31-A-17 and part of Parcels 31-A-14 and 15, containing 4.818 acres, located 233' west of Old Washington Highway approximately 30' north of its intersection with Cemetery Road. Storage for an adjacent steel fabrication yard is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Light Industry development. **(Staff presentation by Nancy Gardner) Deferral requested to November 12, 1998.**



ACTION: Deferred to November 12, 1998

C-66C-98 David T. D. Warriner for Beverly Health and Rehabilitation Services: Request to amend proffered conditions accepted with rezoning case C-68C-96 on Parcel 21-A-8, containing 12.553 acres, located on the north side of Mountain Road approximately 680' east of Tiller Road. The proposed amendment relates to placement of a trash compactor, screening wall and gates. The site is zoned R-6C General Residence District (Conditional). **(Staff presentation by Lee Yolton)**



ACTION: Approved

C-67C-98 **Ralph L. Axselle, Jr. for SMP Limited Partnership:** Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional), Parcels 50-13-A-1, 2, and 4, and part of Parcel 50-13-A-3 (Staples Mill Plaza), containing 8.2 acres, located at the southeast corner of Staples Mill and Hungary Spring Roads. A shopping center is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **(Staff presentation by Mark Bittner)**



ACTION: Approved

FAIRFIELD:

Deferred from the September 10, 1998 Meeting:

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: Deny

Deferred from the September 10, 1998 Meeting:

C-40C-98 **Robert M. Atack for Atack Properties, Inc.:** Request to conditionally rezone from R-3AC and R-2AC One Family Residence Districts (Conditional) to RTH Residential Townhouse District (Conditional), part of Parcels 23-A-72A and 32-A-94, containing 18.08 acres, located adjacent to the western terminus of proposed J.E.B. Stuart Parkway and north of the terminus of Proposed Magnolia Ridge Drive. Townhomes or condominiums for sale are proposed. The RTH District permits densities up to 9.0 units gross density per acre. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre and Suburban Residential 2, 2.4 to 3.4 units net density per acre. **(Staff presentation by Lee Yolton) Deferral requested to November 12, 1998.**



ACTION: Deferred to November 12, 1998

Deferred from the September 10, 1998 Meeting:

C-57C-98 Agnes S. Moss: Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 147-A-77, containing 1.0 acre, located at the southeast corner of the intersection of Oakleys Lane and Yates Lane. A 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 2, 2.4 to 3.4 units net density per acre. **(Staff presentation by Jo Ann Hunter) Deferral requested to November 12, 1998.**



ACTION: Deferred to November 12, 1998

P-37-98 Gloria Freye for Triton PCS, Inc.: 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, operate and maintain a communication tower up to 199' high and related equipment and improvements, on part of Parcel 41-A-24, containing 2,200 sq. ft., located on the west side of Woodman Road approximately 1450' south of its intersection with Mountain Road. The site is zoned A-1 Agricultural District. **(Staff presentation by Lee Yolton)**



ACTION: Deferred to November 12, 1998

C-68C-98 Neil Farmer for William L. Baker: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 31-A-39 and 40, containing 8.60 acres, located on the north line of Mountain Road approximately 439' east of its intersection with Bluebell Drive. 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 Suburban Residential 1, 1.0 to 2.4 units net density per acre. **(Staff presentation by Jo Ann Hunter)**



ACTION: Approved

APPROVAL OF MINUTES: August 13, 1998, September 10, 1998.



ACTION: Both Approved

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors on November 11, 1998.