

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

December 9, 1999

BEGINNING AT 6:00 P.M.

PLANNING COMMISSION WORK SESSION: West Broad/I-64 Land Use Study.

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

AMENDMENT TO ZONING ORDINANCE: AN ORDINANCE to amend and reordain Section 24-116 of the Code of the County of Henrico, entitled "Powers," to clarify the powers of the Board of Zoning Appeals with respect to granting variances and temporary use permits. **(Staff presentation by Ben Blankinship)**



ACTION: Defer 1/26/2000 9:00 a.m.

BEGINNING AT 7:30 P.M.:

TUCKAHOE:

C-72C-99 James W. Theobald for Dalriada, L. L. C.: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to M-1C Light Industrial District (Conditional), Parcel 58-A-48C, containing approximately 3.588 acres, located on the northwest line of Gaskins Road approximately 300' south of its southwest intersection with Three Chopt Road. A mini-storage warehouse facility 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. **(Staff presentation by Mark Bittner)**
Deferral requested to January 13, 2000.



ACTION: Deferral requested to January 13, 2000. Defer 1/13/2000

VARINA:

Deferred from the September 9, 1999 Meeting

C-73C-98 **James W. Theobald for W. A. Robins, et. al., Redford 131, L.C., Edward M. Luck, Gerald A. Crigger:** Request to conditionally rezone from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional), Parcels 197-A-21A, 21B (part), 21C and 22 (part), Parcels 197-1-1-6 (part), 7 and 7A, and Parcels 197-4-A-1, 2 and 3, containing 58.214 acres, located on the north line of Portugee Road (beginning in the Capes of Portugee Subdivision) approximately 280' east of the intersection of Portugee Road and Memorial Drive and on the east line of Memorial Drive (beginning in the Gaulding and Orange Subdivision) approximately 1890' north of the intersection of Portugee Road and Memorial Drive. A zero lot line single family residential subdivision is proposed. The applicant has proffered a maximum density of 2.8 units per acre. The Land Use Plan recommends Rural Residential, not exceeding 1.0 unit net density per acre, and Environmental Protection Area. The site is also in the Airport Safety Overlay District. (Staff presentation by Eric Lawrence) **Deferral requested to March 9, 2000.**



ACTION: Deferral requested to March 9, 2000. Defer 3/9/2000

Deferred from the November 10, 1999 Meeting

C-61C-99 **Neil Farmer for Willbrook LLC:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 216-A-55 and 100, containing approximately 22 acres, located at the northern terminus of Henry Ward Boulevard and on the south line of Britton Road approximately 1,954 feet (0.37 mile) east of its intersection with Darbytown Road. A single-family subdivision is proposed. The applicant proposes no more than twenty-three (23) residential lots to be developed on the property. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. The site is also in the Airport Safety Overlay District. **(Staff presentation by Lee Householder)**



ACTION: Deny

C-60C-99 **Andrew M. Condlin for Kenneth A. Germain:** Request to conditionally rezone from B-1 Business District to B-3C Business District (Conditional), Parcel 148-A-18 (501 Nine Mile Road), containing 1.059 acre, located on the south line of Nine Mile Road at its southeast intersection with Mapleleaf Avenue. A motorcycle sales and repair shop is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Arterial. The site is also in the Airport Safety Overlay District. **(Staff presentation by Lee Householder)**



ACTION: Grant

C-73C-99 Dean E. Hawkins, ASLA, for Shamin RIC Hospitality, L. C.: Request to conditionally rezone from M-1C Light Industrial District (Conditional) and B-3 Business District to M-1C Light Industrial District (Conditional) and B-3C Business District (Conditional) part of Parcel 163-A-19D, containing 5.0 acres, located on the north line of Audubon Drive, approximately 500' from the east line of South Airport Drive (State Route 156) and on the east line of South Airport Drive (State Route 156). A hotel is proposed. The Land Use Plan recommends Light Industry. The site is in the Airport Safety Overlay District. **(Staff presentation by Mark Bittner)Deferral requested January 13, 2000.**



ACTION: Defer 1/13/2000

C-74C-99 E. Delmonte Lewis for Doran Development Corporation, L. L. C.: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional) and C-1 Conservation District, Parcel 227-A-2A, containing 45.8 acres (38.8 acres, R-2AC; 7.0 (plat – 7.1) acres, C-1), located on the west line of Doran Road approximately 1940' south of its intersection with Ella Road. A single family residential subdivision is proposed. The applicant has proffered no more than 70 residential lots to be developed on the property. 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 presentation by Lee Householder)**



ACTION: Deny

BROOKLAND:

NONE.

FAIRFIELD:

Deferred from the October 14, 1999 Meeting

C-58C-99 Robert M Attack for Attack Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 23-A-18 through 20 & Parcel 23-A-22, containing approximately 95.01 acres, located on the north line of Woodman Road at the northern terminus of Jeb Stuart Parkway approximately 2,500 feet west of Brook Road (U. S. Route 1). A single family subdivision is proposed. The R-3 District requires 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. **(Staff presentation by Eric Lawrence) Deferral requested to February 10, 2000.**



ACTION: Defer 2/10/2000

Deferred from the November 10, 1999 Meeting

C-65C-99 Donald L. Strange-Boston for Steven and Dody Tribble and Charles W. Sanders, Jr. and J. Sanders: Request to conditionally rezone from B-3C Business District (Conditional) and R-4 One Family Residence District to B-3C Business District (Conditional), Parcels 52-A-55 and 56 and part of Parcels 52-A-53 and 54A, containing 1.5706 acres, located on the west line of Mountain Road approximately 275 feet north of its intersection with North Run Road. Any permitted B-1 use, B-3 Office/Warehouse and Overnight Respite Care for Adults are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Arterial and Suburban Residential 2, 2.4 to 3.4 units net density per acre. **(Staff presentation by Mark Bittner)**



ACTION: Defer 1/13/2000

BEGINNING AT 8:30 P.M.:

FAIRFIELD *continued:*

C-66C-99 Ralph L. Axelle or Andrew M. Condlin for Windsor Enterprises: Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-2C One Family Residence District (Conditional), Parcels 64-A-24 and 26, containing 34.4 acres, located at the eastern terminus of N. Wilkinson Road and at the eastern terminus of Pilgrim Lane. A single-family residential subdivision is proposed. The R-2 District requires a minimum lot size of 18,000 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 presentation by Elizabeth Via) Deferral requested to January 13, 2000.**



ACTION: Defer 1/13/2000

C-76-99 **Clement Tingley for Affton L. L. C.:** Request to rezone from R-4AC One Family Residence District (Conditional) to C-1 Conservation District, part of Parcels 85-A-2 and 3, containing 10.0 acres, located approximately 100' north of the intersection of Edgefield Court and North Road. Open Space is proposed. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. **(Staff presentation by Elizabeth Via)**



ACTION: Grant

THREE CHOPT:

Deferred from the November 10, 1999 Meeting;

C-68C-99 **Glenn R. Moore for Retlaw 100, LLC:** Request to amend proffered conditions accepted with C-19C-94, C-56C-94 and C-49C-96, on part of Parcels 18-A-15A, 21 and 22B, containing 19.23 acres, located at the southwest intersection of Nuckols Road and Old Nuckols Road. The amendment is related to outparcel restrictions. The Land Use Plan recommends Commercial Concentration and Environmental Protection Area. **(Staff presentation by Eric Lawrence)**



ACTION: Grant

C-77C-99 **Gloria L. Freye for Fidelity Properties, Ltd.:** Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 37-A-17 and 18, containing 5.026 acres, located at the northeast intersection of Wonder and Sadler Roads. A residential subdivision is proposed. The applicant has proffered an average minimum lot size of 10,500 square feet. All necessary calculations to be provided at the time of subdivision approval. 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: Deny

C-78C-99 **Gloria L. Freye for Fidelity Properties, Ltd.:** Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 27-A-14A, 27, 28, 29 and 31, containing 21.158 acres located on the north line of Wonder Road at its western terminus, on the south line of I-295, and on the west side of the northern terminus of Trexler Road. A residential subdivision is proposed. The applicant has proffered an average minimum lot size of 10,500 square feet. All necessary calculations to be provided at the time of subdivision approval. 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: Deny

C-79C-99 **Jay M. Weinberg for Bon Secours-St. Mary's Hospital, Inc.:** Request to conditionally rezone from R-3 One Family Residence District to R-5C General Residence District (Conditional), Parcels 114-A-10, 11, 12 and 13 (legal description includes all of the 16-foot alley immediately adjacent to the east line of these lots), containing approximately 1.026 acres, located at the northeast intersection of Bremo Road and Maple Avenue. A hospitality house for St. Mary's Hospital is proposed. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **(Staff presentation by Eric Lawrence)**



ACTION: Grant

Discussion: Number of Rezoning Cases accepted by the Planning Commission for January.
Taking 9 cases –Moving 5 to February, 2000.

APPROVAL OF MINUTES: November 10, 1999.



ACTION: Approve

Acting on a motion by Mr. Vanarsdall, seconded by Mrs. Quesinberry, the Planning Commission adjourned its meeting at 11:45 p.m. on December 9, 1999.