

Actions

PLANNING COMMISSION

JUNE 10, 1999

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

OPEN SPACE PLAN PUBLIC HEARING:

AMENDMENT TO THE PARKS, RECREATION AND OPEN SPACE PLAN ELEMENT OF THE HENRICO COUNTY COMPREHENSIVE PLAN: The Planning Commission will be considering the 2015 Update of the Parks, Recreation and Open Space Plan. The 2015 Update is prepared in accord with Title 15.2 of the Code of Virginia. It is intended to replace the existing 2005 Update of the Plan. The Parks, Recreation and Open Space Plan addresses recreational facilities and parks throughout the County of Henrico.

 **ACTION: Recommended for Approval**

BEGINNING AT 7:30 P.M.:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

SUBDIVISION (Deferred from the May 26, 1999 meeting)

Edgemoor

(April 1999 Plan) Youngblood, Tyler and Associates, P.C. for Boone, Boone, Loeb and Pettit: The 15.8 acre site is located along the south line of Nuckols Road at its intersection with Wyndham Lake Drive on parcels 9-A-24 and 25. The zoning is R-2AC, One-Family Residence District. County water and sewer. (Three Chopt) 28 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities and the following additional conditions:

12. The detailed plant list and specifications for the landscaping to be provided within the common area along Nuckols Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
14. Final approval shall not be granted for any of the proposed lots on which Circus Farm Road is currently located until such time that the legal status of said road is determined to the

satisfaction of the Director of Planning and anyone having legal interest in the road has given consent for it to be removed or relocated. (Staff Report by Kevin Wilhite)

 **ACTION: Recommended for Approval**

SPECIAL EXCEPTION (Deferred from the May 26, 1999 Meeting)

POD-29-99

Discovery United Methodist Church – Gayton Road and
Lauderdale Drive

Koontz-Bryant, P.C. for Discovery United Methodist Church: Request for approval of a special exception for height limitations as required by Chapter 24, Section 24-2 and Section 24-95(a)(1)(a) of the Henrico Code to construct a 122 foot spire. The 7.69 acre site is located at the intersection of Lauderdale Drive and Gayton Road on parcel 55-A-3. The zoning is RTH, Residential Townhouse District. County water and sewer. (Three Chopt)

The applicant is responsible for making his case for the special exception. The staff has no recommendation on this request. (Staff Report by Kevin Wilhite)

 **ACTION: Recommended for Approval**

TUCKAHOE:

NONE.

FAIRFIELD:

Deferred from the May 13, 1999 Meeting:

C-24C-99 Carter Properties: Request to conditionally rezone from B-3 Business District to M-2C General Industrial District (Conditional), Parcel 128-A-5, containing 3.44 acres, located on the west side of Mechanicsville Turnpike (U. S. Route 360) approximately 494' north of Barlow Street. An equipment/storage yard is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Heavy Industry. (Staff presentation by Mark Bittner)

 **ACTION: Recommended for Approval**

THREE CHOPT:

Deferred from the May 26, 1999 POD Meeting:

C-28C-99 Henry L. Wilton for Shady Grove Associates: Request to conditionally rezone from O-2C Office District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcel 10-A-19, containing approximately 12.63 acres, located at the northeast corner of Old Nuckols Road and Shady Grove Road. Townhouses or condominiums are proposed. The applicant has proffered a maximum density of 6 units per acre. The Land Use Plan recommends Environmental Protection Area and Office. (Staff presentation by Mark Bittner)

 **ACTION: Recommended for Approval**

Deferred from the May 13, 1999 Meeting:

C-36C-99 Brian R. Marron for Bill Tsimbos: Request to conditionally rezone from R-3 One Family Residence District to B-1C Business District (Conditional), Parcel 59-A-74, containing 0.446 acres, located on the east side of Skipwith Road approximately 480' south of its intersection with W. Broad Street (U. S. Route 250). A beauty salon and related uses are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. (Staff presentation by Mark Bittner)

 **ACTION: Deferred to August 12, 1999**

C-43C-99 James W. Theobald for the H. H. Hunt Corporation: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) and R-3AC One Family Residence District (Conditional), Parcel 11-A-1A, containing 10.459 acres (R-3C = 3.9 ac.; R-3AC = 6.559 ac.), located at the northern terminus of Twin Hickory Lane. A single family residential subdivision is proposed. The applicant has proffered a maximum of 32 residential units which yields a density of 3.06 units per acre on the property. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, Urban Residential, 3.4 to 6.8 units net density per acre, and Environmental Protection Area. (Staff presentation by Mark Bittner)

 **ACTION: Recommended for Approval**

C-44C-99 James W. Theobald for the H. H. Hunt/Wyndham Development Corp.: Request to amend proffered conditions accepted with rezoning case C-72C-94, on Parcels 10-A-8 and 10-A-28, containing approximately 65.89 acres, located on the west line of Twin Hickory Lane approximately 1600' north of its intersection with Nuckols Road and at the northern terminus of Twin Hickory Lane (Wyndham Forest Subdivision). The amendment proposes to delete Proffer 8 related to house orientation and screening. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, Urban Residential, 3.4 to 6.8 units net density per acre, and Environmental Protection Area. (Staff presentation by Eric Lawrence)

 **ACTION: Recommended for Approval.**

P-8-99 Michael Young, AIA for Paul Randazo: Request for a provisional use permit under Sections 24-58.2(d) and 24-122.1 of Chapter 24 of the County Code to construct an outdoor dining patio, on part of Parcel 59-A-32, containing 1,046 square feet, located on the south line of W. Broad Street approximately 500' east of its intersection with Tuckernuck Drive and on the east line of Tuckernuck Drive approximately 350' south of its intersection with W. Broad Street (Sassafras Square Shopping Center). The site is zoned B-2 Business District. (Staff presentation by Eric Lawrence)

 **ACTION: Recommended for Approval**

C-45C-99 Gloria L. Freye for Carematrix Corp.: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional), Parcels 58-A-3, 6 and 6A and part of Parcels 58-A-4 and 5, containing approximately 38 acres, located on the north line of Three Chopt Road approximately 1600' west of its intersection with Gaskins Road. Senior housing and an assisted living facility is proposed. The applicant has proffered the overall density not to exceed 7.0 units per acre. The Land Use Plan recommends Urban Residential, 3.4

to 6.8 units net density per acre, and Environmental Protection Area. (Staff presentation by Jo Ann Hunter)

 **ACTION: Recommended for Approval**

VARINA:

Deferred from the May 13, 1999 Meeting:

C-55C-98 James W. Theobald for Roy B. Amason: Request to conditionally rezone from A-1 Agricultural District to B-2C 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)

 **ACTION: Withdrawn by Applicant**

Deferred from the May 13, 1999 Meeting:

C-56C-98 James W. Theobald for Roy B. Amason: Request to conditionally rezone from A-1 Agricultural District to R-1C, R-2AC and R-3AC One Family Residence Districts (Conditional), RTHC Residential Townhouse District (Conditional), R-5C and R-6C General Residence Districts (Conditional), O-2C Office District (Conditional), B-2C Business District (Conditional) and C-1 Conservation District, Parcels 240-A-17, 250-A-48, 49, and 51A, and 260-A-28, containing 633.61 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 applicant has proffered a maximum of 1,341 residential units on the property. The 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)

 **ACTION: Withdrawn by Applicant**

Deferred from the May 13, 1999 Meeting:

C-21C-99 Charles H. Rothenberg for Dakota Associates: Request to conditionally rezone from A-1 Agricultural District and RTH Residential Townhouse District to R-3C One Family Residence District (Conditional), Parcels 192-A-19 & 20, containing 20.017 acres, located on the west line of Midview Road approximately 400' south of its intersection with Darbytown Road. A single-family residential 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. This site is also in the Airport Safety Overlay District. (Staff presentation by Jo Ann Hunter)

 **ACTION: Deferred to August 12**

C-42-99 E. Delmonte Lewis for Virginia United Methodist Home, Inc.: Request to rezone from R-5 General Residence District to R-3 One Family Residence District, part of Parcel 191-A-41A, containing approximately 1.0 acre, located approximately 800' east of Osborne Turnpike and 1100' south of Oakland Road. A single family residential 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 Lee Householder)

 **ACTION: Recommended for Approval**

BROOKLAND:
NONE.

DISCUSSION:
Level of Service Review on Proposed Developments --The Chesapeake Example. (Staff presentation by John Merrithew).

Status of the Residential Strategies Study. (Staff presentation by Jo Ann Hunter).

RESOLUTION: Consideration of Amendments to Zoning and Subdivision Ordinances to improve the Subdivision Plan Review Process and to require coordination of Plans with the County's Geographic Information System. (Staff presentation by John Marlles)

 **ACTION: Recommended for Approval**

RESOLUTION: Consideration of Amendments to Section 24-110 of Zoning Ordinance Dealing with Violations and Penalties. (Staff presentation by John Marlles)

 **ACTION: Recommended for Approval**

RESOLUTION: Set a date for public hearing of July 15, 1999 to consider amending the Major Thoroughfare Plan by deleting the proposed extension of Reese Drive, in the Varina District. (Staff presentation by John Merrithew).

 **ACTION: Recommended for Approval**