

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

APRIL 12, 2001

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

EXPEDITED ITEMS:

THREE CHOPT:

Deferred from the October 12, 2000 Meeting:

C-41C-00 Rev. Rick McDaniels for Glen Allen Community Church: Request to conditionally rezone from R-2C One Family Residence District (Conditional) to O-2C Office District (Conditional), Part of Parcel 9-A-20, containing approximately 1.571 acres, located on the south line of Nuckols Road at its intersection with Wyndham Park Drive. A bank branch is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Mark Bittner.**



CASE WITHDRAWN BY APPLICANT

Deferred from the March 8, 2001 Meeting:

P-3-01 Eisenberg Architects for Panera Bread: Request for a provisional use permit under Sections 24-58.2(d) and 24-122.1 of Chapter 24 of the County Code in order to provide outdoor dining for a bakery/cafe, on part of Parcel 48-A-38, containing 1,500 sq. ft., located at 10301 West Broad Street, on the south line of West Broad Street (U. S. Route 250) at its intersection with Gaelic Lane (The Gables Apt. complex). The existing zoning is B-2C Business District (Conditional). **Staff – Lee Householder.** Expedited Agenda requested.

 **APPROVE**

Deferred from the March 8, 2001 Meeting:

C-7C-01 Curtis D. Gordon for West End Developers, L.L.C.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 56-1-A-1 (Wingate Subdivision) and 56-A-4, containing 5.55 acres, located on the north line of Church Road 200 feet west of its intersection with Abbey Lane. A residential subdivision is proposed. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff: Lee Householder.**

 **APPROVE**

Deferred from the March 8, 2001 Meeting:

C-18C-01 Richard Vass for Kevin B. Spector: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 57-A-33, containing 5.16 acres, located on the south line of Church Road at its southeast intersection with Guyana Drive. Single-family residential development is proposed. The R-3 District allows a minimum lot size of 11,000 sq. ft. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff: Mark Bittner.**

 **DEFER TO 5-10-01**

C-19C-01 James W. Theobald for H. H. Hunt Corporation: Request to conditionally rezone from A-1 Agricultural District, O/S-2C Office Service District (Conditional), R-6C General Residence District (Conditional), and R-5C General Residence District (Conditional) to R-5AC General Residence District (Conditional) and R-3C and R-2AC One Family Residence Districts (Conditional), Parcels 27-A-10, 37-A-1, 37-A-2, part of Parcels 27-A-7, 27-A-8, 27-A-9A, and part of Parcels 37-A-10, 11, 12, and 13, containing approximately 107.46 acres, located along the south side of Twin Hickory Lake Drive approximately 900 feet southwest of its intersection with Old School Road and located approximately 1,200 feet east of Pouncey Tract Road. Continuation of the Twin Hickory single family detached residential subdivision is proposed. The applicant proffers that the aggregate density in the R-5A District shall not exceed 5 units per acre; the aggregate density in the R-3 District shall not exceed 2.75 units per acre; and the

aggregate density in the R-2A District shall not exceed 2.2 units per acre. The Land Use Plan recommends Light Industry, Suburban Residential 2 (2.4 to 3.4 units net density per acre), and Environmental Protection Area. The site is also partly in the West Broad Street Overlay District. **Staff – Mark Bittner.**

 **APPROVE**

TUCKAHOE:

NONE.

VARINA:

Deferred from the February 15, 2001 Meeting:

P-1-01 John G. Chip Dicks for Telecom Consulting Group, Inc.: Request for a provisional use permit under Sections 24-95(a), 24-120, and 24-122.1 of Chapter 24 of the County Code in order to construct a 250' lighted telecommunications tower and support facilities, on part of Parcel 205-A-44, containing 4,900 square feet, located at 6929 Monahan Road, on the east side of Monahan Road approximately 1,170 feet north of its intersection with Darbytown Road. The existing zoning is A-1 Agricultural District. The site is also in the Airport Safety Overlay District. **Staff: Jo Ann Hunter.**

 **DEFER TO 6-14-01**

P-5-01 Gloria Freye for Richmond 20MHz,LLC, t/a NTELOS: Request for a provisional use permit under Sections 24-95 (a), 24-120, and 24-122.1 of Chapter 24 of the County Code in order to construct a 199' wireless telecommunications tower and support facilities, on part of Parcel 153-A-22ND, containing approximately 2500 sq. ft. of leased area, located on the west side of Masonic Lane at its intersection with I-64. The existing zoning is M-2 General Industrial District. The site is also in the Airport Safety Overlay District. **Staff – Tom Coleman.**

 **APPROVE**

C-20C-01 Robert L. Stout for FDS Management: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Part of Parcel 192-A-5, containing 12.7 acres, located on the south line of Old Oakland Road approximately 600 feet west of Oakvale Street. A single-family residential development is proposed. The R-3 District allows a minimum lot size of 11,000 sq. ft. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Jo Ann Hunter.**

 **APPROVE**

BROOKLAND:

Deferred from the March 8, 2001 Meeting:

C-17C-01 L. Anderson Hughes, Jr. for Deborah Sperberg: Request to conditionally rezone from R-5 General Residence District to O-2C Office District (Conditional), Parcel 103-16-A-17, containing 0.04 acre, located on the east side of Pinetree Drive approximately 129 feet south of its intersection with Park Lane (2115 Pinetree Drive, Mayfield Subdivision). Office parking 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 - Mark Bittner.**

 **APPROVE**

C-21C-01 Henry L. Wilton for Wilhook, LLC: Request to conditionally rezone from R-2 One Family Residence District and R-4 One Family Residence District to O-2C Office District (Conditional), Parcels 93-A-2 and 3A, containing approximately 2.58 acres, located at the northeast intersection of I-64 and Bethlehem Road. An office development is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Environmental Protection Area. **Staff – Lee Householder.**

 **DEFER TO 6-14-01**

C-22C-01 Robert L. Stout for Verizon Communications: Request to conditionally rezone from R-2A One Family Residence District to O-3C Office District (Conditional), part of Parcel 70-A-50, containing 0.99 acre, located on the east line of Hungary Spring Road approximately 160 feet north of Shrader Road. Expansion of the existing parking area is proposed. The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Mark Bittner.**

 **APPROVE**

FAIRFIELD:

NONE.

RESOLUTION: -- To amend the County Code to Require a Conditional Use Permit for any Non-commercial Kennel in One-Family Residence Districts and in Recorded Subdivisions in Agricultural Districts.

 **APPROVE**

APPROVAL OF MINUTES: March 8, 2001.

 **APPROVE**