

## PLANNING COMMISSION

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### REZONINGS AND PROVISIONAL USE PERMITS

#### ACTIONS

AUGUST 15, 2002

#### FAIRFIELD:

*Deferred from the July 11, 2002 Meeting:*

**C-43C-02**      **Andrew M. Condlin for Richmond International Raceway:**  
Request to conditionally rezone from A-1 Agricultural District, C-1 Conservation District, and M-1 Light Industrial District to O-2C Office District (Conditional), C-1 Conservation District, and M-1 Light Industrial District, part of Parcel 796-747-9944 (86-A-2; 5900 Richmond-Henrico Turnpike), containing approximately 57.084 acres, located along Upham Brook on the west line of the CSX Railway and the Richmond-Henrico Turnpike approximately 900 feet south of the Hanover-Henrico County Line and approximately 1,700 feet northeast of the Turnpike's intersection with Azalea Avenue. Addition of property to the existing Richmond International Raceway facility for various uses including parking is proposed. The O-2C uses will be controlled by proffered conditions and zoning ordinance regulations. The M-1 uses will be controlled by zoning ordinance regulations. The Land Use Plan recommends Planned Industry and Environmental Protection Area. **Staff – Mark Bittner**

 **APPROVED**

*Deferred from the July 11, 2002 Meeting:*

**P-12-02**      **Andrew M. Condlin for Richmond International Raceway:**  
Request for a provisional use permit under Sections 24-62.2(k) and 24-122.1 of Chapter 24 of the County Code in order to allow for additional acreage to be added to the Richmond International Raceway facility and to update the existing provisional use permit, on Parcels 797-748-0583 (86-A-1), 796-747-9944 (86-A-2; 5900 Richmond-Henrico Turnpike), 799-745-7579 (86-A-4), 795-743-1283 (96-A-29A), 796-745-8505 (96-A-29B), 794-743-0840 (96-A-30A), 796-740-2482 (96-A-42A) and 798-740-1078 (107-A-1A) containing approximately 783.03 acres. The additional acreage is located along Upham Brook on the west line of the CSX Railway and the Richmond-Henrico Turnpike approximately 900 feet south of the Hanover-Henrico County Line and approximately 1,700 feet northeast of the Turnpike's intersection with Azalea Avenue. The existing zoning is B-3, B-2, B-1, R-6, R-3, M-2, M-1, M-1C, A-1 and C-1. The Land Use Plan recommends Commercial Concentration, Office, Office/Service, Light Industry, Planned Industry and Environmental Protection Area. **Staff – Mark Bittner**

 **APPROVED**

**C-25C-02**            **James W. Theobald for Alvin S. "Spud" Mistr, Jr.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) and RTHC Residential Townhouse District (Conditional), Parcels 784-759-7593 (53-A-26), 785-760-2106 (53-A-27), 785-759-8052 (53-A-28), and 785-759-0085 (53-5-A-1), containing 30.05 acres (10.43 ac. in R-3C; 19.62 ac. in RTHC), located along the east line of Telegraph Road approximately 800 feet north of Mountain Road and along I-95 approximately 1,100 feet north of Scott Road. Single family residences at a density of 2.97 units per acre and 172 town homes are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Planned Industry. **Staff – Lee Householder**

 **DENIED**

**C-44C-02**            **Roy Rogers Industries, Inc.:** Request to conditionally rezone from R-1C One Family Residence District (Conditional) to R-5C General Residence District (Conditional), Parcel 808-731-7728 (129-A-53D), containing 10.238 acres, located at the southeast intersection of N. Laburnum Avenue and Watts Lane and on the west line of Harvie Road approximately 1,300 feet north of Creighton Road (1401 N. Laburnum Avenue). Residential townhouses for sale are proposed. The applicant proffers to develop no more than one hundred (100) units. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. The site is also in the Airport Safety Overlay District. **Staff – Mark Bittner**

 **DENIED**

**C-45C-02**            **Mountain–Woodman LLC:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), part of Parcel 775-763-5984 (41-A-24), containing 0.420 acre, located approximately 700 feet east and 550 feet south of the intersection of Woodman and Mountain Roads. Additional property for an adjoining future townhouse development is proposed. The applicant proffers to develop no more than 7.2 units/acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Open Space/Recreation. **Staff – Tom Coleman**

 **DEFERRED TO SEPTEMBER 12, 2002**

**C-46C-02**      **Robert M. Atack:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), part of Parcel 776-766-3112 (32-A-8), containing 1.075 acres, located approximately 180 feet east and 275 feet south of the intersection of Woodman and Mountain Roads (10571 Woodman Road). Residential townhouses for sale are proposed. The applicant proffers to develop no more than 7.2 units/acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Tom Coleman**

 **WITHDRAWN**

### THREE CHOPT:

*Deferred from the May 9, 2002 Meeting:*

**C-6C-02**      **Michael J. Kelly for L-C Corporation:** Request to amend proffered conditions accepted with rezoning case C-14C-87, on Parcel 749-760-0500 (48-A-45) (Universal Ford), containing 4.057 acres, located on the south line of West Broad Street (U. S. Route 250) approximately 400 feet east of Cox Road. The amendment is related to eliminating the buffer on the south line of the property. The existing zoning is B-3C, Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Mark Bittner**

 **APPROVED**

*Deferred from the May 9, 2002 Meeting:*

**C-7C-02**      **Michael J. Kelly for L-C Corporation:** Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), part of Parcel 748-759-9860 (48-A-44), containing 0.687 acre, located on the east line of Cox Road approximately 600 feet south of West Broad Street (U. S. Route 250). Automobile dealership parking and accessory uses are proposed. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. **Staff – Mark Bittner**

 **APPROVED**

**Deferred from the July 11, 2002 Meeting:**

**C-13C-02 James W. Theobald for HHHunt Corporation:** Request to conditionally rezone from A-1 Agricultural District and RTHC Residential Townhouse District (Conditional) to O-3C Office District (Conditional), RTHC Residential Townhouse District (Conditional), R-5AC General Residence District (Conditional) and R-6C General Residence (Conditional) Parcels 747-771-2430 (18-A-35), 747-771-4048 (36), 747-771-3965 (37), 746-770-1492 (38), 745-770-0962 (39A), 746-770-0619 (56), 745-769-6789 (56A), 746-770-4038 (57), 746-769-3486 (57A), and Parcels 745-768-7374 (27-A-14B), 745-769-5071 (15), 745-769-6845 (15A), 745-769-0926 (15B) and 746-769-3767 (49), containing approximately 120 acres, located along the north and west lines of New Wade Lane and Nuckols Road. A residential and office development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Rural Residential, not exceeding 1.0 unit net density per acre, Suburban Residential 2, 2.4 to 3.4 units net density per acre, Open Space/Recreation, and Environmental Protection Area. **Staff – Mark Bittner**

 **APPROVED**

**SUBDIVISION (Deferred from the July 24, 2002, Meeting)**

**The Park at Twin Hickory**  
Collector Roads – Old Nuckols Road (July 2002 Plan)

**Youngblood, Tyler & Associates, P.C. for HHHunt Corporation:**  
The 8.44 acre site is located on the west side of Nuckols Road across from the intersection of Nuckols Road and Opaca Lane on part of parcels 745-768-7374, 745-769-6845, 5071, 6789, 746-770-0619, 1492, 4038, 745-770-0962, 747-771-2430 and 3965. The zoning is A-1, Agricultural District, RTHC, Residential Townhouse District (Conditional), O-3C, Office District (Conditional), R-5AC, General Residence District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt) 0 Lots**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along both sides of Hickory Bend Drive shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along both sides of Hickory Park Drive shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. A County standard sidewalk shall be constructed along the west side of Hickory Bend Drive.
15. A County standard sidewalk shall be constructed along the north side of Hickory Park Drive.
16. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
17. The proffers approved as part of zoning case C-13C-02 shall be incorporated in this approval.
18. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common areas by a property owners 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.
19. Traffic controls included signalization shall be provided in accordance with the requirements of the County Traffic Engineer.
20. Turning lane improvements shall be provided in accordance with the requirements of the County Traffic Engineer.

**Staff - Mike Kennedy**



**DEFERRED TO SEPTEMBER 25, 2002**

**Deferred from the June 13, 2002 Meeting:**

**C-26C-02**

**Andrew M. Condlin for Dr. George Oley:** Request to conditionally rezone from R-2 One Family Residence District to O-1C Office District (Conditional), part of Parcel 754-747-5266 (79-A-71B), containing approximately 0.19 acre, located at the southwest intersection of Michael Road and Fawn Lane (south line of Michael Road approximately 150 feet east of N. Parham Road). Additional parking for an existing dental office is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Paul Gidley**



**DEFERRED TO OCTOBER 10, 2002**

*Deferred from the July 11, 2002 Meeting:*

**C-11C-02**      **Webb L. Tyler for Parham Road Self-Storage, LLC:** Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcel 748-770-8794 (19-A-27); 11140 Ford's Country Lane, containing 6.668 acres, located on the east line of Ford's Country Lane approximately 440 feet east of its intersection with Nuckols Road and New Wade Lane. A mini-storage facility is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office/Service. **Staff – Mark Bittner**

 **DEFERRED TO SEPTEMBER 12, 2002**

*Deferred from the July 11, 2002 Meeting:*

**C-36C-02**      **Jim McVey:** Request to conditionally rezone from R-2 One Family Residence District to O-1C Office District (Conditional), Parcel 754-747-3878 (79-A-70), containing approximately 0.32 acre, located at the southeast intersection of Michael and Parham Roads (8481 Michael Road). An office building is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Paul Gidley**

 **DEFERRED TO SEPTEMBER 12, 2002**

**C-48C-02**      **James W. Theobald for PF Colonnades West Corporation:** Request to amend proffered conditions accepted with rezoning case C-22C-95, on Parcel 747-759-8591 (48-A-47), containing 15.1102 acres, located at the southwest intersection of W. Broad Street (U. S. Route 250) and Cox Road (10901 W. Broad Street). The amendment would restate the proffer describing fast foods delivery uses and restaurants (Proffer 7. (15), prohibited uses) to read, "Restaurants with drive through windows." The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Audrey Anderson**

 **APPROVED**

**C-49C-02**      **Jack R. Wilson, III:** Request to conditionally rezone from O-3C Office District (Conditional) to B-2C Business District (Conditional), Parcel 749-761-3214 (48-5-A-12A), containing 2.905 acres, located on the north line of Innslake Drive approximately 400 feet east of Cox Road (4051 Innslake Drive). A hotel/motel (signage)

is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Mark Bittner**

 **DEFERRED TO SEPTEMBER 12, 2002**

## TUCKAHOE:

### Deferred from July 11, 2002 Meeting:

**C-30C-02**      **James W. Theobald for HHHunt of North Carolina:** Request to conditionally rezone from B-1C Business District (Conditional) to R-6C General Residence District (Conditional), Parcel 745-751-3992 (67-A-14B), containing 5.48 acres, located at the southeast intersection of Ridgefield Parkway and Flintwood Drive. An 80 unit age-restricted assisted living facility is proposed. The R-6 District allows a maximum density of 19.8 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **Staff – Joe Emerson**

 **APPROVED**

## VARINA:

### Deferred from July 11, 2002 Meeting:

**P-7-02**      **Jared Ledet for VoiceStream Wireless:** Request for a provisional use permit under Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct and operate a telecommunications tower extendable to 199 feet and related equipment and also to install a temporary tower for 90 days, on part of Parcel 798-696-8886 (213-A-2), containing 10,000 square feet, located on the east side of Osborne Turnpike approximately 1,700 feet north of Sholey Road (7000 Osborne Turnpike). The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Office. **Staff – Tom Coleman**

 **WITHDRAWN**

### Deferred from the July 11, 2002 Meeting:

**C-28C-02**      **Laraine Isaac for William D. Godsey:** Request to conditionally rezone from M-1 Light Industrial District to M-2C General Industrial District (Conditional) and C-1 Conservation District, part of Parcel 817-721-5981 (154-A-30C), containing 60.696 acres, located on the north line of Oakley's Lane approximately 94 feet east of

Oakley's Place and 217 feet west of S. Holly Avenue. The use will be controlled by proffered conditions and zoning ordinance regulations. An industrial park including a contractor's equipment storage yard is proposed. The Land Use Plan recommends Planned Industry and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **Staff – Tom Coleman**

 **DEFERRED TO SEPTEMBER 12, 2002**

**C-50C-02**            **Laraine Isaac for David L. Campbell:** Request to conditionally rezone from B-3 Business District to M-1C Light Industrial District (Conditional), part of Parcel 823-716-7341 (163-A-23), containing 4.5 acres, located on the south line of Audubon Drive and on the north line of Williamsburg Road (State Route 60) approximately 264 feet west of Trampton Road (500 W. Williamsburg Road). Office and self-storage units are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. The site is also in the Airport Safety Overlay District. **Staff – Paul**

**Gidley**

 **DEFERRED TO SEPTEMBER 12, 2002**

## **BROOKLAND:**

### **Deferred from the July 11, 2002 Meeting:**

**C-42C-02**            **Malachi M. Mills for Marchetti Property I, LLC:** Request to conditionally rezone from R-2 One Family Residence District to O-2C Office District (Conditional), Parcel 765-764-5100 (40-A-23; 10120 Staples Mill Road), containing 0.672 acre, located on the west side of Staples Mill Road (U. S. Route 33) approximately 300 feet north of Warren Road. An office development 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. **Staff –**

**Paul Gidley**

 **DEFERRED TO SEPTEMBER 12, 2002**

**C-40C-02**            **Robert B. Smith, III for Asbury Automotive North Carolina Real Estate Holdings L. L. C.:** Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), part of Parcel 760-756-7631 (59-A-16), containing approximately 3.16 acres, located on the west side of Darnell Road at the



western terminus of Lynn Avenue (2510 Darnell Road). An employee parking lot and adaptive reuse of existing building for storage of office equipment, files and supplies for the adjoining automobile dealership is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Semi-Public. **Staff – Joe Emerson**

 **APPROVED**

**APPROVAL OF MINUTES:**

Planning Commission July 11, 2002

 **APPROVED**

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors September 12, 2002.