

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

JANUARY 10, 2002

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

REQUESTS FOR EXPEDITED ITEMS:

ELECTION OF CHAIRMAN: Mr. Taylor

ELECTION OF VICE-CHAIRMAN: Mr. Jernigan

CASES TO BE HEARD:

TUCKAHOE:

P-21-01 Sprint PCS: 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 135' communication tower and related equipment on part of Parcel 100-A-65 (753-740-8228) (8611 Henrico Avenue), containing 851 square feet, located at the southeast intersection of Henrico Avenue and Ridge Road. The existing zoning is R-3 One Family Residence District. The Land Use Plan recommends Government. **Staff – (Deferral requested to the February 14, 2002 Meeting)**



DEFERRED TO FEBRUARY 14, 2002

P-1-02 Wes Blatter 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 175 foot telecommunications tower and related equipment on part of Parcel 88-A-28 (736-743-5917), containing 2,500 square feet, located approximately 150 feet to the rear of (west of) the Merchant Square Shopping Center along Westbriar Drive. The existing zoning is C-1 Conservation District. The Land Use Plan recommends Open Space/Recreation. **Staff – (Deferral requested to the February 14, 2002 Meeting)**



DEFERRED TO FEBRUARY 14, 2002

C-1C-02 Henry A. Shield: Request to amend proffered conditions accepted with rezoning case C-72C-89, on Parcels 99-14-A-2, 9, 29 and 38 (745-739-0596, 744-739-8744, 744-739-0693 and 744-740-7611), containing 2.3 acres, located south of Derbyshire Road in the Gaslight Subdivision at 9504 Gaslight Court; 9600 Gaslight Place; 9632 Gaslight Place; and 516 Gaslight Drive. The amendment is related to the types of roofing materials allowed. The property is zoned R-2C One Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Householder (Expedited agenda requested)**

 **DEFERRED TO FEBRUARY 14, 2002**

C-2C-02 Charles W. Tiller for LLC Capitol City Properties: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 57-A-3 (741-756-4435), containing 5.236 acres, located on the south line of Church Road at its intersection with Oak Point Lane. A single-family residential subdivision is proposed. The R-2A District allows a minimum lot size of 13,500 square feet. 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 – Lee Householder (Deferral requested to the February 14, 2002 Meeting)**

 **DEFERRED TO FEBRUARY 14, 2002**

VARINA:

Deferred from the December 13, 2001 Meeting:

P-19-01 Wes Blatter 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 165' communication tower and related equipment on part of Parcel 191-A-17 (799-702-8496), containing 10,000 square feet (0.223 acre) located at 6535 Barksdale Road approximately 1,200 feet north of Kukymuth Road. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Tom Coleman (Deferral requested to the February 14, 2002 Meeting)**

 **DEFERRED TO FEBRUARY 14, 2002**

C-3-02 E. Montgomery Thomson: Request to rezone from A-1 Agricultural District to M-1 Light Industrial District, Parcel 172-2-1-4B (1.0 acre) (812-712-0438) and part of Parcel 172-A-5 (7.9 acres) (811-712-7547), containing 8.9 acres, located approximately 75 feet west of Brighton Road, 500 feet north of Charles City Road, and approximately

655 feet west of the intersection of Klockner and Sarellen Roads. A Light Industrial facility is proposed. The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends Planned Industrial. The site is also in the Airport Safety Overlay District. **Staff – Tom Coleman (Deferral requested to the February 14, 2002 Meeting)**

 **DEFERRED TO FEBRUARY 14, 2002**

C-4C-02 Andrew M. Condlin for Better Housing Coalition and Henrico Community Housing Corporation: Request to conditionally rezone from M-1C Light Industrial District (Conditional) and A-1 Agricultural District to R-5C General Residence District (Conditional), Parcels 146-A-94, 96 and 97 (807-723-9052, 807-723-6957 and 807-723-4861), containing 27.84 acres, located on the north line of Nine Mile Road approximately 218 feet east of Dabbs House Road. A senior housing development and other multi-family development is proposed. The R-5 District allows a density up to 14.52 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office/Service. The site is also partially in the Airport Safety Overlay District. **Staff – Lee Householder**

 **APPROVED WITHOUT THE 50 UNITS OF APARTMENTS**

BROOKLAND:

Deferred from the November 15, 2001 Meeting:

C-59-01 Robert B. Wilton: Request to rezone from R-3 One Family Residence District to M-1 Light Industrial District, part of Parcel 61-A-68 (770-756-2492), containing 1.15 acres, located on the east line of Old Staples Mill Road approximately 450 feet north of Staples Mill Road (U. S. Route 33). A mini storage warehouse and office are proposed. The use will be controlled by zoning regulations. The Land Use Plan recommends Light Industry. **Staff – Tom Coleman (Deferral requested to the March 14, 2002 Meeting)**

 **DEFERRED TO MARCH 14, 2002**

FAIRFIELD:

Deferred from the November 15, 2001 Meeting:

C-62C-01 Darrell Hicks for Southside Investments: Request to amend proffered conditions accepted with rezoning case C-129C-88, on Parcel 129-A-59 (809-730-0626), containing 6.13 acres, located at 1301 N. Laburnum Avenue at the northeast intersection of N. Laburnum Avenue and Creighton Road. The property is zoned B-3C, Business District (Conditional) and O-2C, Office District (Conditional). The amendment is related to building materials, building design, and permitted uses. The Land Use Plan recommends Office. The site is also in the Airport Safety Overlay District. **Staff – Mark Bittner**



DEFERRED TO APRIL 11, 2002

P-2-02 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 155 foot telecommunications tower and related equipment, on part of Parcel 61-A-75A (772-757-4125), containing 1,732 square feet, located at 2800 Ackley Avenue (north side) approximately 250 feet north of Peyton Street. The existing zoning is M-1 Light Industrial District. The Land Use Plan recommends Planned Industry. **Staff – Tom Coleman**



APPROVED

THREE CHOPT:

Deferred from the December 13, 2001 Meeting:

C-72C-01 Edward B. Kidd for Louis Clifford Schroeder: Request to amend proffered conditions accepted with rezoning cases C-1C-84 and C-54C-85, on Parcels 69-A-18 & 19 (755-750-8173) and 69-4-A-1 & 2 (755-750-6245), containing approximately 1.96 acres, located at the northeast intersection of N. Parham and Gwinnett Roads. The property is zoned O-1C Office (Conditional). The amendment is related to structural design, landscaping and lighting, and would allow additional structures on the site. The Land Use Plan recommends Office. **Staff – Tom Coleman**



APPROVED

C-6C-02 Michael J. Kelly for L-C Corporation: Request to amend proffered conditions accepted with rezoning case C-14C-87, on Parcel 48-A-45 (749-760-0500) (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 (Deferral requested to the March 14, 2002 Meeting)**

 **DEFERRED TO MARCH 14, 2002**

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 48-A-44 (748-759-9860), 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 (Deferral requested to the March 14, 2002 Meeting)**

 **DEFERRED TO MARCH 14, 2002**

APPROVAL OF MINUTES:

Acting on a motion by _____, seconded by _____, the Planning Commission adjourned its meeting at _____ on _____.

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