

## PLANNING COMMISSION

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### REZONINGS AND PROVISIONAL USE PERMITS

#### ACTIONS

JULY 11, 2002

BEGINNING AT 7:00 P.M.:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

REQUESTS FOR EXPEDITED ITEMS:

CASES TO BE HEARD:

#### THREE CHOPT:

Deferred from May 9, 2002:

**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 AUGUST 15, 2002**

Deferred from May 9, 2002:

**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**

 **DEFERRED TO AUGUST 15, 2002**

**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 AUGUST 15, 2002**

**C-37C-02**      **Henry L. Wilton for Wilton Development Corp.:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), part of Parcels 741-775-7309 (10-1-2-10) and 740-774-1407 (17-A-9), containing approximately 0.92 acre, located approximately 925 feet north of the northern terminus of Hames Lane (Bridlewood Subdivision). A single family subdivision is proposed. The applicant proffers the maximum density not to exceed 2.1 units per acre when added to the parcels in Case C-39C-00. 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**

 **APPROVED**

#### **TUCKAHOE:**

**Deferred from June 13, 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**

 **DEFERRED TO AUGUST 15, 2002**

**VARINA:**

**Deferred from June 13, 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**

 **DEFERRED TO AUGUST 15, 2002**

**Deferred from June 13, 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 AUGUST 15, 2002**

**C-31C-02**      **John W. Montgomery, Jr. for MTM Seven Pines, LLC:** Request to amend proffered conditions accepted with Rezoning Case C-45C-00, on Parcel 833-716-9203 (165-A-12B; 5701 Whiteside Road), containing 48 acres, located on the north line of Old Williamsburg Road at its intersection with Whiteside Road. The amendment would change the time limit for inventory to remain on the premises from 60 days to 150 days. The existing zoning is M-1C Light Industry District (Conditional). The Land Use Plan recommends Planned Industry. The site is also in the Airport Safety Overlay District. **Staff – Seth Humphreys**

 **DEFERRED TO JULY 24, 2002**

**C-39C-02**      **Laraine Isaac for Pinecreek, LLC:** Request to conditionally rezone from M-1C Light Industrial District (Conditional) to R-3C One Family Residence District (Conditional), Parcels 832-715-6872 (164-A-51), 833-716-0432 (165-A-12E), and part of Parcel 832-717-6312 (165-A-12A), containing approximately 20.82 acres, located on the north line of Old Williamsburg Road approximately 200 feet west of its intersection with Whiteside Court. A single family residential subdivision is proposed. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Planned Industry. The site is also in the Airport Safety Overlay District. **Staff – Tom Coleman**

 **APPROVED**

**BROOKLAND:**

**C-41C-02**      **James W. Theobald for Cugini, LLC:** Request to conditionally rezone from O-2C Office District (Conditional) to B-2C Business District (Conditional), Parcel 771-752-0193 (71-A-11), containing 3.181 acres, located at the southwest intersection of Staples Mill (U. S. Route 33) and Hermitage Roads. A retail center, including sit down restaurant, is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Lee Householder**

 **APPROVED**

**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 AUGUST 15, 2002**

**FAIRFIELD:**

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

**C-33C-02**      **Henry L. Wilton for WILHOOK, LLC:** Request to rezone from B-3C Business District (Conditional) to R-3C One Family Residence District (Conditional) and B-3C Business District (Conditional), Parcel 804-736-0481 (119-1-A-1D), containing 10.415 acres (approximately 6.7 acres in R-3C; approximately 3.7 acres in B-3C), located at the northeast intersection of Mechanicsville Turnpike and Neale Street (Maplewood Farm). Commercial and single family residential developments are

proposed. The uses will be controlled by proffered conditions and zoning ordinance regulations. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Commercial Concentration. The site is also in the Airport Safety Overlay District. **Staff – Lee Householder**

 **DEFERRED TO JANUARY 9, 2003**

**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**

 **DEFERRED TO AUGUST 15, 2002**

**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**

 **DEFERRED TO AUGUST 15, 2002**

**APPROVAL OF MINUTES:**

**Work Session June 13, 2002**

 **APPROVED**

**Planning Commission June 13, 2002**

 **APPROVED**

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