

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

May 9, 2002

VARINA:

P-7-02 **Jared Ledet for Voice Stream 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 the 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. An industrial park including a contractor's storage yard is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. 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 the June 13, 2002 Meeting

BROOKLAND:

Deferred from the April 11, 2002 Meeting:

C-15C-02 **Nicholas A. Spinella & John G. Mizell, Jr. for Margaret J. and James H. Clifton:** Request to conditionally rezone from R-2A One Family Residence District to B-2C Business District (Conditional), Parcel 771-767-7742 (31-A-46) and part

of Parcel 771-767-9566 (47A), containing 5.12 acres, located at the northeast intersection of Mountain Road and Old Washington Highway (2900 and 2910 Mountain Road). A bed and breakfast facility 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 – Lee Householder



Recommend Denial

Deferred from the April 11, 2002 Meeting:

P-4-02 Nicholas A. Spinella & John G. Mizell, Jr. for Margaret J. and James H. Clifton: 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 use tents for outdoor dining in conjunction with weddings and receptions at a bed and breakfast facility, on Parcel 771-767-7742 (31-A-46) and part of Parcel 771-767-9566 (47A), containing 5.12 acres, located at the northeast intersection of Mountain Road and Old Washington Highway (2900 and 2910 Mountain Road). The existing zoning is R-2A. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Lee Householder**



Recommend Denial

C-21-02 Foster & Miller, PC for Clarendon Associates, LLC.: Request to rezone from R-5C General Residence District (Conditional) to C-1 Conservation District, part of Parcel 763-774-7122 (13-5-A-100), containing approximately 9.8 acres, located on the north line of Hunton Park Boulevard approximately 664 feet east of Staples Mill Road and along the Chickahominy River approximately 1,425 feet east of the intersection of Hunton Park Boulevard and Hunton Park Lane. A Conservation District is proposed. The Land Use Plan recommends Environmental Protection Area. **Staff – Mark Bittner**



Recommend Approval

C-22-02

Foster & Miller, PC for Hunton RTH Development Corp.:

Request to rezone from RTHC Residential Townhouse District (Conditional) to C-1 Conservation District, part of Parcel 762-776-4610 (13-6-0-A), containing approximately 12.9 acres, located along the Chickahominy River approximately 2,200' northeast of the intersection of Staples Mill Road and Hunton Park Boulevard; and along the west side of Holladay Branch approximately 1,500' east of the intersection of Hunton Park Boulevard and Hunton Park Lane. The Land Use Plan recommends Environmental Protection Area. **Staff – Mark Bittner**



Recommend Approval

FAIRFIELD:

C-24C-02

Virginia Center Ventures, LLC:

Request to conditionally rezone from R-2A One Family Residence District to M-1C Light Industrial District (Conditional), Parcel 784-768-3829 (33-A-55), containing 0.83 acres, located approximately 350 feet north of Virginia Center Parkway and 540 feet east of Brook Road (U. S. Route 1). A commercial development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office/Service.

Staff – Seth Humphreys



Recommend Approval

THREE CHOPT:

Deferred from the March 14, 2002 Meeting:

C-49C-00

Henry L. Wilton:

Request to amend proffered conditions accepted with rezoning case C-45C-99, on Parcels 748-756-8078 (58-A-3), 749-756-6440 (6) and 749-756-6859 (6A) and part of Parcels 749-755-4576 (58-A-4) and 749-755-6396 (5), containing approximately 38.3 acres, located on the north line of Three Chopt Road at its intersection with Pell Street. The amendment would allow an eighty (80) unit townhouse development in place of a detached single family development. The existing zoning is R-6C, General Residence District (Conditional). The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units per acre, and Environmental Protection Area. **Staff – Lee Householder**



Deferred to the June 13, 2002 Meeting

Deferred from the March 14, 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**

 **Deferred to the August 15, 2002 Meeting**

Deferred from the March 14, 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**

 **Deferred to the August 15, 2002 Meeting>**

Deferred from the April 11, 2002 Meeting:

C-20C-02 James W. Theobald for HHHunt Corporation: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 744-773-3059 (18-A-11) and 744-773-6354 (18-A-12), containing 11.329 acres, located on the south line of Old Nuckols Road approximately 300 feet east of Shady Grove Road. Residential townhouses for sale are proposed. The RTH District allows a maximum density of 9 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, Suburban Residential 2, 2.4 to 3.4 units net density per acre, Environmental Protection Area and Government. **Staff – Mark Bittner**

 **Recommend Approval**

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 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**

 **Deferred to the July 11, 2002 Meeting**

TUCKAHOE:

Deferred from the April 11, 2002 Meeting:

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 753-740-8228 (100-A-65) (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 – Tom Coleman**

 **Deferred to the June 13, 2002 Meeting**

C-27C-02 **RFA Management, LLC:** Request to amend proffered conditions accepted with rezoning case C-32C-89, on Parcel 740-750-0178 (66-A-11F), containing 12.415 acres, located at the northeast intersection of Ridgefield Parkway and Glen Eagles Drive, the northwest intersection of Ridgefield Parkway and Eagles View Drive, and the southeast intersection of Eagles View Drive and Glen Eagles Drive. The amendment would change the maximum density allowed from 7,850 square feet per acre to 8,975 square feet per acre. The existing zoning is B-2C, Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Paul Gidley**

 **Deferred to the November 14, 2002 Meeting**

APPROVAL OF MINUTES:

 **Approved**