

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

OCTOBER 10, 2002

BEGINNING AT 7:00 P.M.:

SANDSTON SPECIAL STRATEGY AREA AMENDMENT TO THE HENRICO 2010 COMPREHENSIVE PLAN: An amendment to the Henrico 2010 Comprehensive Plan in order to incorporate the Sandston Special Strategy Area Strategies and Design Guidelines in the 2010 Land Use Plan. The proposed Special Strategy Area would replace the existing RC 9 Redevelopment Corridor in the Land Use Plan Land Development Guide.

 **APPROVED**

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

REQUESTS FOR EXPEDITED ITEMS:

CASES TO BE HEARD:

VARINA:

C-57C-02 Koontz-Bryant, P.C. for J. Stefan Cametas: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 831-720-3959 (156-A-74B, 1790 Meadow Road) and 831-721-8011 (156-A-71), containing approximately 38.6 acres, located on the north line of Meadow Road approximately 2,054 feet east of Hanover Road. An 88 lot single family subdivision is proposed. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **Staff – Lee Householder**

 **DEFERRED TO NOVEMBER 14, 2002**

C-64C-02 **J. Thomas O'Brien, Jr. for The Tetra Company, LLC:** Request to conditionally rezone from R-3C One Family Residence District (Conditional), RTH Residential Townhouse District, and R-5 General Residence District to R-3C One Family Residence District (Conditional) and R-5C General Residence District (Conditional), Parcels 806-704-4472, 807-705-5743 (6250 Midview Road), and 807-705-5501 (6280 Midview Road), containing approximately 54.70 acres (R-3C = 28.90 acres, R-5C = 25.80 acres), located on the west line of Midview Road at Habersham Drive. Single family and Multi-family development is proposed. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Householder**

 **APPROVED**

C-63C-02 **J. Thomas O'Brien, Jr. for Dakota Associates, LLC:** Request to conditionally rezone from B-3 Business District to B-3C Business District (Conditional), Parcel 807-706-8112 (1799 Bickerstaff Road), containing approximately 2.985 acres, located at the southwest intersection of Oakland, Midview and Bickerstaff Roads. A business use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **Staff – Lee Householder**

 **APPROVED**

BROOKLAND:

Deferred from the September 12, 2002 Meeting:

C-51C-02 **Laraine Isaac and/or Robert Nelson for Hugh W. Owens:** Request to conditionally rezone from R-2 and R-4 One Family Residence Districts to O-2C Office District (Conditional), Parcels 769-745-9272 (93-A-2, 6501 Old Bethlehem Road), and 770-745-1768 (93-A-3A, 6500 Old Bethlehem Road), containing approximately 2.58 acres, located at the northeast intersection of Interstate Route 64 and Bethlehem Road. An office development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Environmental Protection Area and Urban Residential, 3.4 to 6.8 units net density per acre. **Staff – Lee Householder**

 **APPROVED**

Deferred from the September 12, 2002 Meeting:

C-52C-02 **Don Blake for Joseph M. Coleman:** Request to conditionally rezone from R-3 One Family Residence District to M-1C Light Industrial District (Conditional), Parcel 770-753-9193 (61-4-1-3, 8503 Staples Mill Road, Boudar Gardens), containing 0.44 acre, located on the east line of Staples Mill Road (U. S. Route 33) approximately 46 feet north of Heisler Avenue. Light manufacturing is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Light Industry. **Staff – Paul Gidley**

 **APPROVED**

C-58C-02 **Mr. & Mrs. Bruce T. Regester:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 754-763-6626 (38-A-39, 4525 Springfield Road), containing 0.8083 acre, located on the east line of Springfield Road (State Route 157) at its intersection with Argonne Drive. Single family subdivision is proposed. The applicant has proffered a density of two (2) lots. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Paul Gidley**

 **APPROVED**

C-59C-02 **Francis Run Associates:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 759-764-1468 (39-A-11A, 4870 Francistown Road), containing 0.963 acre, located on the west line of Francistown Road approximately 580 feet north of Thomasville Lane. Single family subdivision is proposed. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Paul Gidley**

 **APPROVED**

C-60C-02 **Robert M. Atack for Hunton Estates Development, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 763-772-8743 (21-A-16, 3936 Mountain Road) and 764-772-3888 (21-A-4), containing approximately 19.2 acres, located on the north

line of Mountain Road approximately 160 feet east of Old Mountain Road. Single family residential subdivision is proposed. The applicant has proffered a density of no more than sixty (60) units. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff –Mark Bittner**

 **DEFERRED TO NOVEMBER 14, 2002**

FAIRFIELD:

Deferred from the September 12, 2002 Meeting:

C-23C-02 **Richmond Federal Credit Union:** Request to conditionally rezone from O-1 Office District to O-2C Office District (Conditional), Parcel 783-762-9359 (43-2-1-11 & 12), containing 0.8305 acre, located at the northwest intersection of Brook Road (U. S. Route 1) and New York Avenue (Biltmore Subdivision). A bank (credit union) branch of the Richmond Federal Credit Union is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office and Environmental Protection Area. **Staff – Jean Moore**

 **DEFERRED TO NOVEMBER 14, 2002**

THREE CHOPT:

Deferred from the September 12, 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**

 **WITHDRAWN**

Deferred from the August 15, 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 APRIL 10, 2003**

Deferred from the September 12, 2002 Meeting:

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 DECEMBER 12, 2002**

Deferred from the September 12, 2002 Meeting:

C-54C-02 **Neil P. Farmer for Willbrook, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 748-766-2289 (47-A-23, 4741 Sadler Road), 748-766-1856 (27-A-24, 4711 Sadler Road), 747-766-9196 (27-A-25, 4729 Sadler Road), and 748-767-3704 (28-A-31), containing approximately 18.6 acres, located on the southeast line of Sadler Road at Trexler Road. A single family residential development is proposed. The applicant has proffered to develop no more than thirty-three (33) lots on the property. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Mark Bittner**

 **APPROVED**

Deferred from the September 12, 2002 Meeting:

C-55C-02 **Dr. P. Brad Zubowsky:** Request to conditionally rezone from O-1C Office District (Conditional) to B-1C Business District (Conditional), Parcel 736-774-2105

(9-A-36C), containing 1.492 acres, located at the southwest intersection of Pouncey Tract (State Route 271) and Nuckols Roads. A veterinary hospital 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 – Jean Moore

 **APPROVED**

C-61C-02 **William H. Shewmake for North Atlantic Holdings, Inc:**
Request to amend proffered conditions accepted with Rezoning Case C-54C-89, on Parcel 761-754-4773 (59-A-84A), containing approximately 2.52 acres, located on the south line of W. Broad Street (U. S. Route 250) approximately 600 feet northwest of E. Parham Road. The amendment is related to the landscape and natural buffers on the property. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Jean Moore**

 **DEFERRED TO NOVEMBER 14, 2002**

C-62C-02 **James W. Theobald for Aspect Properties:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 757-753-0896 (69-A-72), containing approximately 7.5 acres, located on the east line of Mayland Drive approximately 100 feet southeast of Tuckernuck Drive. Residential townhouses for sale are proposed. The applicant has proffered a density of no more than forty-five units (45) units. The Land Use Plan recommends Office. **Staff – Jean Moore**

 **APPROVED**

APPROVAL OF MINUTES:
Work Session Minutes September 12, 2002

 **APPROVED**

Planning Commission September 12, 2002

 **APPROVED**

The application submission deadline for this hearing date for new applications only was August 29, 2002. The applicant can submit new material up to 48 hours prior to the public hearing; an exception to this 48-hour rule is sometimes possible but highly discouraged. The public can submit written or verbal comments at any time up to and through the public hearing.

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