

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

SEPTEMBER 12, 2002

ACTIONS

5:45 P.M. DINNER IN THE COUNTY MANAGER'S CONFERENCE ROOM

6:15 P.M. WORK SESSION FOR SANDSTON SPECIAL STRATEGY AREA –
STRATEGIES AND DESIGN GUIDELINES

BEGINNING AT 7:00 P.M.:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

REQUESTS FOR EXPEDITED ITEMS:

CASES TO BE HEARD:

BROOKLAND:

Deferred from the August 15, 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**

 **APPROVED**

P-13-02 **Nicholas A. Spinella and John G. Mizell, Jr. for Margaret J. and James H. Clifton:** Request for a provisional use permit under Sections 24-12.1 (b) and 24-122.1 of Chapter 24 of the County Code in order to permit a bed and breakfast home

and gatherings for weddings, wedding receptions, anniversaries, birthdays, meetings and receptions for civic groups, private individuals, or non-profit groups, on Parcel 771-767-7742 (31-A-46) and part of Parcel 771-767-9566 (31-A-47A), containing approximately 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 One Family Residence District. The Land Use Plan recommends Suburban Residential 1, and Environmental Protection Area. **Staff – Lee Householder**

 **APPROVED**

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**

 **DEFERRED TO OCTOBER 10, 2002**

C-52-02 **Don Blake for Joseph M. Coleman:** Request to rezone from R-3 One Family Residence District to M-1 Light Industrial District, 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 zoning ordinance regulations. The Land Use Plan recommends Light Industry. **Staff – Paul Gidley.**

 **DEFERRED TO OCTOBER 10, 2002**

FAIRFIELD:

Deferred from the August 15, 2002 Meeting:

C-45C-02 Mountain-Woodman LLC: Request to Conditionally rezone from A-1 Agricultural District and RTHC Residential Townhouse District (conditional) to RTHC Residential Townhouse District (conditional) part of parcels 775-763-5984, 776-765-5797, and 776-766-3112, containing 8.374 acres, located along the south line of Mountain Road approximately 210 feet east of Woodman Road. Residential townhouses for sale are proposed. The applicant has proffered to develop no more than 70 lots on the property. The Land Use Plan recommends Office and Open Space/Recreation. **Staff – Tom Coleman**

 **APPROVED**

C-23-02 Richmond Federal Credit Union: Request to rezone from O-1 Office District to O-2 Office District, Parcel 783-762-9359 (43-2-8-11 & 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. Zoning ordinance regulations will control the use. The Land Use Plan recommends Office and Environmental Protection Area. **Staff – Jean Moore**

 **DEFERRED TO OCTOBER 10, 2002**

C-53C-02 Donald Strange-Boston for Chestnut Grove, LP/Peter Runkle: Request to amend proffered conditions accepted with rezoning case C-51C-98, on part of Parcel 774-758-4341 (51-A-98, 9010 Woodman Road), containing 3.919 acres, located on the west line of Woodman Road approximately 200 feet north of E. Parham Road. The amendment would modify Proffer 4 to allow removal/replacement of existing trees and to allow a 7' high in-lieu of a 8' high masonry wall along the northwest property line, abutting Laurel Dell Subdivision The existing zoning is R-6C General Residence District (Conditional) and B-1 Business District. The Land Use Plan recommends Office and Commercial Concentration. **Staff – Jean Moore**

 **APPROVED**

THREE CHOPT:

Deferred from the August 15, 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 OCTOBER 10, 2002

Deferred from the August 15, 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 NOVEMBER 14, 2002

Deferred from the August 15, 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 OCTOBER 10, 2002

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 (27-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**

 **DEFERRED TO OCTOBER 10, 2002**

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 northeast 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**

 **DEFERRED TO OCTOBER 10, 2002**

C-56C-02 **James D. Thornton for K. Douglass Moyers:** Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), part of Parcel 746-761-5525 (47-A-8, 11044 W. Broad Street), containing approximately 3.8± acres, located at the southeast intersection of Sadler and Old Sadler Roads. Automobile inspection, storage, and auctions, and employee parking are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **Staff – Paul Gidley**

 **APPROVED**

VARINA:

Deferred from the August 15, 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 DECEMBER 12, 2002**

Deferred from August 15, 2002 Meeting:

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 (U.S. 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**

 **APPROVED**

APPROVAL OF MINUTES:
Planning Commission August 15, 2002

 **APPROVED**

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors October 10, 2002.