

PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
APRIL 15, 2004

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1), (10)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (3)

FAIRFIELD.

Deferred from the March 11, 2004 Meeting:

C-7C-04 Larry Horton for Anthony P. Renaldi: Request to conditionally rezone from A-1 Agricultural District and M-1C Light Industrial District (Conditional) to R-2C (15.29 ac) and R-2AC (48.52 ac) One Family Residence Districts (Conditional), Parcels 813-733-7603, 814-732-6992, 815-733-0010 and part of Parcel 815-733-2040, containing approximately 63.81 acres, located on the north line of Creighton Road approximately 360 feet east of Cedar Fork Road. The applicant proposes no more than one hundred twenty-five (125) single family residential lots. The R-2A District allows a minimum lot size of 13,500 square feet, the R-2 District allows a minimum lot size of 18,000 square feet. The Land Use Plan recommends Office/Service. The site is in the Airport Safety Overlay District. **Staff – Jean Moore APPROVED**

THREE CHOPT.

Deferred from the March 11, 2004 Meeting:

C-9C-04 Gloria Freye for Webb L. Tyler and G Edmond Massie, IV. Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) and C-1 Conservation District, Parcels 744-764-5770, 744-764-5157, 744-764-4443, 744-764-3831, 744-764-3317, 744-764-2703, 744-763-2190, 744-763-1576, part of Parcels 744-763-0961 and 744-763-0148 (McDonalds Small Farms subdivision), and Parcel 743-763-3572, containing 30.31 acres (R-3C= 28.83 ac, C-1= 1.48 ac), located along the west line of Belfast Road beginning at a point approximately 167 feet south of its intersection with Dublin Road and on the east line of I-295 approximately 375 feet north of I-64. The applicant proffers no more than 2.2 single family residential dwelling units (approximately 67 single family units) per acre. 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 – Mark Bittner DEFERRED TO JULY 15, 2004**

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Deferred from the March 11, 2004 Meeting:

C-11C-04 Gloria Freye for Webb L. Tyler and G. Edmond Massie, IV: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) and C-1 Conservation District, Parcels 743-764-6363 and 743-764-4622, containing 20.95 acres (R-3C= 13.93 ac, C-1= 7.02 ac), located between Belfast Road and I-295. The applicant proffers no more than 2.2 single family residential dwelling units (approximately 46 single family units) per acre. 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. **Staff – Mark Bittner DEFERRED TO JULY 15, 2004**

Deferred from the December 11, 2003 Meeting:

C-52C-03 Mr. And Mrs. Hung Yim. Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), Parcel 735-763-5299, containing 1.922 acres, located on the north line of West Broad Street (U S Route 250) approximately 1,450 feet east of N Gayton Road. A restaurant is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Mixed Use. The site is also in the West Broad Street Overlay District. **Staff – Mark Bittner (Deferral requested to the June 10, 2004 Meeting). DEFERRED TO JUNE 10, 2004**

P-2-04 Ale House of Innsbrook, Inc.. Request for a Provisional Use Permit under Sections 24-58 2(a), 24-58 2(e), 24-58 2(d) and 24-122 1 of Chapter 24 of the County Code in order to place four (4) video games and one pool table for use in the restaurant, along with extended operating hours for restaurant use and billiard parlor, on part of Parcel 747-760-9391, containing 9,700 square feet (billiard parlor 900 square feet), located on the north line of W Broad Street (U S Route 250) between Dominion Boulevard and Cox Road (The Innsbrook Shoppes). The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Jean Moore DEFERRED TO MAY 13, 2004**

P-3-04 Mark Slusher for Panera, LLC: 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 provide an outside dining area for the restaurant, on part of Parcel 737-762-4724, containing 450 square feet, located at the southeast intersection of W Broad Street (U S Route 250) and Lauderdale Drive (The Shoppes At Westgate). The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Mixed Use. The site is in the West Broad Street Overlay District. **Staff – Jean Moore (Expedited agenda requested). APPROVED**

C-15-04 Joseph P. Marchetti, Jr : Request to rezone from A-1 Agricultural District to O-1 Office District, Parcel 746-757-7922, containing 0.556 acre, located on the east line of Church Road approximately 140 feet north of Woodbaron Way. The applicant proposes a general office, medical or dental use. The use will be controlled by zoning.

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ordinance regulations The Land Use Plan recommends Office **Staff – Mark Bittner (Deferral requested to the July 15, 2004 Meeting). DEFERRED TO JULY 15, 2004**

C-16C-04 Garth Brandaw for Colson & Colson Construction Co.: Request to conditionally rezone from A-1 Agricultural District and R-6C General Residence District (Conditional) to R-6C General Residence District (Conditional), Parcels 749-755-4576, 749-755-9136 and 749-755-8188, containing approximately 10 80 acres, located on the north line of Three Chopt Road and the southwest corner of the I-64/Gaskins Road Interchange, approximately 500 feet west of Gaskins Road The applicant proposes a 118-suite unit retirement residence for seniors with associated uses The R-6 District allows a density up to 19 80 units per acre The Land Use Plan recommends Office and Environmental Protection Area **Staff – Jean Moore (Deferral requested to the July 15, 2004 Meeting). DEFERRED TO JULY 15, 2004**

TUCKAHOE:

Deferred from the December 11, 2003 Meeting:

C-32C-03 William R. Cawthorn for Amir Zinat: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to R-5C General Residence District (Conditional), Parcel 749-755-3834, containing approximately 3 33 acres, located on the south line of Three Chopt Road approximately 575 feet east of Cedarfield Parkway A child care center or multi-family residences are proposed The use will be controlled by proffered conditions and zoning ordinance regulations The R-5 District allows a density up to 14 52 units per acre The Land Use Plan recommends Urban Residential, 3 4 to 6 8 units net density per acre, and Environmental Protection Area **Staff – Mark Bittner (Withdrawn by the applicant). WITHDRAWN**

Deferred from the March 11, 2004 Meeting:

C-73C-03 Gloria Freye for WILHOOK, LLC: Request to conditionally rezone from A-1 Agricultural District and R-1 One Family Residence District to R-2C One Family Residence District (Conditional), part of Parcel 744-742-5871, containing 22 753 acres, located on the north line of Patterson Avenue (Route 6) approximately 1,600 feet west of Gaskins Road The applicant proposes no more than forty (40) single family residential lots The R-2C Districts allows a minimum lot size of 18,000 square feet The Land Use Plan recommends Semi Public **Staff – Jean Moore DEFERRED TO JULY 15, 2004**

VARINA:

Deferred from the February 12, 2004 Meeting.

C-6C-04 Gloria Freye for Ray Perkins Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-2C (82 5acres) R-2AC (63 4 acres) and R-3C (30 1 acres) One Family Residence District (Conditional), R-5AC (26 9 acres) General Residence District (Conditional), and RTHC (41 036 acres) Residential Townhouse District (Conditional), Parcels 816-729-1884, 814-731-5764 and part of Parcel 817-731-6470, containing 243 936 acres, located at the northern terminus of Westover Avenue, extending northward to Creighton Road The applicant proposes a residential community of no more than five hundred ninety-seven (597) units (320 one

family lots, 79 villa lots, 96 townhouses, 102 condominiums) The R-2 District allows a minimum lot size of 18,000 square feet, the R-2A District allows a minimum lot size of 13,500 square feet, the R-5A District allows a minimum lot size of 5,625 square feet, and the maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, Office/Service, Light Industry, and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Jean Moore DEFERRED TO JULY 15, 2004**

C-17C-04 Glenn Moore for Darbytown Partners, LLC. Request to conditionally rezone from B-1C Business District (Conditional) to R-3C One Family Residence District (Conditional) and C-1C Conservation District (Conditional), part of Parcel 807-707-6551, containing 8.7 acres (5.917 ac – R-3C, 2.784 ac – C-1C), located at the southwest intersection of Darbytown and Oakland Roads. The applicant proposes no more than fourteen (14) single family residential units. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Commercial Concentration and Environmental Protection Area. **Staff – Mark Bittner DEFERRED TO JULY 15, 2004**

C-18C-04 Gooss & Associates, AIA: Request to conditionally rezone from R-3 One Family Residence District and B-1 Business District to B-1C Business District (Conditional), Parcels 829-715-3035, 829-715-4034, and part of Parcel 828-715-8918, containing 0.71 acre, located at 325 and 335 E Williamsburg Road (U S Route 60) approximately 100 feet west of East Lake Drive. A restaurant and shops are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration and Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is in the Airport Safety Overlay District. **Staff – Mark Bittner DEFERRED TO MAY 13, 2004**

BROOKLAND:

Deferred from the March 11, 2004 Meeting:

P-1-04 Ambre Blatter for Omnipoint Communications. Request for a provisional use permit under Sections 24-95(a)(3) and 24-122.1 of Chapter 24 of the County Code in order to allow a 30-foot extension of an existing 97-foot telecommunications tower and erect an associated unmanned communication equipment platform at the base of the tower, on part of Parcel 775-744-9936, containing 1,085 square feet, located on the west side of Byrdhill Road approximately 200 feet south of Oakland Avenue. The existing zoning is M-1 Light Industrial District. The Land Use Plan recommends Light Industry. **Staff – Mark Bittner APPROVED**

C-19C-04 Henry L. Wilton for Verizon Virginia, Inc.: Request to conditionally rezone from O-3 Office District and R-2A One Family Residence District to RTHC Residential Townhouse District (Conditional) (18.2 acres), and R-2A One Family Residence District (0.2 acres), Parcels 767-752-5942, 767-752-7623, 767-751-5291, 767-752-3012, 767-751-0480, and part of Parcel 766-752-5952, containing approximately 18.4 acres, located on the north line of Wistar Road approximately 413 feet east of Shrader Road and at the western terminus of Topsham Road. The applicant proposes no more than ninety (90) units. The maximum density in the RTH District is

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nine (9) units per acre The Land Use Plan recommends Suburban Residential 2, 2 4 to 3 4 units net density per acre and Office **Staff – Mark Bittner APPROVED**

APPROVAL OF MINUTES: Planning Commission March 11, 2004 APPROVED

DISCUSSION ITEM. Setting of Work Session for Land Use Plan Amendment for an Urban Mixed Use area in Innsbrook **Set for May 13, 2004 beginning at 5:00 p.m. with dinner**

Acting on a motion by **Mr. Marshall**, seconded by **Mr. Vanarsdall**, the Planning Commission adjourned its meeting at **8:28 p.m. on April 15, 2004.**

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