

PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
AUGUST 11, 2005

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (4)

REQUESTS FOR EXPEDITED ITEMS: (4)

CASES TO BE HEARD: (9)

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TRANSFER OF APPROVAL

**POD-57-04** Frank Strasser for Trafco, LLC: Request for transfer of Staples Mill Car Wash approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Joseph M Coleman, Roger Bouchard and Champe Granger to Joseph M Coleman and Trafco, LLC The 0.44-acre site is located along the east line of Staples Mill Road (U S Route 33), approximately 75 feet north of Heisler Avenue, on parcel 770-753-9193 The zoning is M-1C, Light Industrial District (Conditional) County water and sewer (**Brookland**)

The new developer accepts and agrees to be responsible for continued compliance with the conditions of the original approval The staff recommends approval of this request (**Staff Report by Kevin Wilhite**) **APPROVED**

FAIRFIELD:

**Deferred from the July 14, 2005 Meeting:**

**C-48C-04** Henry L. Wilton: Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), Parcels 804-737-4084 and 804-737-1251, containing 4.83 acres, located on the east line of Mechanicsville Turnpike (U S Route 360) opposite Springdale Road The applicant proposes business uses The uses will be controlled by zoning ordinance regulations and proffered conditions The Land Use Plan recommends Government and Urban Residential The site is in the Airport Safety Overlay District **Staff – Rosemary Deemer (Deferral requested to the September 15, 2005 Meeting)** **DEFERRED TO 9/15/05**

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**Deferred from the July 14, 2005 Meeting:**

**C-12C-05 Wilton Development Corp.:** Request to conditionally rezone from B-2C and B-3C Business Districts (Conditional) to R-3C One Family Residence District (Conditional) and B-3C Business District (Conditional), Parcel 804-736-0481, containing 10.77 acres, located at the northeast intersection of Mechanicsville Turnpike (U.S. Route 360) and Neale Street. A single-family residential subdivision (6.87 acres) and business uses (3.9 acres) are proposed. The R-3 District allows a minimum lot size of 11,000 square feet, the equivalent of 3.96 units per acre. The proposed districts would be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer (Deferral requested to the September 15, 2005 Meeting). DEFERRED TO 9/15/05**

**C-39C-05: L. Clarke Jones, III for Ackley Park, LLC:** Request to conditionally rezone from O-3C Office District (Conditional) and M-1C, Light Industrial District (Conditional) to M-1C Light Industrial District (Conditional), Parcel 785-768-9646, containing approximately 3.35 acres, located on the west line of JEB Stuart Parkway, approximately 1,125' north of its intersection with Virginia Center Parkway. The applicant proposes an office/warehouse use. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and Office/Service. **Staff – Lee Tyson APPROVED**

**THREE CHOPT:****Deferred from the June 9, 2005 Meeting:**

**C-7C-05 Gloria Freye for Fidelity Properties, Ltd.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 745-764-1645, 745-764-2159, 745-764-1031, 745-764-6608, 745-764-7122, 745-764-7834, and 745-764-6084, containing 15.142 acres, located on Dublin Road between Belfast and Glasgow Roads (McDonald's Small Farms). The applicant proposes a residential development with density not to exceed 2.2 dwelling units per acre for the R-3C District. 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 – Tom Coleman APPROVED**

**C-40-05 Neil Farmer for Shadow, LLC:** Request to rezone from A-1, Agricultural and R-2AC One Family Residence District (Conditional) to C-1 Conservation District, part of Parcel 741-774-7210, containing approximately 0.1 acre, located approximately 255 feet southeast of the southwest terminus of Barnsley Place. The applicant proposes a conservation area. The Land Use Plan recommends Environmental Protection Area. **Staff – Tom Coleman (Expedited agenda requested). APPROVED**

**C-41C-05 Marc A. Greenberg, Blackwood Development Co., Inc.:** Request to conditionally rezone from B-1C and B-2C Business Districts (Conditional) to B-2C Business District (Conditional), Parcel 738-762-3715, containing 4.555 acres, located on the south line of W Broad Street (U S Route 250) and along the terminus of Spring Oak Drive. The applicant proposes additional retail uses within an existing shopping center. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use. The site is in the West Broad Street Overlay District. **Staff – Tom Coleman (Expedited agenda requested).**  
**APPROVED**

**P-7-05: Vincent J. Lamantia for Blackwood Development Company:** 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 construct an outside dining area for the San Francisco Oven Restaurant (The Promenade Shops shopping center) on part of Parcel 738-762-3715, located on the south line of W Broad Street (U S Route 250) approximately 170 feet west of Spring Oak Drive. The existing zoning is B-1C Business District (Conditional). The Land Use Plan recommends Mixed Use. The site is in the West Broad Street Overlay District. **Staff – Tom Coleman (Expedited agenda requested).**  
**APPROVED**

**C-43C-05 Mark W. Claud:** Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 735-763-7898, containing approximately 5.0 acres, located on W Broad Street (U S Route 250) approximately 1,650 feet east of N Gayton Road. The applicant proposes a commercial bank and retail. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use. The site is in the West Broad Street Overlay District. **Staff – Rosemary Deemer (Deferral requested to October 13, 2005 Meeting).** **DEFERRED TO 10/13/05**

**TUCKAHOE:**

**Deferred from the June 9, 2005 Meeting**

**C-20C-05 Youngblood Properties, L.L.C.:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 741-747-0388 and part of Parcel 741-748-0208, containing 6.23 acres, located on the west line of Pump Road approximately 25 feet north of Falconbridge Drive. The applicant proposes a single family residential subdivision. The R-2A District allows a minimum lot size of 13,500 square feet with a maximum gross density of 3.23 lots per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Tyson APPROVED**

**Deferred from the July 14, 2005 Meeting:**

**C-21C-05 Youngblood Properties LLC:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 738-754-4849 and 738-753-1882, containing 7.72 acres, located on the south line of Church Road approximately 100 feet west of Blandfield Street. The applicant proposes a single family residential subdivision. The R-3 District allows a minimum lot size of 11,000

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square feet with a maximum gross density of 3.96 lots per acre. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – Lee Tyson APPROVED**

**C-45C-05 James W. Theobald for Aspen Gayton Terrace, LLC:** Request to amend proffered conditions accepted with Rezoning Case C-95C-96, on Parcel 732-750-7894, containing 9.874 acres, located on the east line of Gayton Road at Gayton Centre Drive. All proffers accepted with the above case would be amended and restated. The amendment is to allow alternative plans for previously approved additions to the assisted living facility, and includes additional proffers regulating storm water facilities, building height and severance. The existing zoning is R-6C General Residence District (Conditional). The Land Use Plan recommends Multi-Family Residential, 6.8 to 19.8 units net density per acre. **Staff – Rosemary Deemer APPROVED**

**VARINA:**

**Deferred from the June 9, 2005 Meeting:**

**C-54C-04 Craig Erdmann for Chimilson Acres, LLC:** Request to rezone from M-1 Light Industrial District, R-4 One Family Residence District and B-1 Business District to RTHC Residential Townhouse District (Conditional), part of Parcel 805-710-1834, containing approximately 13.07 acres, located on the southwest line of Darbytown Road opposite Oregon Avenue. Residential townhouses are proposed. The maximum density in the RTH District is nine (9) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Multi-Family Residential, 6.8 to 19.8 units net density per acre, Commercial Concentration, and Environmental Protection Area. **Staff – Seth Humphreys (Withdrawn by the applicant). WITHDRAWN**

**Deferred from the July 14, 2005 Meeting:**

**C-31C-05 Richmond Land Company:** Request to conditionally rezone from O-2C Office District (Conditional) to R-3C One Family Residence District (Conditional), Parcel 818-716-1579, containing 0.762 acre, located at the southwest intersection of Audubon Drive and Oakleys Lane. The applicant proposes a single-family residential development. The R-3 District allows a minimum lot size of 11,000 square feet with a maximum gross density of 3.96 units per acre. The Land Use Plan recommends Office and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer DEFERRED TO 9/15/05**

**C-46C-05 Alfred M. Loyall:** Request to amend proffered conditions accepted with Rezoning Case C-1C-97, on Parcel 827-715-8082 and 827-715-7583, containing 0.27 acre, located at the southwest intersection of E Williamsburg Road (U.S. Route 60) and Rodes Avenue. The amendment would revise Proffer 1 related to permitted uses on the property to include sales and installation of automotive wheels and hubcaps. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer DENIED**

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**BROOKLAND:****Deferred from the July 14, 2005 Meeting**

**C-38C-05 Henry L. Wilton for Wilton Development Corp :** Request to conditionally rezone from R-4 One Family Residence District to RTHC Residential Townhouse District (Conditional), Parcel 771-748-3499, containing approximately 7.0 acres, located on the north line of Glenside Drive approximately 230 feet east of Fernwood Street. The applicant proposes residential townhouses for sale with a maximum density not to exceed 6.25 units per acre. The maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Urban Residential 3.4 to 6.8 units net density per acre. **Staff – Lee Tyson (Expedited agenda requested). APPROVED**

**C-47C-05 Ralph L. Axelle for Benjamin L. Holladay, Jr. and Evelyn J. Holladay, RMA/Hunton, LC and WWJ, LC:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 762-772-5080 and 762-772-6237, containing 13.0 acres, located at the southeast intersection of I-295 and Old Mountain Road. The applicant proposes a single-family residential subdivision with a density not to exceed 1.7 units per acre. The R-3 District allows a minimum lot size of 11,000 square feet with a maximum gross density of 3.96 units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Lee Tyson DEFERRED TO 9/15/05**

**C-48C-05 Cameron Palmore for Randy Gibson:** Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcel 762-771-2433, and part of Parcel 762-771-7035 containing 7.532 acres, located on the south line of Old Springfield Road approximately 430 feet east of Springfield Court. The applicant proposes a single-family residential subdivision with the maximum density not to exceed 2.1 lots per acre. The R-2 District allows a minimum lot size of 18,000 square feet with a maximum gross density of 2.42 units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Tyson (Deferral requested to the September 15, 2005 Meeting). DEFERRED TO 9/15/05**

**APPROVAL OF MINUTES: Planning Commission July 14, 2005**

Acting on a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the Planning Commission adjourned its meeting at \_\_\_\_\_ on \_\_\_\_\_.

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