

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

SEPTEMBER 11, 1997

BEGINNING AT 7:00 P.M.:

REQUEST FOR DEFERRALS OR WITHDRAWALS:

Amendment to Chapter 24 (Zoning) of the Code of the County of Henrico: **AN ORDINANCE** to amend and reordain Article XC by amending Section 24-50.11 regarding hotels and motels in the O-3 district.



ACTION: Recommend approval

BROOKLAND:

C-61C-97 Henry L. Wilton for Wilton Investment Corp.: Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 50-A-4 and 16, containing approximately 15.2 acres, located on the south line of Hungary Road 271.80' east of its intersection with Walton Farms Drive. A residential subdivision is proposed. The R-3A District permits densities up to 4.58 units gross density per acre. The Land Use Plan recommends SR 2 Suburban Residential 2 development, 2.4 to 3.4 units net density per acre, for this site.



ACTION: Deferred at applicant's request to October 9, 1997

C-62C-97 Henry L. Wilton for Wilton Development Corp.: Request to conditionally rezone from B-3 Business District and R-3 One Family Residence District to M-1C Light Industrial District (Conditional), Parcel 93-A-45B, containing approximately 5.6 acres, located on the south line of Perl Road at its intersection with Dickens Place. A light industrial use is purposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration development for this site.



ACTION: Recommend approval

FAIRFIELD:

C-63C-97 **Wingate & Kestner for Commerce Co., L.C.:** Request to conditionally rezone from A-1 Agricultural District and R2A One Family Residence District to R-3AC One Family Residence District (Conditional), Parcels 43-A-27 and 43, containing approximately 25.3 acres, located on the east line of Telegraph Road beginning approximately 182' south of its intersection with New York Avenue. A residential subdivision is proposed. The R-4 District permits densities up to 5.45 units gross density per acre. The Land Use Plan recommends SR 2 Suburban Residential 2 development, 2.4 to 3.4 units net density per acre, for this site.



ACTION: Deferred at applicant's request to September 23, 1997

THREE CHOPT:

Deferred from the June 12, 1997 Meeting:

P-8-97 **J. Thomas O'Brien, Jr. For Short Pump Investors, L.P.:** Request for approval of a provisional use permit in accordance with Sections 24-58.2(a)(d) and 24-122.1 of Chapter 24 of the County Code to permit outside dining and extended hours of operation to 2:00 a.m. for proposed restaurants, on Parcels 36-A-19D (pt.), 21, 22, 23, and 24 located on the north line of W. Broad Street, 450' west of its intersection with Pouncey Tract Road. The site is zoned B-2C Business District (Conditional) and M-1 Light Industrial District. The site is also within the West Broad Street Overlay District. **(Staff presentation by John Merrithew)**



ACTION: Deferred at applicant's request to January 15, 1998

Deferred from the August 14, 1997 Meeting:

C-57C-97 **Glenn R. Moore for Melton Development Company:** Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 20-A-19 and 19A, containing approximately 16.85 acres, located on the west line of Springfield Road at its intersection with Heart Mill Drive. Residential development is proposed. The R-3A District permits densities up to 4.58 units gross density per acre. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, for this site.



ACTION: Deferred at applicant's request to October 9, 1997

TUCKAHOE:

Deferred from the July 10, 1997 Meeting:

C-46C-97 **E. Carlton Wilton:** Request to conditionally rezone from O-2C Office District (Conditional) and A-1 Agricultural District to O-2C Office District (Conditional), Parcels 66-A-12, 14N and 56-A-2S, containing 5.5+/- acres, located at the southwest corner of proposed John Rolfe Parkway and Ridgefield Parkway. Offices are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office development and Urban Residential development, 3.4 to 6.8 units net density per acre, for this site. **(Staff presentation by Jim Lehmann)**



ACTION: Deferred at applicant's request to October 9, 1997

Deferred from the July 10, 1997 Meeting:

C-33C-97 **Robert Mills for Dr. Allen Rafeh ARCORP II, Ltd.:** Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional), Parcel 89-A-18, containing 0.58 acre located at the southeast corner of Patterson Avenue and Pump Road. The Land Use Plan recommends this site for Office development. An office/retail use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. **(Staff presentation by Mark Bittner)**



ACTION: CASE WITHDRAWN BY APPLICANT JULY 7, 1997.

P-11-97 **William J. Kopcsak for Wonderful Mother, L.C.:** Request for approval of a provisional use permit in accordance with Sections 24-58.2(a) and 24-122.1 of Chapter 24 of the County Code to permit extended hours of operation to 1:00 a.m. for the Jewish Mother Restaurant on Parcel 90-A-32B, located in the Quioccasin Station Shopping Center (8982 Quioccasin Road). The site is zoned B-2C Business District (Conditional).



ACTION: Recommend approval

VARINA:

Deferred from the July 10, 1997 Meeting:

C-51C-97 Philip deB. Rome for Sauer Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional), Parcels 193-A-24 and 31, containing 81.30 acres, located on the southeast corner of Laburnum Avenue and Seven Hills Boulevard. The site is also in the Airport Safety Overlay District. Industrial development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Planned Industrial development for this site. **(Staff presentation by John Merrithew)**



ACTION: Deferred at applicant's request to November 13, 1997

Cases acted upon by the Planning Commission on this meeting date were scheduled to be heard by the Board of Supervisors on October 8, 1997.