

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

FEBRUARY 12, 1998

All meetings scheduled for the Board Room from December, 1997, to February, 1998, have been relocated. The Planning Commission and Board of Zoning Appeals meetings will be held in the Demonstration Kitchen on the second floor of the Human Services Building, 8600 Dixon Powers Drive.

BEGINNING AT 6:00 P.M.:

Work session: Non-school use of School Facilities (**Staff presentation by Allen Webb**)



ACTION: Public hearing scheduled for March 12, 1998 at 6:30 p.m.

BEGINNING AT 6:30 P.M.:

CAPITAL IMPROVEMENTS PROGRAM:

Henrico County's proposed five year Capital Improvement Program (CIP) for FY 1998-99 through FY 2002-03. Complete copies of the CIP are available at the Office of Management and Budget, County Administration Building between 8:00 a.m. and 4:30 p.m. each business day.



ACTION: Recommended for approval

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

SUBSTANTIAL ACCORD: Resolution - Northwest Elementary School Site (Francistown Road) Substantially in Accord with the County of Henrico Comprehensive Plan. **(Staff presentation by Audrey Anderson)**



ACTION: Approved

BROOKLAND:

Deferred from the December 11, 1997 Meeting:

C-81C-97 Glenn Moore for Springfield Land Development Group: Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional) Parcels 49-A-33, 34, 49-5-O-9 (Reserved), containing 4.012 acres, located at the northeast corner of Springfield Road and Huron Avenue. An automobile and truck storage lot is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre. **(Staff presentation by Nancy Gardner)**



ACTION: Recommended for denial

C-7C-98 Glenn R. Moore for Northgate Associates, LP: Request to conditionally rezone from O-2C Office District (Conditional) to B-2C Business District (Conditional), Parcel 71-A-11, containing approximately 3.173 acres, located on the west side of Staples Mill Road at Hermitage Road. Commercial retail development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office development. **(Staff presentation by John Merrithew)**



ACTION: Deferred to April 9, 1998

FAIRFIELD:

Deferred from the August 14, 1997 Meeting:

C-34C-97 **J. Barry Lynn:** Request to conditionally rezone from B-1C Business District (Conditional) to B-3C Business District Conditional), Parcel 96-A-3, containing 2.175 acres, located at the northwest corner of Azalea Avenue and Wilkinson Road. The Land Use Plan recommends this site for Commercial Concentration development. A self-service car wash is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. **(Staff presentation by Mark Bittner)**



ACTION: Deferred to September 10, 1998

Deferred from the January 15, 1998 Meeting:

C-64C-97 **Abigail S. Phillips for Dodson Bros. Exterminating Co.:** Request to conditionally rezone from R-4 One Family Residence District to B-3C Business District (Conditional), part of Parcel 53-A-12, containing 0.301 acres, located at the southern terminus of Portsmouth Street approximately 250' west of Brook Road (U.S. Route 1). A pesticide service is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration development. **(Staff presentation by John Merrithew)**



ACTION: Deferred to April 9, 1998

C-8C-98 **Jim Thornton for Virginia Center, Inc.:** Request to conditionally rezone from B-3 Business District and R-2A One Family Residence District to B-2C Business District (Conditional), Parcels 33-A-46 & 47, containing 16.047 acres, located at the southeast corner of Brook Road (U. S. Route 1) and Virginia Center Parkway. Office, hotel and restaurant uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office development **(Staff presentation by Lee Yolton)**



ACTION: Deferred to March 12, 1998

P-6-98 **Charles H. Rothenberg and James W. Theobald for Sprint PCS:** Request for approval of a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct and maintain a communications tower up to 150' high and related equipment and improvements on part of Parcel 53-A-20A, containing 3,450 sq. ft., located on the east side of Mountain Road, approximately 600' northwest of Yellow Tavern Park Road. The site is zoned M-2C General Industrial District (Conditional). **(Staff presentation by Lee Yolton)**



ACTION: Deferred to April 9, 1998>

BEGINNING AT 8:00 P.M.:

THREE CHOPT:

Deferred from the December 11, 1997 Meeting:

C-83C-97 Glenn R. Moore for Costen Floors, Inc.: Request to conditionally rezone from O-2C Office District (Conditional) and A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcels 48-A-70B, 58-A-21C and 58-A-22 containing 8.6 acres located at the northeast corner of Mayland Drive and Stillman Parkway (also borders Pemberton Road). Office/distribution uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office development. **(Staff Presentation by Lee Yolton)**



ACTION: Deferred to March 12, 1998

Deferred from the January 15, 1998 Meeting:

C-79C-97 Jay M. Weinberg for Summit Properties: Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), RTHC Residential Townhouse District (Conditional) and R-5C General Residence District (Conditional), Parcels 58-A-3, 4, 5, 6, 6A and 31, containing 48.9 acres, located on the north line of Three Chopt Road approximately 440' west of its intersection with Gaskins Road. Office, townhouses and apartments are proposed. Uses will be controlled by proffered conditions and zoning ordinance regulations. The RTH District permits densities up to 9.0 units gross density per acre and the R-5 District permits densities up to 14.52 units gross density per acre. The Land Use Plan recommends Environmental Protection Area, Office and Urban Residential development, 3.4 to 6.8 units net density per acre. **(Staff presentation by John Merrithew)**



ACTION: CASE WITHDRAWN

Deferred from the January 15, 1998 Meeting:

C-82C-97 Gene B. Holman for Hearthside Builders: Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), Parcel 56-A-45 containing 1.0 acre located on the north line of Church Road approximately 770' east of Pump Road. An office use is proposed. The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 2 development, 2.4 to 3.4 units net density per acre. **(Staff Presentation by Lee Yolton)**



ACTION: Recommended for denial

Deferred from the January 15, 1998 Meeting:

C-4C-98 Ralph L. Axselle, Jr. or Andrew M. Condlin for Manorhouse Retirement Centers, Inc.: Request to conditionally rezone from R-3 One Family Residence District and R-5 General Residence District to R-6C General Residence District (Conditional), Parcel 69-A-92 and part of Parcel 59-A-97, containing 5.042 acres, located on the west line of Skipwith Road 684.10' south of Parham Road. A nursing or convalescent home is proposed. The R-6 District permits densities up to 19.8 units gross density per acre. The Land Use Plan recommends Suburban Residential 1 and Multi-Family development at 6.8 to 19.8 units net density per acre. **(Staff presentation by Mark Bittner) FOR DECISION ONLY**



ACTION: Recommended for approval

C-9C-98 Glenn R. Moore for Ikon Office Solutions: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcel 28-A-22, containing 12.8 acres, located at the southeast corner of Interstate 295 and Nuckols Road. A regional headquarters building, office and light industrial development are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Planned Industrial development. **(Staff presentation by Nancy Gardner)**



ACTION: Deferred to February 24, 1998

TUCKAHOE:

C-10C-98 Foster & Miller, P. C. for Paul Bradford Zubowsky: Request to amend proffered conditions accepted with rezoning case C-82C-90 on Parcel 79-A-15A, containing 1.361 acres and located on the north line of Quioccasin Road 201.69' east of Pemberton Road. The amendment would increase the size of the existing animal hospital or clinic. The site is zoned B-1C Business District (Conditional). The Land Use Plan recommends Office development. **(Staff presentation by Mark Bittner)**



ACTION: Recommended for approval

VARINA:

Deferred from the December 11, 1997 Meeting:

C-67C-97 Scott D. Stolte for Pendragon Development Company: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 238-A-31, containing 86.31 acres, located on the west line of I-295 approximately 1,600' north of its intersection with New Market Road (State Route 5). A residential subdivision is proposed. The R-2A District permits densities up to 3.23 units gross density per acre. The Land Use Plan recommends SR 1 Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, Office and Environmental Protection Area. **(Staff presentation by Mark Bittner)**



ACTION: Deferred to March 12, 1998

C-11C-98 Henry L. Wilton for Wilton Development Corp.: Request to conditionally rezone from R-4 One Family Residence District to R-5C General Residence District (Conditional), part of Parcel 162-A-10A and Parcel 162-A-31, containing approximately 14.36 acres, located on the south side of Gay Avenue approximately 600' east of Millers Lane and also fronting on the north side of Denison Road at Altair Road. A multifamily apartment development is proposed. The R-5 District permits densities up to 14.52 units gross density per acre. The Land Use Plan recommends Urban Residential development, 3.4 to 6.8 units net density per acre. The site is also in the Airport Safety Overlay District. **(Staff presentation by Nancy Gardner)**



ACTION: Deferred to March 12, 1998

P-7-98 Charles H. Rothenberg and James W. Theobald for Sprint PCS: Request for approval of a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct and maintain a communications tower up to 165' high and related equipment and improvements on part of Parcel 206-A-41, containing 1,571 sq. ft., located at the southeast corner of Old Crow Lane and Charles City Road. The site is zoned A-1 Agricultural District and Airport Safety Overlay District. **(Staff presentation by Mark Bittner)**



ACTION: Recommended for approval

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors on March 11, 1998