

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

Actions

December 13, 2001

BEGINNING AT 6:30 P.M.:

CALL TO ORDER:

Deferred from November 15, 2001 Meeting

Williamsburg Road/Technology Boulevard Corridor Study: The Planning Commission will consider amendments to the 2010 Land Use Plan in the form of a new Recommended Major Thoroughfare Plan and Land Use Plan for the Williamsburg Road/Technology Boulevard Corridor study area. The study area is generally comprised of the area bordered by Seven Pines, New Kent County, Meadow Road, and Charles City Road. The Recommended Plans may be examined in the Planning Office on the second floor of the County Administration Building. **Staff – Mark Bittner**



ACTION: APPROVED

Beginning at 7:00 p.m.

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

REQUESTS FOR EXPEDITED ITEMS:

CASES TO BE HEARD:

VARINA:

Deferred from November 15, 2001 Meeting

C-58C-01 Martin J. Bannister/Luke O. Bannister, Sr.: Request to amend proffered conditions accepted with rezoning case C-74C-98, on part of Parcel 140-A-45, containing approximately 7.77 acres, located on the east line of Creighton Road

approximately 1,600 feet northeast of Caddie Lane. The amendment is related to Proffer 9, home frontage on Creighton Road and landscape buffers. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. Part of the site is also in the Airport Safety Overlay District. **Staff – Lee Householder**



ACTION: DEFERRED TO FEBRUARY 14, 2002

Deferred from the June 14, 2001 Meeting:

P-1-01 John G. Chip Dicks for Telecom Consulting Group, Inc.: Request for a provisional use permit under Sections 24-95(a), 24-120, and 24-122.1 of Chapter 24 of the County Code in order to construct a 250' lighted telecommunications tower and support facilities, on part of Parcel 205-A-44, containing 4,900 square feet, located at 6929 Monahan Road, on the east side of Monahan Road approximately 1,170 feet north of its intersection with Darbytown Road. The existing zoning is A-1 Agricultural District. The site is also in the Airport Safety Overlay District. **Staff – Tom Coleman**



ACTION: APPROVED

Deferred from the November 15, 2001 Meeting:

P-19-01 Wes Blatter for VoiceStream Wireless: Request for a provisional use permit under Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct and operate a 165' telecommunications tower and related equipment on part of Parcel 191-A-17, containing 10,000 square feet (0.223 acre) located at 6535 Barksdale Road approximately 800 feet north of Kukymuth Road. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Tom Coleman (Deferral requested to the January 10, 2002 Meeting)**



ACTION: DEFERRED TO JANUARY 10, 2002

Deferred from the November 15, 2001 Meeting

C-64C-01 Debbie Stoddard: Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcels 149-A-46 and 54, containing 27.7 acres, located at 445 and 505 Hanover Road approximately 700 feet

south of Rose Ann Lane and 900 feet north of Graves Road. A single-family residential subdivision is proposed. The R-2 District allows a minimum lot size of 18,000 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **Staff – Lee Householder**



ACTION: DENIED

C-65C-01 Robert L. Stout for Roberta J. Holt: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District, part of Parcel 192-A-5, containing approximately 3.9 acres, located on the south line of Old Oakland Road approximately 190 feet west of Oakvale Street. A single family residential subdivision is proposed. The applicant proffers no more than four (4) residential lots will be developed on the property. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4, units net density per acre. **Staff – Lee Householder**



ACTION: DEFERRED TO FEBRUARY 14, 2002

C-66C-01 H. R. Pollard, IV for Branch Banking & Trust Co. of Virginia: Request to conditionally rezone from O-1 Office District and R-3 One Family Residence District to O-2C Office District (Conditional), Parcels 162-A-56 and 56A and part of Parcel 162-A-52, containing 1.421 acres, located at the northeast intersection of S. Laburnum Avenue and Finlay Street. A commercial branch bank is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. The site is also in the Airport Safety Overlay District. **Staff – Lee Householder**



ACTION: APPROVED

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BROOKLAND:

C-67C-01 Chamberlayne Realty Co. for G. A. Barta T/a Glen Allen Towing: Request to conditionally rezone from R-3 One Family Residence District to M-1C Light Industrial District (Conditional), Parcel 61-7-9-12, containing approximately 0.573 acre, located on the west line of Broadway Avenue approximately 570 feet south of Oakdale Avenue in the Brookland Gardens subdivision. A fenced storage lot and towing business

are 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 – Lee Householder**



ACTION: APPROVED

C-68C-01 Jay M. Weinberg for Attack Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District and Office/Service District (Conditional) to R-1AC One Family Residence District (Conditional), Parcel 13-2-A-1 (Rock Springs Estates) and Parcel 13-A-23, containing 5.15 acres, located at the northeast intersection of Mill Road and Long Meadow Drive and on the west line of Long Meadow Drive approximately 400 feet south of Wood Brook Road. A single family residential subdivision is proposed. The R-1A District allows a minimum lot size of 21,500 square feet. The applicant proffers no more than three (3) units will be built on Parcel 6 as noted on the filed plat. The Land Use Plan recommends Rural Residential, not exceeding 1.0 units net density per acre, and Office/Service. **Staff – Mark Bittner (Expedited Agenda Requested)**



ACTION: APPROVED

C-69C-01 Jay M. Weinberg Attack Properties, Inc.: Request to amend proffered conditions accepted with rezoning case C-72C-90, on part of Parcel 12-A-4B, Parcel 12-A-7, part of Parcel 13-A-24, and part of Parcels 21-A-2, 4, and 5, containing 194.7 acres, located beginning on the north line of I-295 approximately 600 feet west of Mill Road. The property is zoned RTHC Residential Townhouse District (Conditional) and O/SC Office/Service District (Conditional). The amendment is related to buffers, setbacks, access, fencing, and total amount of development on the overall Hunton Property. The Land Use Plan recommends Office/Service, Urban Residential, 3.4 to 6.8 units net density per acre, and Environmental Protection Area. **Staff – Mark Bittner (Expedited Agenda Requested)**



ACTION: APPROVED

C-70C-01 Jay M. Weinberg for Attack Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to O/SC Office/Service District (Conditional), Parcel 12-A-6 and Parcel 21-A-18A, containing 1.67 acres, located on the south line of the

proposed Hunton Park Boulevard approximately 1,100 feet northeast of the intersection of Staples Mill Road (U. S. Route 33) and Old Mountain Road (Parcel 6) and on the north line of I-295 approximately 1,600 feet west of Old Mountain Road (Parcel 18A). An Office/Service development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office/Service. **Staff – Mark Bittner (Expedited Agenda Requested)**



ACTION: APPROVED

C-71C-01 Jeffrey W. Soden: Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcels 30-A-56 and 58 and part of Parcel 30-A-57, containing 14.34 acres, located on the northwest line of Courtney Road approximately 500 feet southwest of Lakewood Road. A single family residential subdivision is proposed. The R-2 District allows a minimum lot size of 18,000 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Mark Bittner**



ACTION: DEFERRED TO FEBRUARY 14, 2002

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FAIRFIELD:

Deferred from the November 15, 2001 Meeting

C-61C-01 Robert M. Atack: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 32-A-8N and 9, containing 7.9 acres, located at the southeast intersection of Woodman Road and Mountain Road. Residential townhouses for sale are proposed. The densities in the RTH District cannot exceed nine (9) units per acre. The Land Use Plan recommends Office. **Staff – Lee Householder**



ACTION: DEFERRED TO FEBRUARY 14, 2002

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THREE CHOPT:

C-72C-01 Edward B. Kidd for Louis Clifford Schroeder: Request to amend proffered conditions accepted with rezoning cases C-1C-84 and C-54C-85, on Parcels 69-A-18 & 19 and 69-4-A-1 & 2, containing approximately 1.96 acres, located at the northeast intersection of N. Parham and Gwinnett Roads. The property is zoned O-1C Office (Conditional). The amendment is related to structural design, landscaping and lighting, and would allow additional structures on the site. The Land Use Plan recommends Office. **Staff – Tom Coleman (Expedited Agenda Requested)**



ACTION: DEFERRED TO JANUARY 10, 2002

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TUCKAHOE:

C-73C-01 Youngblood, Tyler & Associates for Youngblood Properties, LLC: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 78-A-25 (1822 Pump Road), containing 6.168 acres, located on the west line of Pump Road approximately 670 feet north of Sancrest Road. A single family residential subdivision is proposed. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Tom Coleman (Expedited Agenda Requested)**



ACTION: APPROVED

INTRODUCTION OF ORDINANCE AMENDMENT: To Amend and Reordain Section 24-104 Entitled "Signs" of the code of the County of Henrico to Regulate Changeable Message Signs.



ACTION: APPROVED

APPROVAL OF MINUTES:



ACTION: APPROVED

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

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