

**PLANNING COMMISSION**

**ACTIONS**

**JULY 12, 2001**

**BEGINNING AT 7:00 P.M.:**

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS:**

**EXPEDITED ITEMS:**

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**VARINA:**

**Deferred from April 12, 2001 Meeting**

**C-16-01 John G. "Chip" Dicks for HC One, L.P.:** Request to rezone from R-5C General Residence District (Conditional) to C-1 Conservation District, on part of Parcels 162-A-31 and 38, containing 3.7202 acres, located on the south line of Gay Avenue (3701 Gay Avenue) approximately 900 feet southwest of S. Laburnum Avenue and approximately 150 feet east of the northern terminus of Mulford Road. A conservation area is proposed. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. The site is also in the Airport Safety Overlay District. **Staff – [Jo Ann Hunter](#)**

 **APPROVED**

**C-37C-01 Walter Monahan for the Dakota Group, Ltd.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 192-A-20, containing 8.254 acres, located on the west line of Midview Road approximately 70 feet south of Habersham Drive and on the north property line of Varina Station Subdivision. Single family residential development is proposed. The applicant proposes no more than twenty-two (22) lots. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – [Lee Householder](#)**

 DEFERRED TO 8/9/01

**BROOKLAND:**

**C-38C-01 Glenn Moore for J & L Associates:** Request to conditionally rezone from R-4 One Family Residence District to B-3C Business District (Conditional), Parcels 81-11-E-6,10 and 11 (West Broad Street Village Subdivision), containing 0.41 acre, located on west line of Harrison Avenue approximately 200 feet south of Deep Run Avenue (Lot 6) and at the southeast intersection of Deep Run and Fountain Avenues (Lots 10 and 11). Automobile inventory storage and employee parking are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Urban Residential, 3.4 to 6.8. **Staff – [Mark Bittner](#)**

 APPROVED

**FAIRFIELD:**

**C-40C-01 John J. Hanky III for the JJH Corporation:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 32-A-15 and 16, containing 4.009 acres, located on the north line of Mountain Road approximately 780 feet east of the intersection of Woodman and Mountain Roads (on the east property line of the Mountain Laurel Subdivision), and the south line of Interstate 295 approximately 150 feet east of the Woodman Road Interchange. Residential townhouses are proposed. The applicant proposes no more than thirty-one (31) units. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. **Staff – [Lee Householder](#)**

 DEFERRED TO 8/9/01

**THREE CHOPT:**

**Deferred from the June 14, 2001 Meeting:**

**C-33C-01 James W. Theobald for H. H. Hunt Corporation:** request to amend proffered conditions on a portion of the property rezoned under case C-18C-99, on Parcels 11-A-3 and 4, located on the east side of the northern terminus of Twin Hickory Lane. The site is part of the new Chappell Ridge at Wyndham Forest subdivision. The amendment seeks to delete the proffer addressing phasing of the development. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, Urban Residential, 3.4 to 6.8 units net density per acre, and Environmental Protection Area. **Staff – [Mark Bittner](#)**

 **APPROVED**

**C-41C-01 Glenn Moore for Page Broad Street, L.C.:** Request to amend proffered conditions accepted with rezoning case C-26C-82, on Parcel 59-A-28, containing 12.71 acres, located on the south line of W. Broad Street (U. S. Route 250) at West End Drive. The proposal would amend Proffer 6 related to providing a buffer on the eastern property line. The Land Use Plan recommends Commercial Concentration. **Staff – [Mark Bittner](#)**

 **APPROVED**

**C-42C-01 Henry Wilton for River City Lifestyle, LLC:** Request to amend proffered conditions accepted with rezoning case C-12C-88, on Parcel 47-A-11A, containing 4.67 acres, located at the southwest intersection of Dominion Boulevard and Sadler Road. The proposed amendment is related to development of restaurant, retail, and office uses. The Land Use Plan recommends Commercial Concentration. **Staff – [Tom Coleman](#)**

 **APPROVED**

**C-43C-01 Curtis Gordon for Thomas L. Browning:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 56-A-32 (11905 Sunrise Road), containing 1.615 acre, located on the south line of Sunrise Road approximately 300 feet west of Pump Road. A single family residential subdivision is proposed. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – [Tom Coleman](#)**

 **APPROVED**

**C-44C-01 James W. Theobald for Blanche N. Alvis and HHHunt Corporation:** Request to rezone from R-2AC and R-3C One Family Residence Districts (Conditional) and R-5AC General Residence District (Conditional) to R-2AC and R-3C One Family Residence Districts (Conditional) and R-5AC General Residence District (Conditional), part of Parcels 27-A-8, 9A, and 10, and part of Parcels 37-A-1, 2, 11, 12, and 13, containing 12.514 acres (R-2AC – 4.535; R-3C – 5.199; and R-5AC – 2.78 acres), located at the northwest intersection of Interstates 295 and 64. Continuation of the Twin Hickory Subdivision is proposed. The R-2A District allows a minimum lot size of 13,500 square feet; the R-3 District allows a minimum lot size of 11,000 square feet; and the R-5A District allows a minimum lot size of 5,625 square feet. The Land Use Plan

recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, Light Industry, and Environmental Protection Area. **Staff – [Mark Bittner](#)**

 **APPROVED**

**TUCKAHOE:**

**Deferred from the June 14, 2001 Meeting:**

**C-26C-01 James W. Theobald for Tascon, LLC:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 67-A-2A and 66-A-11J, containing 11.2 acres, located at the southwest intersection of Ridgefield Parkway and Pump Road. Condominiums for sale are proposed. The applicant has proffered that there shall be no more than 60 units developed on the property. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 net units per acre. **Staff – [Mark Bittner](#)**

 **DEFERRED TO 8/9/01**

**RESOLUTION** – Northwest Middle School #1 and Expansion of Duncroft/Castle Point Park – Substantially in Accord with the County of Henrico Comprehensive Plan (Brookland District). **Staff – [Audrey Anderson](#)**

 **APPROVED**

**SET WORK SESSION** – Request to set work session on Residential Setback Ordinance (Proposed date: July 31 at 5:45 dinner, 6:30 work session)

 **APPROVED**

APPROVAL OF MINUTES: June 14, 2001

 **DEFERRED TO 8/9/01**

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors August, 2001.