

October 11, 2001

PLANNING COMMISSION

ACTIONS

OCTOBER 11, 2001

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

REQUESTS FOR EXPEDITED ITEMS:

CASES TO BE HEARD:

An Ordinance to Amend and Reordain Subsection (a) of Section 24-5 of the Code of the County of Henrico Pertaining to Zoning District Boundaries and Maps, to reestablish zoning district maps based on digital geographic information systems data. Staff – Jim Uzel

 APPROVED

FAIRFIELD:

P-12-01 Edward Wisz for AAT Communications Corp.: 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 190' telecommunications tower and related equipment on part of Parcel 32-A-54, containing 5,625 square feet (0.13 acre), located on the southwest side of Greenwood Road and northeast side of Old Woodman Road. The existing zoning is A-1 Agricultural. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. Staff – [Lee Householder](#)

 APPROVED

C-56C-01 Gary Banks: Request to rezone from A-1 Agricultural District to O-1C Office District (Conditional), part of Parcel 74-A-22, containing 0.7780 acre, located on the east line of Wilkinson Road approximately 80 feet south of Sausiluta Drive (6001 Wilkinson Road). Office use is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Government. Staff – [Lee Householder](#) (Expedited agenda requested)

 APPROVED

THREE CHOPT:

C-57-01 John T. Cochran for HHH Hunt Corporation: Request to rezone from R-3C One Family Residence District (Conditional) to C-1 Conservation District, part of Parcels 11-A-3 and 4, containing approximately 3.9 acres, located along the Chickahominy River and northeast of the new Chappell Ridge subdivision. A conservation area is proposed. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Environmental Protection Area. Staff - [Mark Bittner](#)

 APPROVED

P-13-01 Gloria L. Freye for 4M Communications, Inc.: 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 8 radio towers between 175' and 270' in height and related equipment on part of Parcel 19-A-31, containing approximately 20 acres, located west of the northern terminus of Fords Country Lane, south of the Chickahominy River, and north of the Henrico County Landfill (10620 Fords Country Lane). The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Government and Environmental Protection Area. Staff - [Mark Bittner](#)

 APPROVED

VARINA:

Deferred from the September 13, 2001 Meeting

C-37C-01 Robert Stout 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 (20) lots. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. Staff - [Lee Householder](#) (Expedited agenda requested)

 APPROVED

Deferred from the September 13, 2001 Meeting

P-10-01 Richard Moseley for American Tower: 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 150' high telecommunications tower and related equipment on part of Parcel 235-A-17, containing 10,000 square feet (0.223 acre), located on the west side of Osborne Turnpike south of Cornelius Creek and approximately 1,000 feet south of proposed I-895 right-of-way (under construction). The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Rural Residential, up to 1.0 units net density per acre, and Environmental Protection Area. Staff – [Tom Coleman](#)

 **APPROVED**

C-58C-01 Andrew M. Condlin for 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; and Proffer 11, dedicating property for Concept Road 140-1. 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](#)

 **DEFERRED TO NOVEMBER 15, 2001**

P-14-01 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 195' telecommunications tower and related equipment on part of Parcel 165-A-74A, containing 10,000 square feet (0.223 acre) located on the east side of Drybridge Court, west side of I-295, and north side of the Southern Railroad right-of-way. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Planned Industry. The site is also in the Airport Safety Overlay District. Staff – [Tom Coleman](#)

 **DEFERRED TO FEBRUARY 14, 2002**

P-15-01 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 138' telecommunications tower and related equipment on part of Parcel 206-A-43, containing 2,500 square feet (0.057 acre), located near the southeast intersection of I-295 and Charles City Place (4029 Charles City Place). The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Rural Residential, up to 1.0 units net density per acre. The site is also in the Airport Safety Overlay District. Staff - [Tom Coleman](#)

 **DEFERRED TO FEBRUARY 14, 2002**

P-16-01 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 195' telecommunications tower and related equipment on part of Parcel 277-A-7, containing 10,000 square feet (0.223 acre), located on the south side of Old Varina Road near the southeast intersection of I-295 and Varina Road. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Prime Agriculture. The site is also in the Airport Safety Overlay District. Staff – [Tom Coleman](#)



DEFERRED TO FEBRUARY 14, 2002

BROOKLAND

Deferred from the September 13, 2001 Meeting

P-11-01 Ralph Axelle, Jr. for The American Legion, Dept. of VA, Inc.: Request for a provisional use permit under Sections 24-51.1(a) and 24-122.1 of Chapter 24 of the County Code in order to use the property and existing building as a meeting place and offices for the Virginia Division of the American Legion and the American Legion Auxillary, on Parcel 93-A-11, containing 3.558 acres, located on the east line of Bethlehem Road approximately 170 feet north of Dickens Road. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Government. Staff – [Tom Coleman](#)



APPROVED

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