

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

April 11, 2002

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

REQUESTS FOR EXPEDITED ITEMS:

BROOKLAND:

Deferred from the March 14, 2002 Meeting:

C-59C-01 **James W. Theobald for Michael D. Sifen, Inc.:** Request to conditionally rezone from R-3 One Family Residence District and M-1 Light Industrial District to M-1C Light Industrial District (Conditional), Parcel 770-756-2492 (61-A-68), containing 5.422 acres, located on the east line of Old Staples Mill Road approximately 450 feet north of Staples Mill Road (U. S. Route 33). A self-service storage and mini warehouse facility is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Light Industry. **Staff – Tom Coleman**



Approved

C-15C-02 **Nicholas A. Spinella & John G. Mizell, Jr. for Margaret J. and James H. Clifton:** Request to conditionally rezone from R-2A One Family Residence District to B-2C Business District (Conditional), Parcel 771-767-7742 (31-A-46) and part of Parcel 771-767-9566 (47A), containing 5.12 acres, located at the northeast intersection of Mountain Road and Old Washington Highway (2900 and 2910 Mountain Road). A bed and breakfast facility is 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, and Environmental Protection Area. **Staff – Lee Householder**



Deferred to May 9, 2002 Meeting

P-4-02 **Nicholas A. Spinella & John G. Mizell, Jr. for Margaret J. and James H. Clifton:** Request for a provisional use permit under Sections 24-58.2 (d) and 24-122.1 of Chapter 24 of the County Code in order to use tents for outdoor dining in conjunction with weddings and receptions at a bed and breakfast facility, on Parcel 771-767-7742 (31-A-46) and part of Parcel 771-767-9566 (47A), containing 5.12 acres, located at the northeast intersection of Mountain Road and Old Washington Highway (2900 and 2910 Mountain Road). The existing zoning is R-2A. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Lee Householder**

 **Deferred to May 9, 2002 Meeting**

C-17C-02 **Youngblood, Tyler & Associates for Jeffrey W. Soden:** Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), part of Parcel 764-766-5496 (30-A-60), containing 3.538 acres, (the rear portion of 10520 Courtney Road along the northwest line of the Dominion Virginia Power easement) located on the north side of the Glen Allen Library and the south side of property recently rezoned in Meadow Farms (C-71C-01). A single family residential subdivision is proposed. The R-2 District allows a minimum lot size of 18,000 square feet. 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 – Mark Bittner**

 **Approved**

FAIRFIELD:

Deferred from the January 10, 2002 Meeting:

C-62C-01 **Darrell Hicks for Southside Investments:** Request to amend proffered conditions accepted with rezoning case C-129C-88, on Parcel 809-730-0626 (129-A-59), containing 6.13 acres, located at 1301 N. Laburnum Avenue at the northeast intersection of N. Laburnum Avenue and Creighton Road. The property is zoned B-3C, Business District (Conditional) and O-2C, Office District (Conditional). The amendment is related to building materials, building design, and permitted uses. The Land Use Plan recommends Office. The site is also in the Airport Safety Overlay District. **Staff – Mark Bittner**

 **Withdrawn**

C-18C-02 **Michael E. Doczi for Roy B. Amason:** Request to conditionally rezone from R-6C General Residence District (Conditional) to R-5AC General Residence District (Conditional), Parcel 790-764-6385 (44-A-1), containing 8.416 acres, located on the north line of Virginia Center Parkway approximately 600 feet north of its eastern terminus. A zero lot line residential development is proposed. The applicant proposes a maximum of 28 units. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office and Environmental Protection Area. **Staff – Paul Gidley**

 **Approved**

THREE CHOPT:

Deferred from the March 14, 2002 Meeting:

C-8C-02 **Foster & Miller for Virginia Classic Homes:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 753-756-8642 (58-A-25), containing approximately 8.4 acres, located on the east line of Pemberton Road approximately 300 feet south of its intersection with Mayland Drive. Residential townhouses are proposed. The applicant proffers to develop no more than 62 units on the property. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – Mark Bittner**

 **Denied**

C-19-02 **County School Board of Henrico:** Request to conditionally rezone from R-3C One Family Residence District (Conditional) to C-1 Conservation District, part of Parcel 749-775-5321 (11-A-5), containing approximately 6.1 acres, located along the Chickahominy River and Northwest Elementary School #7 north of Holman Ridge Road. A conservation area is proposed. The Land Use Plan recommends Environmental Protection Area. **Staff – Mark Bittner**

 **Approved**

C-20C-02 **James W. Theobald for HHHunt Corporation:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 744-773-3059 (18-A-11) and 744-773-6354 (18-A-12),

containing 11.329 acres, located on the south line of Old Nuckols Road approximately 300 feet east of Shady Grove Road. Residential townhouses for sale are proposed. The RTH District allows a maximum density of 9 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, Suburban Residential 2, 2.4 to 3.4 units net density per acre, Environmental Protection Area and Government. **Staff –**

Mark Bittner



Deferred to May 9, 2002 Meeting

P-20-01 **Sprint PCS:** 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 foot telecommunications tower and related equipment on part of Parcel 739-760-8865 (46-A-19A), containing 1,200 square feet, located on the east side of Pump Road behind center field in Short Pump Park. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Open Space/Recreation. **Staff – Tom Coleman**



Approved

P-5-02 **Michael P. Lafayette for Thers & Kornblau II, LLC:** Request for a provisional use permit under Sections 24-62.2(f) and 24-122.1 of Chapter 24 of the County Code in order to locate a stage and tent outside for a concert series in the courtyard/patio area of the Innsbrook Shoppes, on part of Parcel 747-760-9391 (48-5-B-1B), containing approximately 6,200 square feet, located on the north side of West Broad Street (U.S. Route 250) between Cox Road and Dominion Boulevard. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Tom Coleman**



Approved

TUCKAHOE:

Deferred from the March 14, 2002 Meeting:

P-21-01 **Sprint PCS:** 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 135' communication tower and related equipment on part of Parcel 753-740-8228 (100-A-65) (8611 Henrico Avenue), containing 851 square feet, located at the southeast intersection of Henrico Avenue and Ridge Road. The existing zoning is R-3 One Family Residence District. The Land Use Plan recommends Government. **Staff – Tom Coleman**



Deferred to May 9, 2002 Meeting

P-6-02 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 add an antenna to extend an existing telecommunications tower from 147 feet to 157 feet with related equipment, on part of Parcel 736-742-4060 (88-A-34), containing approximately 300 square feet, located on the north side of Patterson Avenue approximately 350 feet west of Westbriar Drive at the rear of Merchants Square Shopping Center. The existing zoning is B-1 Business District. The Land Use Plan recommends Environmental Protection Area. **Staff – Tom Coleman**

 **Approved**

VARINA:

Deferred from February 14, 2002 Meeting:

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 805-725-9880 (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**

 **Deferred to June 13, 2002 Meeting**

APPROVAL OF MINUTES:

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 May, 2002.