

## PLANNING COMMISSION

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### REZONINGS AND PROVISIONAL USE PERMITS

#### ACTIONS

FEBRUARY 14, 2002

BEGINNING AT 7:00 P.M.:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

REQUESTS FOR EXPEDITED ITEMS:

CASES TO BE HEARD:

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#### THREE CHOPT:

**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 58-A-25 (753-756-8642), 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**



**Deferred to March 14, 2002**

**C-9C-02 Ronald R. Green for Stephen N. Thomas:** Request to conditionally rezone from A-1 Agricultural District and R-3C One Family Residence District (Conditional) to R-5AC General Residence District (Conditional), Parcel 18-A-15B (744-772-8254; 2.718 acres) and part of Parcel 18-A-16 (744-772-1191; 0.764 acre), containing 3.482 acres, located at the southern terminus of Pinedale Drive approximately 100 feet south of its intersection with Avery Green Drive (Avery Green at Twin Hickory). A single family subdivision is proposed. The R-5A District allows a minimum lot size of 5,625 square feet. 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 and Environmental Protection Area. **Staff – Tom Coleman**



**Approved**

**TUCKAHOE:**

**Deferred from the January 10, 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 100-A-65 (753-740-8228) (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 March 14, 2002**

**Deferred from the January 10, 2002 Meeting:**

**P-1-02 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 175 foot telecommunications tower and related equipment on part of Parcel 88-A-28 (736-743-5917), containing 2,500 square feet, located approximately 150 feet to the rear of (west of) the Merchant Square Shopping Center along Westbriar Drive. The existing zoning is C-1 Conservation District. The Land Use Plan recommends Open Space/Recreation. **Staff – Tom Coleman**



**Withdrawn**

**Deferred from the January 10, 2002 Meeting:**

**C-1C-02 Henry A. Shield:** Request to amend proffered conditions accepted with rezoning case C-72C-89, on Parcels 99-14-A-2 (745-739-0596), 9 (744-739-8744), 29 (744-739-0693), 38 (744-740-7611), and 22 (744-739-1642), containing 2.9 acres, located south of Derbyshire Road in the Gaslight Subdivision at 9504 Gaslight Court; 9600 Gaslight Place; 9632 Gaslight Place; 516 Gaslight Drive; and 412 Gaslight Terrace. The amendment is related to the types of roofing materials allowed. The property is zoned R-2C One Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Householder (Expedited agenda requested.)**



**Deferred to March 14, 2002**

**Deferred from the January 10, 2002 Meeting:**

**C-2C-02 Charles W. Tiller for LLC Capitol City Properties:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 57-A-3 (741-756-4435), containing 5.236 acres, located on the south line of Church Road at its intersection with Oak Point Lane. A single-family residential subdivision is proposed. The R-2A District allows a minimum lot size of 13,500 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 – Lee Householder**

 **Approved**

**VARINA:**

**Deferred from the October 11, 2001 Meeting:**

**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 (838-717-3044), 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 (Withdrawn by the applicant.)

 **Withdrawn**

**Deferred from the October 11, 2001 Meeting:**

**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 (830-699-2850), containing 2,500 square feet (0.057 acre), located at 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 (Withdrawn by the applicant.)

 **Withdrawn**

**Deferred from the October 11, 2001 Meeting:**

**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 (820-671-3920), 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 (Withdrawn by the applicant.)

 **Withdrawn**

**Deferred from the January 10, 2002 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 (799-702-8496), containing 10,000 square feet (0.223 acre) located at 6535 Barksdale Road approximately 1,200 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**

 **Deferred to March 14, 2002**

**Deferred from December 13, 2001 Meeting:**

**C-58C-01 Andrew M. Conclin 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 (805-725-9880), 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 April 11, 2002**

**Deferred from the December 13, 2001 Meeting:**

**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 (805-705-6565), 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**

 **Withdrawn**

**Deferred from the January 10, 2002 Meeting:**

**C-3-02 E. Montgomery Thomson:** Request to rezone from A-1 Agricultural District to M-1 Light Industrial District, Parcel 172-2-1-4B (812-712-0438) (1.0 acre) and part of Parcel 172-A-5 (811-712-7547) (7.9 acres), containing 8.9 acres, located approximately 75 feet west of Brighton Road, 500 feet north of Charles City Road, and approximately 655 feet west of the intersection of Klockner and Sarellen Roads. A Light Industrial facility is proposed. The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends Planned Industrial. The site is also in the Airport Safety Overlay District. **Staff – Tom Coleman**

 **Withdrawn**

**BROOKLAND:**

**Deferred from the December 13, 2001 Meeting:**

**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 (765-767-3218) and 58 (764-767-8114) and part of Parcel 30-A-57 (765-767-0848), 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**

 **Approved**

**C-10C-02 Robert M. Atack:** Request to conditionally rezone from R-2AC One Family Residence District (Conditional) to R-5AC General Residence District (Conditional), Parcel 50-A-20A (763-761-9181) and part of Parcel 40-A-24A (766-762-1042), containing 55.755 acres, located between the Brittany and Courtney subdivisions at the intersection of Staples Mill Road (State Route 33) and Attems Way and on the north line of Hungary Road approximately 900 feet east of its intersection with Walton Farms Drive. A single family residential subdivision is proposed. The applicant proffers a minimum lot size of 6,000 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 – Lee Householder**

 **Deferred to March 14, 2002**

#### **FAIRFIELD:**

***Deferred from the December 13, 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 (776-766-2494) and 9 (776-765-5797), 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**

 **Approved**

**C-5C-02 Jack R. Wilson, III for Westminster-Canterbury:** Request to rezone from O-3 Office District and B-2 Business District to R-6 General Residence District (Conditional), Parcels 95-A-6 (784-743-1124) and 7 (784-743-6204), containing 20.34 acres, located on the southeast line of Interstate 95 and the north line of Westbrook Avenue approximately 1,100 feet east of the intersection of the Interstate 95 ramp and Westbrook Avenue and approximately 1,119 feet west of Brook Road (U. S. Route 1). A nursing home/life care facility is proposed. The R-6 District allows a density up to 19.8 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Semi-Public. **Staff –Mark Bittner**

 **Approved**

**P-3-02 Jack R. Wilson, III for Westminster-Canterbury:** Request for a provisional use permit under Sections 24-36.1(a) and 24-122.1 of Chapter 24 of the County Code in order to develop a life care facility, on Parcels 95-1-5 (783-742-4699), 6 (784-743-1124), 7 (784-743-6204) and 94-A-38 (782-742-9080), containing 40.41 acres, located at the northeast intersection of the Interstate 95 ramp and Westbrook Avenue (1500-1510 Westbrook Avenue). The existing zoning is R-6 General Residence District, O-3 Office District and B-2 Business District. The Land Use Plan recommends Semi-Public. **Staff –Mark Bittner**

 **Approved**

**APPROVAL OF MINUTES:** January 10,2002

 **Approved**

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