

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

JUNE 13, 2002

- 5:00 P.M. **WORK SESSION FOR URBAN MIXED USE
ORDINANCE AMENDMENT**
- 6:00 P.M. **DINNER IN THE COUNTY MANAGER'S
CONFERENCE ROOM**

BEGINNING AT 7:00 P.M.:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

REQUESTS FOR EXPEDITED ITEMS:

CASES TO BE HEARD:

TUCKAHOE:

Deferred from May 9, 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 **Staff – Tom Coleman (Withdrawn by the applicant).**



(Withdrawn by the applicant)

C-29C-02 **James W. Theobald for Tricon Global Restaurants:** Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional), Parcel 751-741-5673 (100-A-32), containing approximately 0.945 acre, located at the northeast intersection of Quail Lane and Patterson Avenue (State Route 6). A fast food restaurant with drive through window is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **Staff – Mark Bittner**

 **APPROVED**

C-30C-02 **James W. Theobald for HHHunt of North Carolina:** Request to conditionally rezone from B-1C Business District (Conditional) to R-6C General Residence District (Conditional), Parcel 745-751-3992 (67-A-14B), containing 5.48 acres, located at the southeast intersection of Ridgefield Parkway and Flintwood Drive. An age-restricted assisted living facility is proposed. (The R-6 District allows a maximum density of 19.8 units per acre.) The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **Staff – Joe Emerson**

 **DEFERRED TO JULY 11, 2002**

VARINA:

Deferred from May 9, 2002 Meeting:

P-7-02 **Jared Ledet 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 telecommunications tower extendable to 199 feet and related equipment and also to install a temporary tower for 90 days, on part of Parcel 798-696-8886 (213-A-2), containing 10,000 square feet, located on the east side of Osborne Turnpike approximately 1,700 feet north of Sholey Road (7000 Osborne Turnpike). The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Office. **Staff – Tom Coleman**

 **DEFERRED TO JULY 11, 2002**

Deferred from April 11, 2002 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 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**

 **APPROVED**

Deferred from May 9, 2002 Meeting:

C-28C-02 **Laraine Isaac for William D. Godsey:** Request to conditionally rezone from M-1 Light Industrial District to M-2C General Industrial District (Conditional) and C-1 Conservation District, part of Parcel 817-721-5981 (154-A-30C), containing 60.696 acres, located on the north line of Oakley's Lane approximately 94 feet east of Oakley's Place and 217 feet west of S. Holly Avenue. The use will be controlled by proffered conditions and zoning ordinance regulations. An industrial park including a contractor's equipment storage yard is proposed. The Land Use Plan recommends Planned Industry and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **Staff – Tom Coleman**

 **DEFERRED TO JULY 11, 2002**

P-8-02 **Jared Ledet 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 153' telecommunications tower extendable to 199' and related equipment, on part of Parcel 819-683-7920 (249-A-28), containing 5,625 square feet, located at the northwest intersection of Buffin Road and I-295. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Office/Service. The site is also in the Airport Safety Overlay District. **Staff – Tom Coleman**

 **APPROVED**

BROOKLAND:

C-32-02 **Robert P. Bain:** Request to rezone from A-1 Agricultural District and R-2AC One Family Residence District (Conditional) to C-1 Conservation District, part of Parcels 759-771-4760 (20-A-14) and 759-770-1193 (20-A-15) (proposed Carrington Subdivision), containing approximately 9.8 acres, located approximately 300 feet south of I-295 and 1,400 feet west of Staples Mill Road (U.S. Route 33) and on the north line of Springfield Road approximately 1,100 feet west of Old Springfield Road and adjacent to the east property line of Hartley Plantation Subdivision. The Land Use Plan recommends Environmental Protection Area. **Staff – Paul Gidley**

 **APPROVED**

P-9-02 **Brian L. Buniva for Fox & Hound of Virginia, Inc.:** Request for a provisional use permit under Sections 24-64(h), 24-58.2(e), 24-62.2(i) and 24-122.1 of Chapter 24 of the County Code in order to open and operate a Bailey's Smokehouse & Tavern full service restaurant with Billiard parlor. This request is to increase the number of pool tables from two to five, and to allow the tables to be used while the restaurant is open to the public (2:00 a. m.), on part of Parcel 766-750-4380 (70-A-68), containing approximately 8,500 square feet, located at the northeast intersection of W. Broad Street (U. S. Route 250) and Sunnybrook Road (7502 W. Broad Street, Unit #1 – Merchants Walk Shopping Center). The existing zoning is B-3 Business District. The Land Use Plan recommends Commercial Concentration. **Staff – Paul Gidley**

 **APPROVED**

FAIRFIELD:

C-33C-02 **Henry L. Wilton for WILHOOK, LLC:** Request to rezone from B-3C Business District (Conditional) to R-3C One Family Residence District (Conditional) and B-3C Business District (Conditional), Parcel 804-736-0481 (119-1-A-1D), containing 10.415 acres (approximately 6.7 acres in R-3C; approximately 3.7 acres in B-3C), located at the northeast intersection of Mechanicsville Turnpike and Neale Street (Maplewood Farm). Commercial and single family residential developments are proposed. The uses will be controlled by proffered conditions and zoning ordinance regulations. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Commercial Concentration. The site is also in the Airport Safety Overlay District. **Staff – Lee Householder**

 **DEFERRED TO JULY 11, 2002**

THREE CHOPT:

Deferred from May 9, 2002 Meeting:

C-49C-00 **Henry L. Wilton:** Request to amend proffered conditions accepted with rezoning case C-45C-99, on Parcels 748-756-8078 (58-A-3), 749-756-6440 (6) and 749-756-6859 (6A) and part of Parcels 749-755-4576 (58-A-4) and 749-755-6396 (5), containing approximately 38.3 acres, located on the north line of Three Chopt Road at its intersection with Pell Street. The amendment would allow a seventy-five (75) unit townhouse development in place of a detached single family development. The property is zoned R-6C General Residence District (Conditional). The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units per acre, and Environmental Protection Area. **Staff – Lee Householder**

 **APPROVED**

C-26C-02 **Andrew M. Condlin for Dr. George Oley:** Request to conditionally rezone from R-2 One Family Residence District to O-1C Office District (Conditional), part of Parcel 754-747-5266 (79-A-71B), containing approximately 0.19 acre, located at the southwest intersection of Michael Road and Fawn Lane (south line of Michael Road approximately 150 feet east of N. Parham Road). Additional parking for an existing dental office is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Paul Gidley**

 **DEFERRED TO AUGUST 15, 2002**

C-34C-02 **Curtis D. Gordon:** Request to rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 738-756-5709 (56-A-31), containing 1.52 acres, located on the south line of Sunrise Road approximately 500 feet west of Pump Road. A single family subdivision is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. 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-35-02 Foster & Miller for WTC, L.L.C.: Request to rezone from R-5AC General Residence District (Conditional) to C-1 Conservation District, part of Parcels 753-755-9264 (58-3-C-4), 754-755-0161 (58-3-C-5), 754-755-1155 (58-3-C-6), 754-755-2250 (58-3-C-7), 754-755-3446 (58-3-C-8), 754-755-2436 (58-3-C-9), and 754-755-2225 (58-3-C-10), containing approximately 2.97 acres, located on the south line of Meadowview Road approximately 300 feet east of Ceres Road (Andover Hills Subdivision). The Land Use Plan recommends Suburban Residential 2, Multi-Family Residential, and Environmental Protection Area. **Staff – Tom Coleman**

 **APPROVED**

C-38-02 Henry L. Wilton for Wilton Development Corp.: Request to rezone from R-2C and R-2AC One Family Residence Districts (Conditional) to C-1 Conservation District, part of Parcels 741-775-7309 (10-1-2-10), 742-775-1763 (10-A-17C) and 740-774-1407 (17-A-9) (proposed Estate of Hampshire and Hampshire Subdivisions), containing approximately 3.81 acres, beginning approximately 444 feet northwest of the rear property line of Lot 18-1-1-9 (Bridlewood Subdivision). A conservation area is proposed. The Land Use Plan recommends Environmental Protection Area. **Staff – Mark Bittner**

 **APPROVED**

P-10-02 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 amend the conditions of case P-13-01 to reduce the number of towers to five (5) and to permit the fifth tower to be 270 feet in height to allow for collocation, on part of Parcel 752-773-6812 (19-A-31), containing approximately 12.4 acres, located west of the northern terminus of Ford's Country Lane at the rear of the County Landfill (10600 Ford's Country Lane). The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Government and Environmental Protection Area. **Staff – Mark Bittner**

 **APPROVED**

APPROVAL OF MINUTES: Planning Commission May 9, 2002

 **APPROVED**