

## PLANNING COMMISSION

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REZONINGS AND PROVISIONAL USE PERMITS

### ACTIONS

March 14, 2002

**BEGINNING AT 6:15 P.M.:**

**CALL TO ORDER:**

#### **CAPITAL IMPROVEMENT PROGRAM:**

Henrico County's proposed five year Capital Improvement Program (CIP) for FY 2002-03 through FY 2006-07.

 **Approved**

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

**REQUESTS FOR WITHDRAWALS AND DEFERRALS:**

**REQUESTS FOR EXPEDITED ITEMS:**

**CASES TO BE HEARD:**

**SUBDIVISION ALTERNATIVE FENCE HEIGHT PLAN** (*Deferred from the February 27, 2002, Meeting*)

**2501 Cedar Cone Drive**

(Section C, Block C, Lot 3 Cedar Chase)

**Robert Parsons:** Request for approval of an alternative fence height plan, as required by Chapter 24, Section 24-95.(1)(7)b of the Henrico County Code. The site is located at the northeast corner of Cedar Cone Drive and Cedar Knoll Lane on parcel 746-754-2295 (57-9-C-3). The zoning is R-3, One-Family Residence District. **(Three Chopt)**

As of the preparation date of this agenda, the applicant has not held a neighborhood meeting as discussed at the previous Planning Commission hearing. The staff recommendation will be made at the meeting. Should the Commission act on this

request, in addition to the standard conditions for landscape plans, the following additional conditions are recommended.

5. The existing fence line will be relocated eight feet to the north per the revised landscape plan
6. The owner shall acquire any necessary permits for the construction of the fence.
7. The owner shall provide additional landscaping in the form of low evergreen shrubs at the base of the fence facing Cedar Knoll Lane and Cedar Cone Drive.

**(Staff Report by Christina Goggin)**

 **Withdrawn**

### **THREE CHOPT:**

*Deferred from the September 13, 2001 Meeting:*

**C-49C-00 Tascon Group, Inc.:** 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 condominium development in place of a detached single family development and assisted living facility. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units per acre, and Environmental Protection Area. **Staff – Lee Householder**

 **Deferred to May 9, 2002 Meeting**

*Deferred from the January 10, 2002 Meeting:*

**C-6C-02 Michael J. Kelly for L-C Corporation:** Request to amend proffered conditions accepted with rezoning case C-14C-87, on Parcel 749-760-0500 (48-A-45) (Universal Ford), containing 4.057 acres, located on the south line of West Broad Street (U. S. Route 250) approximately 400 feet east of Cox Road. The amendment is related to eliminating the buffer on the south line of the property. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Mark Bittner**

 **Deferred to May 9, 2002 Meeting**

*Deferred from the January 10, 2002 Meeting:*

**C-7C-02 Michael J. Kelly for L-C Corporation:** Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), part of Parcel 748-759-9860 (48-A-44), containing 0.687 acre, located on the east line of Cox Road approximately 600 feet south of West Broad Street (U. S. Route 250). Automobile dealership parking and accessory uses are proposed. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. **Staff – Mark Bittner**

 **Deferred to May 9, 2002 Meeting**

*Deferred from the February 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**

 **Deferred to April 11, 2002 Meeting**

**C-12C-02 Glenn R. Moore for Basilios E. Tsimbos:** Request to conditionally rezone from R-3 One Family Residence District to B-1C Business District (Conditional), Parcels 761-754-0791 (59-A-72), 761-754-1383 (59-A-73) and 761-754-1572 (59-A-74), containing 1.274 acre, located on the east line of Skipwith Road, approximately 250 feet south of W. Broad Street (U. S. Route 250). A beauty parlor and associated uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Arterial and Office. **Staff – Tom Coleman**

 **Approved**

**TUCKAHOE:**

*Deferred from the February 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 April 11, 2002 Meeting**

*Deferred from the February 14, 2002 Meeting:*

**C-1C-02 Henry A. Shield:** Request to amend proffered conditions accepted with rezoning case C-72C-89, on Parcels 745-739-0596 (99-14-A-2), 744-739-8378 (6), 744-739-8744 (9), 744-739-7933 (10), 744-739-6049 (12), 744-739-4957 (13), 744-739-3913 (17), 744-739-1642 (22), 744-739-1965 (25), 744-739-0693 (29), 744-739-1790 (30), 744-739-4780 (33), 744-740-7611 (38), and 744-738-3193 (99-14-A-18), containing approximately 7.8 acres, located south of Derbyshire Road in the Gaslight Subdivision. 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**



**Approved**

**VARINA:**

*Deferred from the February 14, 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 799-702-8496 (191-A-17), 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**

 **Withdrawn**

**C-16-02 County of Henrico:** Request to rezone from R-5 General Residence District and RTH Residential Townhouse District to R-3 One Family Residence District Parcels 806-704-4472 (192-A-7) and 807-705-5743 (192-A-19) being 34.5 acres and 11.76 acres respectively and fronting 500 feet along the west line of N. Midview Road beginning 363 feet south of Bickerstaff Road. A single family residential subdivision is proposed. The R-3 One Family Residence District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Householder**

 **Approved**

#### **BROOKLAND:**

*Deferred from the January 10, 2002 Meeting:*

**C-59-01 Phyllis M. Perross:** Request to rezone from R-3 One Family Residence District to M-1 Light Industrial District, part of Parcel 770-756-2492 (61-A-68), containing 1.15 acres, located on the east line of Old Staples Mill Road approximately 450 feet north of Staples Mill Road (U. S. Route 33). A mini storage warehouse and office are proposed. The use will be controlled by zoning regulations. The Land Use Plan recommends Light Industry. **Staff – Tom Coleman**

 **Deferred to April 11, 2002 Meeting**

*Deferred from the February 14, 2002 Meeting:*

**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 763-761-9181 (50-A-20A) and part of Parcel 766-762-1042 (40-A-24A), 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**

 **Approved**

**C-14C-02 Henry L. Wilton:** Request to amend proffered conditions accepted with rezoning case C-27C-95, on Parcels 761-757-2565 (59-15-A-15), 761-757-3368 (59-15-A-16) and 761-757-4071 (59-15-A-17) in the Hunters Ridge subdivision, containing approximately 0.95 acre, located on the north line of Redstone Drive at the western terminus. The amendment would remove the buffer adjoining the Traditional Manor subdivision. 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 – Tom Coleman**

 **Approved**

#### **APPROVAL OF MINUTES:**

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