

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

JUNE 12, 2003

Greenbrooke (May 2003 Plan)

Youngblood, Tyler & Associates for Sadler Grove, LLC; William G. Swift c/o Main Street Properties; Oscar A. Crawford; Julius Houston Estate c/o Hortense Lee; Marie E. Burnette & et. Als.; Ellsworth Charles Pryor; Douglas H. Houston and Fidelity Properties, Ltd.: The 42.76-acre site is located at the northwest intersection of Dublin Road and Belfast Road adjacent to Interstate 295 on parcels 744-765-2664, 0530, 4795, 8338, 5906; and 745-765-2822, 1418, 8941, and 743-764-8795. The zoning is R-3C, One-Family Residence District (Conditional), C-1, Conservation District and C-1C, Conservation District (Conditional). County water and sewer. **(Three Chopt)** 72 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

12. The limits and elevation of the 100 year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
15. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
16. Prior to final approval, the developer shall furnish a letter from Plantation Pipe Line Company stating that this proposed development does not conflict with its 30-foot

easement.

17. Each lot shall contain at least 11,000 square feet exclusive of the flood plain areas.

18. The proffers approved as part of zoning cases C-74C-02 and C-3C-03 shall be incorporated in this approval.

19. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of any stub street.

20. A maximum of 50 lots may be recorded in this subdivision prior to the construction of a second point of access.

21. The applicant shall quitclaim his interest in any private access roads or easements within the bounds of this development prior to recordation of the subdivision plat.

(Staff Report by Michael Cooper)

(Expedited agenda requested).

 **APPROVED**

FAIRFIELD:

Deferred from the March 13, 2003 Meeting:

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, 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 - Jean Moore (Deferral requested to the July 10, 2003 Meeting).**

 **DEFERRED TO JULY 10, 2003**

Deferred from the May 15, 2003 Meeting:

C-22C-03 Jay Hulsey: Request to conditionally rezone from R-6C General Residence District (Conditional) to R-2C One Family Residence District (Conditional), part of Parcel 788-758-9933, containing 5.9085 acres, located southeast of the intersection of E. Parham Road at St. Charles Road. A church and parsonage are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff - Tom Coleman**

 **APPROVED**

THREE CHOPT:

Deferred from the December 12, 2002 Meeting:

C-61C-02 William H. Shewmake for North Atlantic Holdings, Inc.: Request to amend proffered conditions accepted with Rezoning Case C-54C-89, on Parcel 761-754-4773 (59-A-84A), containing approximately 2.52 acres, located on the south line of W. Broad Street (U. S. Route 250) approximately 600 feet northwest of E. Parham Road. The amendment is related to the landscape and natural buffers on the property. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff - Jean Moore**

 **WITHDRAWN**

Deferred from the April 10, 2003 Meeting:

C-15C-03 Andrew M. Conclin for Windsor Enterprises: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 740-775-9712, 740-774-4255, 739-774-4564, 740-774-1407, 740-771-4107, 740-773-4426, 740-772-8110, 740-775-5801, and part of Parcel 740-771-4780, containing 128.4 acres, located beginning on the south line of Nuckols Road, the northern terminus of Luxford Place and the southern and western boundaries of Bridlewood subdivision. A single family residential subdivision is proposed. The applicant has proffered the maximum density of 1.8 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, Rural Residential, maximum of 1.0 unit per acre, and Environmental Protection Area. **Staff - Mark Bittner**

 **DEFERRED TO JULY 10, 2003**

Deferred from the April 10, 2003 Meeting:

C-16C-03 Ralph Axelle, Jr. for Route 271, LLC: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional) and RTHC Residential Townhouse District (Conditional), part of Parcel 738-772-9227 and Parcel 739-770-0693, containing 120.34 acres (107.97 - R-2AC; 12.37 RTHC), located on the east line of Pouncey Tract Road approximately 400 feet south of Perrywinkle Road and 600 feet north of Shady Grove Road. A single family subdivision, including detached condominiums for sale, is proposed. The applicant has proffered the maximum number of lots not to exceed 2.0 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet. The RTH District allows a maximum density of

nine (9) units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff - Mark Bittner**

 **DEFERRED TO JULY 10, 2003**

P-7-03 Bertucci's Restaurant Corp.: 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 permit outdoor dining, on part of Parcel 737-762-4724, containing approximately 450 square feet, located at the southeast intersection of Lauderdale Drive and W. Broad Street (U. S. Route 250) in the Shoppes at Westgate shopping center (11681 West Broad Street). The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Mixed Use Development. The site is also in the West Broad Street Overlay District. **Staff - Jean Moore**

 **APPROVED**

C-23C-03 Eagle Construction of Virginia: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 747-764-3839, 747-764-7729, and 747-764-9550, containing approximately 9.71 acres, located at the southeast intersection of Sadler Road and Thorncroft Drive. Townhouses for sale are proposed. The applicant proffers no more than 48 dwelling units (4.9 units per acre) would be developed on the site. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units per acre. **Staff - Tom Coleman**

 **DEFERRED TO JULY 10, 2003**

C-24C-03 James W. Theobald for Edward Rose Properties, Inc. and Springfield Land Development Group: Request to conditionally rezone from A-1 Agricultural District to R-5C General Residence District (Conditional) and B-3C Business District (Conditional), Parcels 730-765-7288 and 730-766-8989, containing approximately 55.064 acres (B-3C - 16.00 ac.; R-5C - 39.064 ac.), located on the north line of W. Broad Street (U. S. Route 250) at the Goochland County Line approximately 876 feet west of Cold Hill Lane. A multi-family residential and automotive sales/repair development is proposed. The R-5 District allows a density up to 14.52 units per acre.

The Land Use Plan recommends Mixed Use development and Environmental Protection Area. The site is also in the West Broad Street Overlay District. **Staff - Mark Bittner**

 **DEFERRED TO JULY 10, 2003**

TUCKAHOE:

Deferred from the April 10, 2003 Meeting:

C-27C-02 RFA Management, LLC: Request to amend proffered conditions accepted with rezoning case C-32C-89, on Parcel 740-750-0178, containing 12.415 acres, located at the northeast intersection of Ridgefield Parkway and Glen Eagles Drive, the northwest intersection of Ridgefield Parkway and Eagles View Drive, and the southeast intersection of Eagles View Drive and Glen Eagles Drive. The amendment would change the maximum density allowed from 7,850 square feet per acre to 8,975 square feet per acre. The existing zoning is B-2C, Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff - Paul Gidley**

 **DEFERRED TO SEPTEMBER 11, 2003**

C-20C-03 County of Henrico: Request to amend proffered conditions accepted with rezoning case C-50C-80, on part of Parcel 753-747-1611, containing approximately 3.12 acres, located approximately 250 feet north of the western terminus of Starling Drive, approximately 750 feet west of N. Parham Road. The amendment would affect a number of proffers including building height, signage, exterior lighting and natural buffer. The existing zoning is R-6C General Residence District (Conditional). The Land Use Plan recommends Office. **Staff - Paul Gidley**

 **APPROVED**

C-25C-03 Henry L. Wilton for Richard Johnson: Request to conditionally rezone from O-3C Office District (Conditional) to B-2C Business District (Conditional), Parcel 737-751-4601 and part of Parcel 737-751-4028, containing 11.495 acres, located at the northeast intersection of Ridgefield Parkway and dedicated John Rolfe Parkway right-of-way. A retail business and office development is proposed. 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, and Office. **Staff - Mark Bittner**

 **DEFERRED TO JULY 10, 2003**

VARINA:

C-26C-03 Gloria Freye for Debbie Stoddard: Request to conditionally rezone from A-1 Agricultural District to R-2C, R-2AC and R-3C, One Family Residence Districts (Conditional), B-1C Business District (Conditional) and C-1 Conservation District, Parcels 810-702-9087, 811-702-2097, 811-702-2273, 811-702-3350, 811-702-3828, 811-702-2019, 811-702-2204, 811-701-2679, 811-701-2654, and 810-702-5017, containing approximately 48.6 acres (R-3C - 11.795 ac.; R-2C - 6.169 ac.; R-2A - 24.885 ac.; B-1C - 3.159 ac.; and C-1- 2.59 ac.), located at the southwest intersection of Darbytown and Willson Roads. A single family residential and neighborhood commercial development is proposed. The applicant proffers a maximum density of 2.0 dwelling units per acre for the residential development. The R-2, R-2A, and R-3 Districts allow minimum lot sizes of 18,000, 13,500, and 11,000 square feet, respectively. The commercial 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. The site is also in the Airport Safety Overlay District.
Staff - Tom Coleman

 **DEFERRED TO JUNE 25, 2003**

BROOKLAND:

Deferred from the May 15, 2003 Meeting:

C-21C-03 Steven A. Williams for Carl Childress, Trustee: Request to rezone from O-3C Office District (Conditional) to A-1C Agricultural District (Conditional), Parcel 760-770-7401, containing 10.726 acres, located on the north line of Springfield Road approximately 300 feet east of the Francistown Road and Springfield Road intersection and approximately 500 feet west of Staples Mill Road (State Route 33). A Christian education, training and worship building is proposed. The use will be controlled by proffers 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**

 **DEFERRED TO JULY 10, 2003**

C-27C-03 Cedarwood Development, Inc.: Request to amend proffered conditions accepted with rezoning case C-16C-88, on part of Parcel 764-752-9441, containing approximately 1.91 acres, located on the south line of Shrader Road approximately 500 feet west of Hungary Spring Road. The proposed amendment is related to allowing automotive body repair and storage as a principle use and regulating exterior lighting, hours of operation, signage, building exterior, parking setback and on-street parking, and exterior speakers on the site. The existing zoning is B-3C Business

District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff - Paul Gidley**

 **DEFERRED TO AUGUST 14, 2003**

C-28C-03 Abe L. Massad for A. F. Associates: Request to conditionally rezone from B-1 Business District to B-3C Business District (Conditional), Parcel 764-752-9619, containing 1.02 acres, located at the northwestern terminus of Fountain Avenue (unimproved) approximately 275 feet west of Hungary Spring Road. A retail, sales, service and warehouse facility relating to a motorcycle business is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **Staff - Paul Gidley**

 **DEFERRED TO AUGUST 14, 2003**

APPROVAL OF MINUTES: Work Session May 15, 2003

 **APPROVED**

APPROVAL OF MINUTES: Planning Commission May 15, 2003

 **APPROVED**

The application submission deadline for this hearing date for new applications only is February 27, 2003. The applicant can submit new material up to 48 hours prior to the public hearing; an exception to this 48-hour rule is sometimes possible but highly discouraged. The public can submit written or verbal comments at any time up to and through the public hearing.

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors May, 2003.