

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
AUGUST 12, 2004**

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (8)**

**REQUESTS FOR EXPEDITED ITEMS: (2)**

**CASES TO BE HEARD. (10)**

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

**PLAN OF DEVELOPMENT (Deferred from the July 28, 2004, Meeting)**

**POD-57-04**

**Staples Mill Car Wash**

**Koontz-Bryant for Joseph M. Coleman, Roger Bouchard and Champe Granger:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 2,072 square foot car wash. The 0.44-acre site is located along the east line of Staples Mill Road (U.S. Route 33), approximately 75 feet north of Heisler Avenue on parcel 770-753-9193. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer  
**(Brookland)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 23 The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
- 24 The entrances and drainage facilities on Staples Mill Road (U.S. Route 33) shall be approved by the Virginia Department of Transportation and the County.
- 25 A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be

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- submitted to the Department of Planning prior to any occupancy permits being issued
- 26 The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire
- 27 Outside storage shall not be permitted
- 28 The proffers approved as a part of zoning case C-52C-02 shall be incorporated in this approval
- 29 Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans
- 30 Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works
- 31 Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit
- 32 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation
- 33 The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility
- 34 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 35 Any storm water management facilities (i.e. 50/10 basins and BMPs) required for this development shall be located underground and in the paved areas of the site

**(Staff Report and Presentation by Kevin Wilhite) APPROVED**

**TUCKHOE.**

**Deferred from the May 13, 2004 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

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recommends Commercial Concentration **Staff – Mark Bittner (Deferral requested to the November 10, 2004 Meeting). DEFERRED TO NOVEMBER 10, 2004**

**Deferred from the July 15, 2004 Meeting:**

**C-35C-04 Gaskins Centre, L.C.:** Request to conditionally rezone from R-3C One Family Residence District (Conditional), R-5C General Residence District (Conditional), and RTHC Residential Townhouse District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcels 745-740-9892, 746-741-3665 and part of Parcel 745-741-0907, containing 54 589 acres, located at the southeast intersection of N Gaskins Road and Patterson Avenue (State Route 6) The applicant proposes a mixed-residential development with no more than two hundred twenty (220) dwelling units The maximum density in the RTH District is 9 units per acre The Land Use Plan recommends Suburban Residential 1, 1 0 to 2 4 units net density per acre **Staff – Jean Moore (Deferral requested to the September 9, 2004 Meeting). DEFERRED TO SEPTEMBER 9, 2004**

**C-36C-04 The Episcopal Diocese of Virginia:** Request to conditionally rezone from O-3C Office District (Conditional) to R-0C One Family Residence District (Conditional), Parcel 737-750-7485 and part of Parcel 737-751-4601, containing 7 577 acres, located at the northwest intersection of Ridgefield Green Drive and Ridgefield Parkway A church is proposed The use will be controlled by zoning ordinance regulations and proffered conditions The R-0 District requires three acres for a church The Land Use Plan recommends Urban Residential, 3 4 to 6 8 units net density per acre, and Office **Staff – Mark Bittner (Deferral requested to the October 14, 2004 Meeting). DEFERRED TO OCTOBER 14, 2004**

**C-37C-04 Wayne & Dorothy Booze:** Request to amend proffered conditions accepted with Rezoning Case C-72C-89, on Parcel 744-739-5871, containing approximately 0 5 acre, located at the northwest intersection of Gaslight Drive and Gaslight Place in the Gaslight subdivision The amendment pertains to roofing materials The existing zoning is R-2C The Land Use Plan recommends Suburban Residential 1, 1 0 to 2 4 units net density per acre **Staff – Jean Moore (Expedited agenda requested). APPROVED**

**C-38C-04 Pocoshock Commons, LLC:** Request to amend proffered conditions accepted with Rezoning Case C-63C-03, on Parcel 741-751-7865, containing 2 02 acres, located at the northeast intersection of Pump Road and Ridgefield Parkway The amendment pertains to exterior materials and the conceptual plan The existing zoning is O-2C Office District (Conditional) The Land Use Plan recommends Suburban Residential 2, 2 4 to 3 4 units net density per acre **Staff – Jean Moore APPROVED**

**P-10-04 J. Phillip Cornett:** 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 allow a 588 square foot outside dining for Max and Erma's restaurant, on part of Parcel 737-751-3748, located on the west line of the John Rolfe Parkway right-of-way opposite Ridgefield Green Drive The existing zoning is B-2C Business District (Conditional)

The Land Use Plan recommends Commercial Concentration **Staff – Jean Moore (Expedited agenda requested). APPROVED**

**VARINA:**

**Deferred from the July 15, 2004 Meeting:**

**C-56C-03 WWLP Development, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 802-696-9269 and part of Parcel 803-696-6866, containing 41.76 acres, located on the east line of Osborne Turnpike 4.1 mile north of Tree Ridge Road. A single-family residential subdivision is proposed. 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. **Staff – Mark Bittner DEFERRED TO OCTOBER 14, 2004**

**Deferred from the July 15, 2004 Meeting:**

**P-8-04 Omnipoint Communications CAP Operations LLC:** 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 a 140-foot wireless telecommunications tower, on part of Parcel 833-716-9203, containing 2,500 square feet, located between I-64 and Old Williamsburg Road, 2,000 feet west of Drybridge Road. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Planned Industry. The site is in the Airport Safety Overlay District. **Staff – Mark Bittner DEFERRED TO SEPTEMBER 9, 2004**

**Deferred from the July 15, 2004 Meeting:**

**C-6C-04 Ray Perkins:** Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-2C (82.1 acres) R-2AC (89.8 acres), R-5AC (26.6 acres) General Residence District (Conditional), and RTHC (40,728 acres) Residential Townhouse District (Conditional), and C-1C (21.6 acres) Conservation District (Conditional), Parcels 816-729-1884, 814-731-5764 and part of Parcel 817-731-6470, containing 260.828 acres, located at the northern terminus of Westover Avenue, extending northward to Creighton Road. The applicant proposes a residential community of no more than five hundred ninety-seven (597) units (320 one family lots, 79 villa lots, 96 townhouses, 102 condominiums). The R-2 District allows a minimum lot size of 18,000 square feet, the R-2A District allows a minimum lot size of 13,500 square feet, the R-5A District allows a minimum lot size of 5,625 square feet, and the maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, Office/Service, Light Industry, and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Jean Moore APPROVED**

**Deferred from the July 15, 2004 Meeting:**

**C-13C-04 Mike Fleetwood:** Request to conditionally rezone from A-1 Agricultural District, M-1 Light Industrial District and M-2 General Industrial District to M-2C General Industrial District (Conditional), Parcels 819-704-9284, 820-705-3941, 820-705-5372, 820-706-5002, 820-705-6725 and 819-703-7057, containing 105.164 acres, located at the southwest intersection of Monahan and Charles City Roads and the C&O Railroad.

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Light Industrial manufacturing with possible hotel/retail uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Planned Industry. The site is in the Airport Safety Overlay District.  
**Staff – Jean Moore APPROVED**

**BROOKLAND:**

**Deferred from the July 15, 2004 Meeting:**

**C-24C-04 Lunsford L. Duke** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional), Parcels 761-769-6447 and 761-769-4574, containing 10.36 acres located at the southwest intersection of Staples Mill (U S Route 33) and Springfield Roads. Up to thirty-three (33) attached and detached residential units are proposed. The R-5A District allows a minimum lot size of 5,625 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Jean Moore APPROVED**

**C-40C-04 RER Properties, LLC:** Request to amend proffered conditions accepted with Rezoning Case C-73C-85, on part of Parcel 760-755-5474, containing 1.644 acres, located on the north side of W Broad Street (U S Route 250) approximately 220 feet west of N Skipwith Road. The amendments would permit vehicle repair and service as a use, and also regulate building location from the northern property line. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Arterial. **Staff – Mark Bittner DEFERRED TO SEPTEMBER 9, 2004**

**P-11-04 Cugini, LLC:** 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 allow an 800 square foot outside dining area for Roma's restaurant, on part of Parcel 771-752-0193, located on the west line of Staples Mill Road (U S Route 33) at Hermitage Road. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Office. **Staff - Mark Bittner APPROVED**

**P-13-04 RMA/Hunton, L.C.:** Request for a Provisional Use Permit under Sections 24-12 1(c) and 24-122 1 of Chapter 24 of the County Code in order to permit The Ridge at Hunton Park subdivision to be a gated community, on part of Parcel 763-774-7122, containing 49.122 acres, located along the south line of Hunton Park Boulevard, opposite Abbot's Cross Lane. The existing zoning is R-2AC One Family Residence District (Conditional). The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, and Office/Service. **Staff – Mark Bittner APPROVED**

**BEGINNING AT 8:00 P.M.**

**FAIRFIELD:**

**Deferred from the July 15, 2004 Meeting:**

**C-33C-04 Atlantic Senior Development, L.L.C.:** Request to conditionally rezone from B-3C Business District (Conditional), R-5 General Residence District, and C-1 Conservation District, to R-5C General Residence District (Conditional), part of Parcel 783-748-5077, containing 20.792 acres, located west side of Brook Road (U S Route 1), approximately 875 feet south of its intersection with Hilliard Road. The applicant

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proposes a senior independent living facility containing no more than 240 residential units. The R-5 District allows a density up to 14.52 units per acre. The Land Use Plan recommends Commercial Concentration and Environmental Protection Area. **Staff – Mark Bittner APPROVED**

**C-31C-04 John Cabell Chenault and Marion S. Chenault:** Request to conditionally rezone from O-2 Office District to B-1C Business District (Conditional), Parcels 786-745-9691 and 787-746-0309, containing 1.49 acres, located at the northwest intersection of Chamberlayne Road (U S 301, State Route 2) and Wilmer Avenue. A private school and office are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Mark Bittner APPROVED**

### **THREE CHOPT:**

#### **Deferred from the July 15, 2004 Meeting:**

**C-4C-04 Forest Park Associates, L.L.C.:** Request to conditionally rezone from RTH Residential Townhouse District and O-2 Office District to O-2C Office District (Conditional), Parcel 758-743-7963, containing 1.815 acres, located at the northeast intersection of Santa Rosa and Three Chopt Roads. An office and bank is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Jean Moore APPROVED**

#### **Deferred from the July 15, 2004 Meeting:**

**C-16C-04 Colson & Colson Construction Co.:** Request to conditionally rezone from A-1 Agricultural District and R-6C General Residence District (Conditional) to R-6C General Residence District (Conditional), Parcels 749-755-4576, 749-755-9136 and 749-755-8188, containing approximately 10.80 acres, located on the north line of Three Chopt Road and the southwest corner of the I-64/Gaskins Road Interchange, approximately 500 feet west of Gaskins Road. The applicant proposes a 118-suite unit retirement residence for seniors with associated uses. The R-6 District allows a density up to 19.80 units per acre. The Land Use Plan recommends Office and Environmental Protection Area. **Staff – Jean Moore (Deferral requested to the October 14, 2004 Meeting). DEFERRED TO OCTOBER 14, 2004**

#### **Deferred from the May 13, 2004 Meeting:**

**C-22C-04 Reynolds Development, LLC:** Request to conditionally rezone from O-3C Office District (Conditional), B-3 Business District and M-1 Light Industrial District to O-3C Office District (Conditional) and B-3C Business District (Conditional), Parcels 767-744-9052, 767-744-6325, 765-744-6557, 766-745-8230 and 767-745-5402, containing 71.028 acres (31.192 ac – O-3C, 39.836 ac – B-3C), located along the southeast intersection of I-64 and Glenside Drive and the southwest intersection of I-64 and W Broad Street (U S Route 250). An office, hotel and retail development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Planned Industry and Government. The site is in the Henrico County Enterprise Zone. **Staff – Mark Bittner (Deferral requested to the September 9, 2004 Meeting). DEFERRED TO SEPTEMBER 9, 2004**

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**RESOLUTION: WILTON FARM URBAN MIXED USE AREA:** That the Henrico County Planning Commission directs County staff to prepare a report and to advertise a public hearing at the Planning Commission public meeting on October 14, 2004 to consider an amendment to the 2010 Land Use Plan to designate Wilton Farm as an Urban Mixed Use Development Area **SET A PUBLIC HEARING FOR OCTOBER 14, 2004**

**APPROVAL OF MINUTES: Planning Commission July 15, 2004 Minutes APPROVED WITH CORRECTIONS**

**DISCUSSION ITEM:** Set a Work Session for September 9, 2004 to begin the amendment to the ordinances for the larger lot size in the A-1 District **APPROVED WORK SESSION TO BEGIN AT 6:00 P.M.**

Acting on a motion by Mr. Archer, seconded by Mr. Vanarsdall, the Planning Commission adjourned its meeting at 10:00 p.m on August 12, 2004

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