

PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
JANUARY 15, 2004

BEGINNING AT 7.00 P.M.

CALL TO ORDER

REQUESTS FOR WITHDRAWALS AND DEFERRALS AT 7:00 P.M.: (0); (3)  
AT 8 00 P.M. (0), (6)

REQUESTS FOR EXPEDITED ITEMS

ELECTION OF CHAIRMAN Lisa Ware

ELECTION OF VICE-CHAIRMAN Ernest Vanarsdall

CASES TO BE HEARD (8)

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BEGINNING AT 7:00 P M.

VARINA

Deferred from the December 11, 2003 Meeting.

**C-41C-03 Don Smith** Request to conditionally rezone from B-2C Business District (Conditional) to M-1C Light Industrial District (Conditional) and B-2C Business District (Conditional), Parcel 808-729-7538, containing 8 585 acres (M-1C – 6 496 ac , B-2C – 2 089 ac ), located at the southeast intersection of Dabbs House and Creighton Roads A mini-storage warehouse/self-storage facility and retail are proposed The use will be controlled by proffered conditions and zoning ordinance regulations The Land Use Plan recommends Commercial Concentration The site is in the Airport Safety Overlay District (**Deferral requested to the February 12, 2004 Meeting**). **DEFERRED TO FEBRUARY 12, 2004**

Deferred from the December 11, 2003 Meeting:

**C-56C-03 Gloria Freye for Finer Homes, Inc. & Debbie Stoddard** 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 41 758 acres, located on the east line of Osborne Turnpike approximately 0 41 mile north of Tree Ridge Road and approximately 240 feet west of the western terminus of Harmony Avenue 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 (**Deferral requested to the March 11, 2004 Meeting**) **DEFERRED TO MARCH 11, 2004**

January 15, 2004

**Deferred from the December 11, 2003 Meeting:**

**C-74C-03 Laraine Isaac for Alan Braun:** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional), Parcels 805-692-4564 and 806-692-0994, containing 54 073 acres, located along the north line of I-895 and at the southwest intersection of Burning Tree Road and I-895/S Laburnum Avenue Extension No more than one hundred seventy-five (175) age-restricted residential lots 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 **DEFERRED TO FEBRUARY 12, 2004**

**BROOKLAND:****Deferred from the December 11, 2003 Meeting:**

**C-67C-03 Gloria Freye for Clarendon Associates LLC:** Request to conditionally rezone from O/SC Office Service District (Conditional) to R-5AC General Residence District (Conditional) and R-6C General Residence District (Conditional), Parcel 762-773-4696 and part of Parcel 763-774-7122, containing 87 10 acres (R-5AC = 49.25 ac , R-6 = 37 85 ac ), located along the north line of Interstate 295, extending northward to Hunton Park Boulevard, and from Hunton Park Lane, eastward to approximately 750 feet west of Mill Road No more than ninety-two (92) single family residential units and four hundred fifty (450) apartment units for rent are proposed The R-5A District allows a minimum lot size of 5,625 square feet The R-6 District allows a maximum density up to 19 80 units per acre The Land Use Plan recommends Urban Residential, 3 4 to 6 8 units net density per acre, Office/Service and Environmental Protection Area **DENIED**

**C-1C-04 Jason A. Williams:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 761-771-6141, containing approximately 1 435 acres, located on the south line of Old Springfield Road at Springfield Court and approximately 600 feet west of Staples Mill Road The applicant proposes no more than two (2) 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 **APPROVED**

**C-2C-04 Robert M. Atack:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 763-772-8743, containing approximately 19 2 acres, located on the south line of I-295 and on the north line of Mountain Road approximately 300 feet east of its intersection with Old Mountain Road The applicant proffers a maximum of forty-five (45) single-family residential lots 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 **APPROVED**

**FAIRFIELD.****Deferred from the December 11, 2003 Meeting:**

**C-68C-03 F. Philip Parker, Jr.:** Request to conditionally rezone from R-1C One Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcel 808-731-7728, containing 10 328 acres, located at the

southeastern corner of the intersection of N Laburnum Avenue and Watts Lane. A residential townhouse development is proposed. The maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Office. The site is in the Airport Safety Overlay District. **APPROVED**

**Deferred from the December 11, 2003 Meeting:**

**C-69C-03 Robert M. Atack.** Request to conditionally rezone from A-1 Agricultural District and RTHC Residential Townhouse District (Conditional) to O-2C Office District (Conditional), Parcels 776-766-2949 and 776-766-3128, containing 2.176 acres, located at the southeast intersection of Woodman and Mountain Roads. Office use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **APPROVED**

**C-3C-04 Henry L. Wilton for Wilton Development Corp..** Request to conditionally rezone from A-1 Agricultural District, O-3 Office District and O-3C Office District (Conditional), to RTHC Residential Townhouse District (Conditional), part of Parcel 788-771-3457, containing approximately 75.0± acres, located approximately 2,000 feet north of the northeast intersection of I-95 and Virginia Center Parkway. The applicant proposes no more than one hundred eighty (180) age and non-age restricted townhouses for sale. The RTH District allows a maximum density of nine (9) units per acre. The Land Use Plan recommends Office and Environmental Protection Area. **APPROVED**

**BEGINNING AT 8:00 P M**

**THREE CHOPT**

**Deferred from the December 11, 2003 Meeting:**

**C-18C-03 James W. Theobald for Commercial Net Lease Realty Services, Inc..** Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to B-2C Business District (Conditional), Parcel 741-761-8112 and part of Parcel 741-761-8532, containing approximately 2.899 acres, located at the southeast intersection of W Broad Street (U S Route 250) and Three Chopt Lane. A retail use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office and Commercial Concentration. This site is within the West Broad Street Overlay District. **(Deferral requested to the February 12, 2004 Meeting). DEFERRED TO FEBRUARY 12, 2004**

**Deferred from the November 12, 2003 Meeting:**

**C-51C-03 Larry D. Willis.** Request to rezone from A-1 Agricultural District and M-1C Light Industrial District (Conditional) to B-2C Business District (Conditional), Parcels 742-762-9861, 743-762-1862 and 743-762-1538 and part of Parcel 742-762-9178, containing 4.089 acres, located at the northern terminus of Brookriver Drive and at the I64E/I295 southeast cloverleaf. A Bottoms Up Pizza Restaurant and other restaurants are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Semi Public. The site is also in the West

**January 15, 2004**

Broad Street Overlay District (**Deferral requested to the February 12, 2004 Meeting**).  
**DEFERRED TO FEBRUARY 12, 2004**

**Deferred from the December 11, 2003 Meeting:**

**C-58C-03 Jim Theobald for TC&P, LLC.** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), part of Parcel 739-759-9539, containing 14.825 acres, located at the southeast intersection of Pump and Three Chopt Roads. Seventy-nine (79) residential townhouses (5.33 units per acre) are proposed. The maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. The site is in the West Broad Street Overlay District. **APPROVED**

**Deferred from the December 11, 2003 Meeting:**

**C-60C-03 Bill Axelle for Neil Farmer.** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), part of Parcels 741-774-7210, 741-775-7309, 741-773-9074 and 742-773-2472, containing approximately 17.70 acres, located in the northern portion of the Bridlewood subdivision, just south of the southern terminus of Woolshire Court in the Hampshire subdivision. A single-family subdivision is proposed. The aggregate density is proffered not to exceed 2.1 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Rural Residential, not more than 1.0 unit net density per acre, and Environmental Protection Area. **APPROVED**

**C-4C-04 Bill Axelle for Forest Park Associates, L.L.C.** Request to conditionally rezone from RTH Residential Townhouse District and O-2 Office District to B-1C Business District (Conditional) and O-2C Office District (Conditional), Parcel 758-743-7963, containing 1.815 acres (B-1C – 0.888 acre, O-2C – 0.927 acre), located at the northeast intersection of Santa Rosa and Three Chopt Roads. An office and retail center is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office (**Deferral requested to the February 12, 2004 Meeting**). **DEFERRED TO FEBRUARY 12, 2004**

**C-5C-04 Robert M. Atack:** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional), Parcel 748-772-3954, containing approximately 4.40 acres, located on the northwest line of Opaca Lane approximately 700 feet northeast of Nuckols Road. The applicant proposes no more than twenty (20) single-family residential lots. The R-5A District allows a minimum lot size of 5,625 square feet. The Land Use Plan and the Nuckols Road/I-295 Small Area Land Use Study recommend Rural Residential, not exceeding 1.0 unit net density per acre, and Environmental Protection Area (**Deferral requested to the February 12, 2004 Meeting**). **DEFERRED TO FEBRUARY 12, 2004**

**TUCKAHOE.**

**Deferred from the December 11, 2003 Meeting:**

**C-25C-03 Henry L. Wilton for Wilton Companies LLC:** Request to conditionally rezone from O-3C Office District (Conditional) to B-2C Business District (Conditional),

January 15, 2004

Parcel 737-751-4601 and part of Parcel 737-751-4028, containing 11.495 acres, located at the northeast intersection of Ridgefield Parkway and John Rolfe Parkway right-of-way. Retail with limited office uses are 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 (Deferral requested to the February 12, 2004 Meeting). **DEFERRED TO FEBRUARY 12, 2004**

**Deferred from the September 11, 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 (Deferral requested to the May 13, 2004 Meeting). **DEFERRED TO MAY 13, 2004**

**DISCUSSION CAPITAL IMPROVEMENT PROGRAM:** The Commission will discuss scheduling a Public Hearing to consider the FY 2004 – 2005 through FY 2008 – 2009 Capital Improvement Program for February 12, 2004 at 6:15 P.M. **APPROVED**

**APPROVAL OF MINUTES. Planning Commission December 11, 2003 APPROVED**

Acting on a motion by **Mr. Archer**, seconded by **Mr. Vanarsdall**, the Planning Commission adjourned its meeting at **11:18 p.m.** on **January 15, 2004**

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