

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
SEPTEMBER 9, 2004**

**5:30 P M. Dinner County Managers Conference Room**

**6 00 P M. Work Session County Managers Conference Room – Amendment to the A-1 District of the Zoning Ordinance for increase in lot size and lot widths and amendments to the zoning and subdivision ordinances regarding public water and sewer requirements **SET WORK SESSION FOR SEPTEMBER 22, 2004****

---

**BEGINNING AT 7.00 P.M.**

**CALL TO ORDER**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS. (1); (13)**

**REQUESTS FOR EXPEDITED ITEMS (1)**

**CASES TO BE HEARD (4)**

---

**THREE CHOPT**

**Deferred from the July 15, 2004 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 Restaurants and other retail uses 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 Broad Street Overlay District **Staff – Tom Coleman (Deferral requested to the October 14, 2004 Meeting). DEFERRED TO OCTOBER 14, 2004**

**Deferred from the June 10, 2004 Meeting:**

**C-52C-03 Mr. And Mrs. Hung Yim:** Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), Parcel 735-763-5299, containing 1 922 acres, located on the north line of West Broad Street (U S Route 250) approximately 1,450 feet east of N Gayton Road A restaurant is proposed The use will be controlled by proffered conditions and zoning ordinance regulations The Land Use Plan recommends Mixed Use The site is also in the West Broad Street Overlay District **Staff – Tom Coleman (Deferral requested to the November 10, 2004 Meeting). DEFERRED TO NOVEMBER 10, 2004**

**September 9, 2004**

**Deferred from the August 12, 2004 Meeting:**

**C-22C-04 James W. Theobald for 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 – Paul Gidley (Deferral requested to the October 14, 2004 Meeting).** DEFERRED TO OCTOBER 14, 2004

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

**PUBLIC HEARING· INNSBROOK URBAN MIXED USE AREA·** The Planning Commission will consider an amendment to the 2010 Land Use Plan that would redesignate a portion of the Innsbrook office park to Urban Mixed Use (UMU) The site is generally comprised of the area bordered by Cox Road, Sadler Place, Highwoods Parkway, and Waterfront Lake The Recommended Plans may be examined in the Planning Office on the second floor of the County Administration Building **Staff – Tom Coleman (Deferral requested to the October 14, 2004 Meeting).** DEFERRED TO OCTOBER 14, 2004

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

**C-27C-04 James W. Theobald for Highwoods Realty LP, etal.** Request to conditionally rezone from O-3C Office District (Conditional) to UMU Urban Mixed Unit Development, Parcels 750-766-3162, 750-765-4697, 749-765-7952 and 750-765-0494, containing approximately 36 13 acres, located along the southwest intersection of Cox Road and Sadler Place A mixed use development is proposed All uses will be controlled by proffered conditions and zoning ordinance regulations The applicant proffers any residential use will not exceed three hundred ninety-two (392) units The Land Use Plan recommends Office and Environmental Protection Area **Staff – Tom Coleman (Deferral requested to the October 14, 2004 Meeting).** DEFERRED TO OCTOBER 14, 2004

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

**P-6-04 James W. Theobald for Highwoods Realty LP, etal·** Request for a Provisional Use Permit under Sections 24-32 1(a) and 24-122 1 of Chapter 24 of the County Code in order to permit the activities listed in Section 24-32 1(a) of the UMU ordinance, on Parcels 750-766-3162, 750-765-4697, 749-765-7952 and 750-765-0494, containing approximately 36 13 acres, located along the southwest intersection of Cox Road and Sadler Place The existing zoning is O-3C Office District The Land Use Plan recommends Office and Environmental Protection Area **Staff – Tom Coleman**

(Deferral requested to the October 14, 2004 Meeting). DEFERRED TO OCTOBER 14, 2004

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

**P-7-04 James W. Theobald for Highwoods Realty LP, etal:** Request for a Provisional Use Permit under Sections 24-32 1(u) and 24-122 1 of Chapter 24 of the County Code in order to permit a thirteen (13) foot increase in the permitted height of office buildings in the UMU District, on Parcels 750-766-3162, 750-765-4697, 749-765-7952 and 750-765-0494, containing approximately 36.13 acres, located along the southwest intersection of Cox Road and Sadler Place. The existing zoning is O-3C Office District. The Land Use Plan recommends Office and Environmental Protection Area. **Staff – Tom Coleman (Deferral requested to the October 14, 2004 Meeting). DEFERRED TO OCTOBER 14, 2004**

**C-42C-04 Skip Gelletly:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 731-763-1648, containing approximately 3.1 acres, located on the west line of Gayton Hills Lane approximately 200 feet south of Graham Meadows Drive. The applicant proposes a maximum density of 2.86 units per acre. The maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – Seth Humphreys (Deferral requested to the November 10, 2004 Meeting). DEFERRED TO NOVEMBER 10, 2004**

**C-43C-04 Wilton Development Corp.:** Request to amend proffered conditions accepted with Rezoning Case C-42C-01, on Parcel 747-761-2937, containing approximately 4.67 acres, located at the southwest intersection of Dominion Boulevard and Sadler Road. The amendment is related to uses, building height and materials, site design, landscaping, and buffers and would permit an automobile dealership. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Tom Coleman APPROVED**

**C-44C-04 Andrew Condlin for David E. Cottrell:** Request to amend proffered conditions accepted with Rezoning Case C-39C-95, on part of Parcel 740-765-2150, containing 1.4019 acres (part of the 9.87 ac tract), located on the east line of Pouncey Tract Road, approximately 350 feet south of Twin Hickory Lake Drive. The amendment is related to use restrictions and hours of operation and would permit a car wash. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration, Office and Environmental Protection Area. **Staff – Paul Gidley (Deferral requested to the October 14, 2004 Meeting). DEFERRED TO OCTOBER 14, 2004**

**C-45C-04 Edward Kidd for Retlaw 100, LLC:** Request to conditionally rezone from B-2C Business District (Conditional) and O-3C Office District (Conditional) to B-2C Business District (Conditional) and O-3C Office District (Conditional), part of Parcels 748-758-5169 and 748-759-6017, containing 17.277 acres, located on the east line of Cox Road between Westerre Parkway and Interstate 64. The applicant proposes office

September 9, 2004

condominiums and retail uses. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Tom Coleman (Expedited agenda requested) APPROVED**

**TUCKAHOE:**

**Deferred from the August 12, 2004 Meeting:**

**C-35C-04 James Theobald for 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 APPROVED**

**VARINA:**

**C-39-04 Stuart Ludeke for Rodney Williams:** Request to rezone from A-1 Agricultural District to R-3 One Family Residence District, part of Parcel 815-727-4924, containing 182 acre, located on the east line of Orams Lane, approximately 530 feet south of Natchez Road. The applicant proposes adding this property to the Orams Estates Subdivision to potentially allow an additional residential lot. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is in the Airport Safety Overlay District. **Staff – Paul Gidley DENIED**

**C-46C-04 J Thomas O'Brien for Roberta J Holt:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 805-705-5884, containing 0.767 acre, located on the south line of Old Oakland Road approximately 350 feet west of Oakvale Street. The applicant proposes three (3) single-family residential lots. The R-3 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 – Jean Moore (Withdrawn by the applicant). WITHDRAWN**

**C-47C-04 Garry Gallagher** Request to conditionally rezone from O-2C Office District (Conditional) to B-2C Business District (Conditional), Parcel 834-714-1831, containing 2.307 acres, located at the eastern corner of the intersection of Williamsburg Road (U.S. Route 60) and Whiteside Road. The applicant proposes a retail use. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. The site is in the Airport Safety Overlay District. **Staff – Paul Gidley (Deferral requested to the November 10, 2004 Meeting). DEFERRED TO NOVEMBER 10, 2004**

**Deferred from the August 12, 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 – Tom Coleman DEFERRED TO SEPTEMBER 22, 2004**

**BROOKLAND.**

**Deferred from the August 12, 2004 Meeting:**

**C-40C-04 Glenn Moore for 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 – Tom Coleman DEFERRED TO OCTOBER 14, 2004**

**FAIRFIELD:**

**C-41C-04 Skip Gelletly for EJD Associates, Inc.** Request to conditionally rezone from O-2 Office District to RTHC Residential Townhouse District (Conditional), part of Parcel 810-728-3075, containing 7.125 acres, located at the western terminus of Mitcheltree Boulevard along the western boundary of the Mitcheltree subdivision. The applicant proffers to develop no more than twenty-six (26) units, density not to exceed five (5) units per acre. 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. **Staff – Seth Humphreys APPROVED**

**C-48C-04 Henry L Wilton.** Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), Parcels 804-737-4084 and 804-737-1251, containing 4.8303 acres, located on the east line of Mechanicsville Turnpike (U S Route 360) opposite Springdale Road. The applicant proposes business uses. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Government and Urban Residential. The site is in the Airport Safety Overlay District. **Staff – Jean Moore (Deferral requested to the October 14, 2004 Meeting). DEFERRED TO OCTOBER 14, 2004**

**RESOLUTION:** SIA-03-04 - East Area Middle School Site -- Substantially In Accord with the County Comprehensive Plan (Varina District) **Staff - Jean Moore DENIED**

**RESOLUTION:** SIA-04-04 -- Fire Station 3 Relocation Site -- Substantially In Accord with the County Comprehensive Plan (Varina District) **Staff - Jean Moore APPROVED**

**September 9, 2004**

**APPROVAL OF MINUTES: Planning Commission August 12, 2004 Minutes  
APPROVED WITH CORRECTIONS**

**DISCUSSION ITEM:** Set Public Hearing for the Amendment to the A-1 District Ordinance **SET WORK SESSION FOR SEPTEMBER 22, 2004**

**DISCUSSION ITEM:** Set a maximum number of new applications for the October 14, 2004 Planning Commission agenda **APPROVED**

Acting on a motion by **Mr. Archer**, seconded by **Mr Marshall**, the Planning Commission adjourned its meeting at **10:22 p.m.** on **September 9, 2004**

View the Planning Commission agendas at

**<http://www.co henrico.va us/planning/meetnext.htm>** and  
**<http://www co henrico.va us/planning/podnext.htm>**