

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
September 15, 2005**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (8)

REQUESTS FOR EXPEDITED ITEMS: (5)

CASES TO BE HEARD: (7)

BROOKLAND:

Deferred from the August 11, 2005 Meeting

C-47C-05 Benjamin L. Holladay, Jr. and Evelyn J. Holladay, RMA/Hunton, LC and WWJ, LC: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 762-772-5080 and 762-772-6237, containing 13.0 acres, located at the southeast intersection of I-295 and Old Mountain Road. The applicant proposes a single-family residential subdivision with a density not to exceed 1.7 units per acre. The R-3 District allows a minimum lot size of 11,000 square feet with a maximum gross density of 3.96 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 – Lee Tyson APPROVED**

Deferred from the August 11, 2005 Meeting

C-48C-05 Cameron Palmore for Randy Gibson. Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 762-771-2433 and Part of Parcel 762-771-7035, containing 7.532 acres, located on the south line of Old Springfield Road approximately 430 feet east of Springfield Court. The applicant proposes a single-family residential subdivision with the maximum density not to exceed 2.0 lots per acre. The R-2AC District allows a minimum lot size of 13,500 square feet with a maximum gross density of 3.22 units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Tyson DEFERRED TO 10/13/05**

C-50C-05 Molland Spring/Atack Properties: Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcel 762-768-2433, containing approximately 6.56 acres, located on the west line of Staples Mill Road approximately 1,350 feet north of Meadow Pond Lane. The applicant

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proposes a single family subdivision of no more than ten (10) lots. The R-2 District allows a minimum lot size of 18,000 square feet with a maximum gross density of 2.42 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Rosemary Deemer (Deferral requested to the October 13, 2005 Meeting) DEFERRED TO 10/13/05**

C-51C-05 James W. Theobald for Eagle Construction of VA, LLC: Request to amend proffered conditions accepted with rezoning case C-17C-00, on Parcel 762-764-7055, containing 20.057 acres, located at the intersection of the western terminus of Crossridge Glen Way and Buchmill Drive (Crossridge subdivision). The amendment is related to the type of housing in Tract 8B to allow condominiums for sale to seniors. The existing zoning is R-6C General Residence District (Conditional). The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Tyson (Expedited agenda requested) APPROVED**

FAIRFIELD:

Deferred from the August 11, 2005 Meeting:

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 4.83 acres, located on the east line of Mechanicsville Turnpike (U.S. Route 360) opposite Springdale Road. The applicant proposes business uses. The uses 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 – Rosemary Deemer (Withdrawn by applicant. Case has been combined with C-12C-05.) WITHDRAWN**

Deferred from the August 11, 2005 Meeting:

C-12C-05 Wilton Development Corp.: Request to conditionally rezone from A-1 Agriculture, B-3C Business District (Conditional), B-2C Business District (Conditional) and R-5C General Residence District (Conditional) to R-5C General Residence District (Conditional), and B-2C and B-3C Business Districts (Conditional), Parcels 804-737-4084, and 1251, 804-736-0481 and part of Parcel 804-737-7154, containing 36.6 acres, located at the northeast intersection of Mechanicsville Turnpike (U.S. Route 360) and Neale Street. A multi-family residential complex (29.51 acres) and business uses (7.12 acres) are proposed. The R-5 District allows a density of 14.52 units per acre. The proposed districts would be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration, Government and Urban Residential. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer APPROVED**

C-52-05 John G. Shurley: Request to rezone from C-1 Conservation District to A-1 Agricultural District, part of Parcel 817-735-3028, containing 6.6 acres, located on the northwest line of Creighton Road approximately 1.25 miles northeast of Cedar Fork Road. The applicant proposes to replace one single-family residence. The A-1 District

allows a minimum lot size of 43,560 square feet with a maximum gross density of 1 00 unit per acre The Land Use Plan recommends Environmental Protection Area The site is in the Airport Safety Overlay District **Staff – Lee Tyson (Deferral requested to the November 10, 2005 Meeting) DEFERRED TO 11/10/05**

THREE CHOPT:

Deferred from the June 9, 2005 Meeting:

P-2-05 Andrew M. Conklin for Kent Little: Request for a Provisional Use Permit under Sections 24-58 2(a) and 24-122 1 of Chapter 24 of the County Code in order to allow extended hours of operation until 2 00 a m for a restaurant on Parcel 735-763-5299, containing 1 922 acres, located on the north line of W Broad Street (U S Route 250), approximately 1,550 feet east of its intersection with N Gayton Road The existing zoning is A-1 Agricultural District The Land Use Plan recommends Mixed Use Development The site is in the West Broad Street Overlay District **Staff – Lee Tyson (Deferral requested to the November 10, 2005 Meeting) DEFERRED TO 11/10/05**

Deferred from the July 14, 2005 Meeting

C-27C-05 Pouncey Tract Properties, LLC Request to conditionally rezone from A-1 Agricultural District, B-3C Business District (Conditional) and M-1C Light Industrial District (Conditional) to B-2C Business District (Conditional), Parcels 740-765-2150 and 740-765-7084, containing approximately 10 1084 acres, located at the southeast intersection of Twin Hickory Lake Drive and Pouncey Tract Road The applicant proposes a neighborhood retail shopping center The use will be controlled by zoning ordinance regulations and proffered conditions The Land Use Plan recommends Office, Commercial Concentration, Light Industry and Environmental Protection Area The site is in the West Broad Street Overlay District **Staff – Rosemary Deemer (Deferral requested to the October 13, 2005 Meeting) DEFERRED TO 10/13/05**

C-53C-05 D. L. Strange-Boston for Robert R. Bock, LLC: Request to conditionally rezone from C-1C Conservation District (Conditional) and M-1C Light Industrial District (Conditional) to M-1C Light Industrial District (Conditional), Parcel 751-758-8362, containing 1 413 acres, located on the north line of Mayland Drive approximately 230 feet west of Gaskins Road The applicant proposes a car wash The use will be controlled by zoning ordinance regulations and proffered conditions The Land Use Plan recommends Planned Industry and Environmental Protection Area **Staff – Tom Coleman DEFERRED TO 10/13/05**

C-54C-05 Ahmad Nessar etals: Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcel 743-773-5025, containing 1 651 acres, located on the west line of Shady Grove Road at Prescott Place The applicant proposes a single-family subdivision The R-2 District allows a minimum lot size of 18,000 square feet with a maximum gross density of 2 42 units per acre The use will be controlled by zoning ordinance regulations and proffered conditions The Land Use Plan recommends Suburban Residential 1, 1 0 to 2 4 units net density per acre **Staff – Lee Tyson APPROVED**

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C-56-05 J. F. Williams for Wms, LLC: Request to rezone from A-1 Agricultural District to B-2 Business District, Parcels 746-760-6689, 746-760-3696, and part of parcel 746-761-5525, containing approximately 5.16 acres, located at the northeast intersection of W Broad Street (U S Route 250) and Old Sadler Road. The applicant proposes a shopping center, service station and automobile dealership. The uses will be controlled by zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **Staff – Tom Coleman (Deferral requested to November 10, 2005) DEFERRED TO 11/10/05**

P-8-05 J. F. Williams for Wms, LLC: Request for a provisional use permit under Sections 24-58 2(a), 24-120 and 24-122 1 of Chapter 24 of the County Code, in order to allow 24-hour operation of a convenience store with gas sales as permitted in the B-2 Business District, on Parcel 746-760-3696, located at the northeast intersection of W Broad Street (U S Route 250) and Old Sadler Road. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Commercial Concentration. **Staff – Tom Coleman (Deferral requested to November 10, 2005) DEFERRED TO 11/10/05**

C-57C-05 Andrew M. Condlin for Shady Grove Co. Inc.: Request to rezone from R-2AC One Family Residence District (Conditional) to A-1C Agricultural District (Conditional), part of Parcel 738-772-9227, containing 5.379 acres, located at the southeast intersection of Pouncey Tract Road (State Route 271) and Grey Oaks Park Drive right-of-way. The applicant proposes a community recreation center. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Nathalie Neaves (Expedited agenda requested) APPROVED**

C-58C-05 Andrew M. Condlin for Shady Grove Co., Inc.: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to R-2AC One Family Residence District (Conditional), part of Parcel 738-772-9227, containing 1.079 acres, located approximately 1,708' east of Pouncey Tract Road on the south line of Grey Oaks Park Drive right-of-way. The applicant proposes a single-family subdivision with the maximum number of lots not to exceed 2.0 units per acre in the aggregate as approved with rezoning case C-16C-03. The R-2A District allows a minimum lot size of 13,500 square feet with a maximum gross density of 3.23 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Rosemary Deemer (Expedited agenda requested) APPROVED**

TUCKAHOE:

Deferred from the July 14, 2005 Meeting

C-27C-02 Richfield Assoc., LLC, Eagle Pediatric Assoc., LLC, and Venture Investments, Inc.: Request to amend proffered conditions accepted with rezoning case C-32C-89, on Parcels 740-750-0178, 739-750-8644, 740-750-4970, 740-750-0649 and 740-750-2862, containing 14.295 acres, located on the north line of Ridgefield

Parkway at the intersection with Eagles View Drive and Glen Eagles Drive The amendment is related to the permitted density of the shopping center, permitted uses, and site design The existing and proposed zoning is B-2C, Business District (Conditional) The Land Use Plan recommends Commercial Concentration **Staff – Lee Tyson DENIED**

P-10-05 Dale Finocchi for Nextel Communications of the Mid-Atlantic: Request for a provisional use permit under Sections 24-95(a)(3), 24-120 and 24-122 1 of Chapter 24 of the County in order to construct and operate a telecommunications tower up to 100' in height and related equipment on part of Parcel 746-744-4470, containing approximately 1,575 square feet, located at the northeast intersection of Gayton Road and Gaskins Road The existing zoning is R-3 One Family Residence District The Land Use Plan recommends Semi Public uses **Staff – Tom Coleman APPROVED**

C-59C-05 Philip Heldrick: Request to amend proffered conditions accepted with rezoning case C-72C-89, on Parcel 744-739-3784, containing 0.333 acre, located on the north line of Gaslight Place approximately 40 feet west of Gaslight Terrace The amendment is related to the type of roofing materials allowed The existing zoning is 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 – Nathalie Neaves (Expedited agenda requested) APPROVED**

VARINA:

Deferred from the July 14, 2005 Meeting

C-33C-05 Prospect Homes of Richmond, Inc: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), R-6C General Residence District (Conditional) and B-2C Business District (Conditional), Parcels 819-684-6961, 820-683-2686, 819-683-2452, 819-683-5565, 818-684-8174, 819-685-1803, containing 62.9 acres, located between the east line of Buffin Road, south line of New Market Road (State Route 5), west line of Fordson Farm Lane and northwest line of Interstate 295 at the New Market Road Interchange The applicant proposes 40 single family residential lots, 82 townhouse units for sale and community business uses The R-2A District allows a minimum lot size of 13,500 square feet with a maximum gross density of 3.23 lots per acre The R-6 District allows twelve (12) townhouse units per acre The business uses will be controlled by zoning ordinance regulations and proffered conditions The Land Use Plan recommends Office and Office/Service The site is in the Airport Safety Overlay District **Staff – Tom Coleman (Deferral requested to January 12, 2006) DEFERRED TO 1/12/06**

Deferred from the August 11, 2005 Meeting:

C-31C-05 Courtney Fisher for Richmond Land Company: Request to conditionally rezone from O-2C Office District (Conditional) to R-3C One Family Residence District (Conditional), Parcel 818-716-1579, containing 0.762 acre, located on the southwest intersection of Audubon Drive and Oakleys Lane The applicant proposes a single-family residential development The R-3 District allows a minimum lot

size of 11,000 square feet with a maximum gross density of 3.96 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer (Deferral requested to the March 9, 2006 Meeting) DEFERRED TO 3/9/06**

C-61C-05 Ken Merner for Ross Run, LLC: Request to conditionally rezone from R-3AC One Family Residence District (Conditional) to A-1C Agricultural District (Conditional), pt of Parcel 825-692-8035, containing 6.8 acres, located at the northeast intersection of I-295 and Four Mile Creek. The applicant proposes a private non-profit recreation facility for the Castleton subdivision. The use will be controlled by zoning ordinance regulations and proffered conditions. 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 in the Airport Safety Overlay District. **Staff – Nathalie Neaves (Expedited agenda requested) APPROVED**

APPROVAL OF MINUTES: Planning Commission August 11, 2005

Acting on a motion by Archer, seconded by Vanarsdall, the Planning Commission adjourned its meeting at 9:52 p.m. on September 15, 2005

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