

Minutes of the regular monthly meeting of the Planning Commission of the County of Henrico, Virginia, held in the Board Room of the County Administration Building, Parham and Hungary Spring Roads at 7:00 p.m., on February 15, 2001, Display Notice having been published in the Richmond Times-Dispatch on Thursday, December 21, 2000, and Thursday, December 28, 2000.

Members Present: C. W. Archer, C.P.C., Chairperson, Fairfield
Elizabeth G. Dwyer, C.P.C., Vice-Chairperson, Tuckahoe
Ernest B. Vanarsdall, C.P.C., Brookland
Allen J. Taylor, C.P.C., Three Chopt
Ray Jernigan, Varina
David A. Kaechele, Board of Supervisors, Three Chopt
John R. Marlles, AICP, Secretary, Director of Planning

Others Present: Virgil R. Hazelett, P.E., County Manager
Randall R. Silber, Assistant Director of Planning
Jo Ann Hunter, AICP, Acting Principal Planner
Mark Bittner, County Planner
Lee Householder, County Planner
Judy Thomas, Recording Secretary

CAPITAL IMPROVEMENT PROGRAM

Henrico County's proposed five year Capital Improvement Program (CIP) for FY 2001-02 through FY 2005-06.

SUBDIVISION

Deferred from the January 24, 2001 Meeting:

Estates of Hampshire (January 2001 Plan) **Bay Design Group, P.C. for Richard C. & Doris Brown and Wilton Real Estate & Development Corporation:** The 12.00 acre site is located on the south line of Nuckols Road opposite its intersection with Dominion Hills Boulevard on part of parcels 10-A-12, 14 and 17C. The zoning is R-2C, One-Family Residence District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer. **(Three Chopt) 18 Lots**

12. Each lot shall contain at least 18,000 square feet, exclusive of floodplain areas.
13. 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 & Utility Easement."
14. The detailed plant list and specifications for the landscaping to be provided within the 30-foot-wide planting strip easement along Nuckols Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. A County standard sidewalk shall be constructed along the south side of Nuckols Road.
16. The proffers approved as part of zoning cases C-39C-00 and C-48C-90 shall be incorporated in this approval.

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17. Prior to 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.
18. 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.
19. Final approval shall not be granted for any portion of this subdivision until an overall plan for the entire subdivision showing all future sections has been granted conditional approval by the Planning Commission.

SUBDIVISION

Deferred from the January 24, 2001 Meeting:

**Hampshire
(January 2001 Plan)**

Bay Design Group, P.C. for Dudley A. and May N. Brill, Kenneth V. & Nancy B. Amo, W. O. Jones, Jr., Barbara L. Smith, Gordan W. and B. L. Smith and Wilton Real Estate & Development Corporation: The 35.10 acre site is located on the south line of Nuckols Road and the west line of Shady Grove Road on parcels 10-A-12, 13, 14, 14A, 14B, 15, 16, 17A and 17B. The zoning is R-2AC, One-Family Residence District (Conditional) and A-1, Agricultural District. County water and sewer. **(Three Chopt) 79 Lots**

12. The detailed plant list and specifications for the landscaping to be provided within the 30-foot-wide planting strip easement along Nuckols Road and Shady Grove Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. A County standard sidewalk shall be constructed along the south side of Nuckols Road and the west side of Shady Grove Road.
14. The proffers approved as part of zoning cases C-39C-00 and C-71-C-00 shall be incorporated in this approval.
15. Prior to 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.
16. 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.
17. Final approval shall not be granted for any portion of this subdivision until an overall plan for the entire subdivision showing all future sections has been granted conditional approval by the Planning Commission.

P-1-01 John G. Chip Dicks for Telecom Consulting Group, Inc.: Request for a provisional use permit under Sections 24-95(a), 24-120, and 24-122.1 of Chapter 24 of the County Code in order to

construct a 250' lighted telecommunications tower and support facilities, on part of Parcel 205-A-44, containing 4,900 square feet, located at 6929 Monahan Road, on the east side of Monahan Road approximately 1,170 feet north of its intersection with Darbytown Road. The existing zoning is A-1 Agricultural District. The site is also in the Airport Safety Overlay District.

C-10C-01 Glenn R. Moore for J & L Associates: Request to conditionally rezone from R-4 One Family Residence District to B-3C Business District (Conditional), Parcels 81-11-E-13, 15 and 16, containing 0.55 acre, located on the east line of Fountain Avenue, approximately 120 feet south of Deep Run Avenue (West Broad Street Village). Expansion of an automobile dealership is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre.

FAIRFIELD:

C-11C-01 James W. Theobald for Daniel Corporation: Request to conditionally rezone from R-2 One Family Residence District, O-2C Office District (Conditional), O/SC Office/Service District (Conditional), and PMD Planned Industrial District to R-5C General Residence District (Conditional), O-2C Office District (Conditional), and M-1C Light Industrial District (Conditional), Parcels 53-A-69, 71, 74B, 75-79, 81-84, and 87, described as follows:

C-12C-01 Charlene E. Elliott for Arbor Services, Inc.: Request to conditionally rezone from A-1 Agricultural and C-1 Conservation Districts to O-2C Office District (Conditional), part of Parcel 74-A-14, described as follows:

Deferred from the December 7, 2000 Meeting:

P-12-00 Christopher King for Sprint PCS: Request for a provisional use permit in accordance with Sections 24-95 (a) (3) and 24-122.1 of Chapter 24 of the County Code in order to construct and operate a 120 foot cellular communications tower and antenna, on part of Parcel 49-9-A-3B, (North Carolina Furniture Company) containing 1,258 square feet, located on the south side of West Broad Street (U. S. Route 250) approximately 250 feet east of its intersection with Pemberton Road. The site is zoned B-2C Business District (Conditional).

Deferred from the January 11, 2001 Meeting:

C-7C-01 Curtis D. Gordon for West End Developers, L.L.C.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 56-1-A-1 (Wingate Subdivision) and 56-A-4, described as follows:

Beginning at a point on the N. line of Church Road, said point being 200' west of the W. line extended of Abbey Lane; thence continuing along the N. line of Church Road N. 64° 49' 06" W., 368.46' to a point; thence leaving the N. line of Church Road N. 51° 35' 53" E., 998.47' to a point; thence N. 50° 14' 32" E., 167.43' to a point; thence S. 39° 07' 56" E., 202.98' to a point; thence S. 51° 35' 05" W., 855.36' to a point; thence S. 54° 48' 38" E., 50.80' to a point; thence S. 25° 11' 22" W., 191.76' to the point and place of beginning, containing 5.550 acres.

Deferred from the January 11, 2001 Meeting:

C-8C-01 Michael Tummillo: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 56-A-13A, described as follows:

Commencing at a point where the W. line of Clary Preston Drive meets the N. line of Church Road; thence N. 83°08'07" W., 16.71' to a point being the point of beginning; thence N. 83°08' 07" W., 328.29' to a point; thence N. 07°13'00" E., 306.55' to a point; thence S. 83°01' 52" E., 345.00' to a point; thence S. 07°13'00" W., 282.44' to a point; thence along a curve to the right having a delta angle of 70°38'03", a radius of 25.00', a length of 30.82', a chord bearing of S. 42°32'02" W., and a chord distance of 28.91' to a point being the point of beginning, containing 2.423 acres or 105,453 square feet of land.

C-13C-01 J. M. Zeigler for J. M. Zeigler, Inc.: Request to amend proffered conditions accepted with rezoning case C-44C-93, on Parcels 35-4-A-3 and 4, containing approximately 32,696 square feet, located at the terminus of Glastonbury Drive approximately 340 feet from N. Gayton Road in the Sedgemoor Oaks Subdivision. The proposed amendment is to delete proffer #1 related to requirements of the R-3 District. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Environmental Protection Area. The site is also in the West Broad Street Overlay District.

C-14C-01 Jay M. Weinberg for William W. Johnson, Patsy Ann Heider, Erle P. Anderson and Forrest G. Urban: Request to conditionally rezone from A-1 Agricultural District and R-2 One Family Residence District to R-5AC General Residence District (Conditional), part of Parcels 58-2-A-3A and 4B (Broad Acres Subdivision); and Parcels 58-3-E-6 through 11, 58-3-C-4 through 10, 58-3-D-1 through 7, and 58-3-F-1 through 5 (Andover Hills Subdivision), described as follows:

Commencing at the SE. corner of Broad Street Road and Pemberton Road; thence along the S. line of Broad Street Road in a easterly direction 468.55' to a point; thence S. 26°20'46" W., for a distance of 1469.86' to a point on the S. line of Mayland Drive being the said "Point of Beginning"; thence S. 26°20'46" W., 409.63' to a point; thence N. 51°47'29" W., for a distance of 175.00' to a point; thence N. 26°20'46" E., for a distance of 396.18' to a point on the S. line of Proposed Mayland Drive; thence along the S. line of proposed Mayland Drive, in a southwesterly direction along a curve to the right having a radius of 1879.86', an arc length of 172.80' to the said "Point of Beginning", together with and subject to covenants, easements and restrictions of record, containing 1.6 acres.

TUCKAHOE:

C-15C-01 Andrew M. Conlin for Lucor: Request to conditionally rezone from R-3 One Family Residence District to O-1C Office District (Conditional), B-1C and B-2C Business Districts (Conditional), Parcels 90-2-A-1 (Johnson Heights) and 90-A-19, 20 and 20A, described as follows:

P-2-01 Andrew M. Conlin for Lucor: Request for a provisional use permit under Sections 24-58.2(c) and 24-122.1 of Chapter 24 of the County Code in order to allow a 15,000 square foot enclosed, air -conditioned three-bay auto service station on Part of Parcel 90-A-19, containing 0.431 acres, located on the south line of Quioccasin Road approximately 250 feet east of Pemberton Road.

The existing zoning is R-3 One Family Residence District but is proposed for B-2C Business District (Conditional).

Deferred from the January 11, 2001 Meeting:

FAIRFIELD:

AMENDMENT TO THE MAJOR THOROUGHFARE PLAN OF THE COMPREHENSIVE PLAN: MTP-1-01 Proposed Deletion of Connecticut Avenue between Brook Road and Telegraph Road.

RESOLUTION:

The Tuckahoe Library Site

Substantially in Accord with the County of Henrico Comprehensive Plan.