

REZONINGS AND PROVISIONAL USE PERMITS

ACTION

OCTOBER 14, 1999

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

BROOKLAND:

C-57-99 **County of Henrico:** Request to rezone from R-2C One Family Residence District (Conditional) to R-2A and R-3 One Family Residence Districts, Parcel 30-A-36, containing 0.61 acre, located at the southwest intersection of Mountain and Courtney Roads. A single family residence and parks and recreation facility are proposed. The R-2A District and R-3 District require a minimum lot size of 13,500 and 11,000 square feet respectively. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **(Staff presentation by Jo Ann Hunter)**



ACTION: Recommended for approval

FAIRFIELD:

Deferred from the July 15, 1999 Meeting:

C-13C-99 **Ralph L. Axslle for Wilton Development Corp.:** Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-2C One Family Residence District (Conditional) and C-1 Conservation District, Parcel 74-A-20, containing approximately 162 acres, located at the northeast intersection of Diane Lane, Old Sellers Way and Wilkinson Road. A single family residential development is proposed. The applicant has proffered a maximum of 175 lots. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **(Staff presentation by Jo Ann Hunter) Deferral requested to November 10, 1999.**



ACTION: Deferred to November 10, 1999

C-58C-99 **Robert M Atack for Atack Properties, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 23-A-18 through 20 & Parcel 23-A-22, containing approximately 95.01 acres, located on the north line of Woodman Road at the northern terminus of Jeb Stuart Parkway approximately 2,500 feet west of Brook Road (U. S. Route 1). A single family subdivision is proposed. The R-3 District requires 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**

presentation by Eric Lawrence)



ACTION: Deferred to December 9, 1999

THREE CHOPT:

Deferred from the August 12, 1999 Meeting:

C-36C-99 Brian R. Marron for Bill Tsimbos: Request to conditionally rezone from R-3 One Family Residence District to B-1C Business District (Conditional), Parcel 59-A-74, containing 0.446 acres, located on the east side of Skipwith Road approximately 480' south of its intersection with W. Broad Street (U. S. Route 250). A beauty salon and related uses are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **(Staff presentation by Mark Bittner) (CASE WITHDRAWN BY APPLICANT)**



ACTION: Case withdrawn by Applicant

Deferred from the September 9, 1999 Meeting:

C-54C-99 Dennis Farmer for 13654 Gayton Road, L.L.C.: Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 35-A-16B, containing approximately 5.0 acres, located on the west line of Gayton Road approximately 200' south of its intersection with Gayton Station Boulevard. A single-family subdivision is proposed. The R-3A District requires a minimum lot size of 9,500 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **(Staff presentation by Lee Householder)**



ACTION: Recommended for approval

Deferred from the September 9, 1999 Meeting:

C-55-99 James W. Theobald for H. H. Hunt Corporation: Request to rezone from R-3C One Family Residence District (Conditional), R-5C General Residence District (Conditional), and RTHC Residential Townhouse District (Conditional) to C-1 Conservation District, on part of Parcels 27-A-27A, 26-A-31, and 27-A-3A containing approximately 1.60 acres, part of Parcel 27-A-5A, containing approximately 3.29 acres; part of Parcels 27-A-5A, 27-A-11, and 27-A-9A containing approximately 1.73 acres; part of Parcels 27-A-9A, and 27-A-11 containing approximately 19.28 acres; located within Twin Hickory Planned Community south of Shady Grove Road and Twin Hickory Road Extended and east of Pouncey Tract Road. A conservation area is proposed. The Land Use Plan recommends Environmental Protection Area. **(Staff presentation by Eric Lawrence)**



ACTION: Recommended for approval

TUCKAHOE:

C-59-99 Stephen D. Hostetler for Lakewood Manor Baptist Retirement Community, Inc.: Request to rezone from A-1 Agricultural District to R-5 General Residence District, part of Parcel 76-A-8F, containing 1.75 acres, located on the south line of Lauderdale Drive at its intersection with John Rolfe Parkway. An access road to Lakewood Manor is proposed. The Land Use Plan recommends Suburban


Residential 1, 1.0 to 2.4 units net density per acre. **(Staff presentation by Mark Bittner)**

 **ACTION:** Recommended for approval

VARINA:

Deferred from the September 9, 1999 Meeting:

C-46C-99 **Henry L. Wilton:** Request to conditionally rezone from A-1 Agricultural District to R-IAC One Family Residence District (Conditional), part of Parcel 177-A-40, containing approximately 51.46 acres, located at the southeast intersection of Elko Road and Old Williamsburg Road. A single-family residential subdivision is proposed. The applicant has proffered the overall density not to exceed 1 unit per acre. The Land Use Plan recommends Rural Residential, not exceeding 1.0 unit per acre. **(Staff presentation by Lee Householder)**

 **ACTION:** Case Withdrawn by Applicant

Deferred from the September 9, 1999 Meeting:

C-21C-99 (Revised) **Walter J. Monahan for Dakota Associates:** Request to conditionally rezone from A-1 Agricultural, RTH Residential Townhouse District, and R-5 General Residence District to R-3C One-Family Residence District with conditions (20.017 acres) and R-5C General Residence District with conditions (34.667 acres), Parcels 192-A-7, 19, & 20, located on the west line of Midview Road approximately 400' south of its intersection with Darbytown Road. Residential townhomes and a single-family subdivision are proposed. The R-3 District requires a minimum lot size of 11,000 square feet and in the R-5 District the maximum density is proffered at 9 units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4, units net density per acre. The site is also in the Airport Safety Overlay District. **(Staff presentation by Jo Ann Hunter)**

 **ACTION:** Recommended for denial

RESOLUTION: Substantial in Accord with County's Comprehensive Plan –Courtney Road Service Station Parks and Recreation Facility.

(Staff presentation by Jo Ann Hunter)

 **ACTION:** Approved

RESOLUTION: Initiate Zoning Ordinance Amendment to increase multi-family development standards. Set work session for October 27, 1999.

(Staff presentation by Jo Ann Hunter)

 **ACTION:** Approved

RESOLUTION: Initiate Zoning Ordinance Amendment to increase residential setbacks along major roadways. Set work session for October 27, 1999.

(Staff presentation by Jo Ann Hunter)



ACTION: Approved

RESOLUTION: 50TH Anniversary of World Town Planning Day (WTPD)

(Staff presentation by Lee Householder)



ACTION: Approved

APPROVAL OF MINUTES: August 12, 1999, September 9, 1999.



ACTION: Approved