

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

SEPTEMBER 9, 1999

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-66-99

Lakewood Manor Entrance

Road - Lauderdale Drive

TIMMONS for Virginia Baptist Homes, Inc.: Request for approval of a plan of development and special exception as required by Chapter 24, Section 24-106 and Section 24-52(e) of the Henrico County Code to construct an entrance road for an existing assisted living facility. The 3.0 acre portion of this site is located at the intersection of Lauderdale Drive and John Rolfe Parkway on Parcel 76-A-8F and part of parcel 77-A-2A. The zoning is A-I, Agricultural District and R-5, General Residence District. County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting.

(Staff Report by Kevin Wilhite)



ACTION: DEFERRED to 11/17/99

THREE CHOPT:

C-54C-99

Dennis Farmer for 13654 Gayton Road, L.L.C.: Request to conditionally rezone from A-1 Agricultural District to R-3C 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-3 District requires a minimum lot size of 11,000 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: DEFERRED to 10/14/99

C-55-99

James W. Theobald for H. H. Hunt Corporation: Request to rezone from R-3C General 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: DEFERRED to 10/14/99

TUCKAHOE:

C-56C-99

Scott A. Fath: Request to amend proffered conditions accepted with rezoning case C-72C-89, on Parcel 99-14-A-7 (9608 Gaslight Place), containing approximately 0.42 acres, located at the northeast intersection of Gaslight Place and Gaslight Drive. The proposed amendment is related to the type of roofing materials. 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 April 15, 1999 Meeting:

C-73C-98

James W. Theobald for W. A. Robins, et. al., Redford 131, L.C., Edward M. Luck, Gerald A.

Crigger: Request to conditionally rezone from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional), Parcels 197-A-21A, 21B (part), 21C and 22 (part), Parcels 197-1-1-6 (part), 7 and 7A, and Parcels 197-4-A-1, 2 and 3, containing 58.214 acres, located on the north line of Portugee Road (beginning in the Capes of Portugee Subdivision) approximately 280' east of the intersection of Portugee Road and Memorial Drive and on the east line of Memorial Drive (beginning in the Gaulding and Orange Subdivision) approximately 1890' north of the intersection of Portugee Road and Memorial Drive. A zero lot line single family residential subdivision is proposed. The applicant has proffered a maximum density of 2.8 units per acre. The Land Use Plan recommends Rural Residential, not exceeding 1.0 unit net density per acre, and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **(Staff presentation by Eric Lawrence)**



ACTION: DEFERRED to 12/9/99

Deferred from the July 15, 1999 Meeting:

C-46C-99

Henry L. Wilton: Request to conditionally rezone from A-1 Agricultural District to R-1AC 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: DEFERRED to 10/14/99

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-5 General Residence District (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 the R-5 District restricts the maximum density to 12 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: DEFERRED to 10/14/99

BROOKLAND:

Deferred from the August 12, 1999 Meeting:

C-47C-99

Ralph L. Axselle or Andrew M. Condlin for Penrose Corporation: Request to amend proffered conditions applicable to the Parham Place Office Park and accepted with rezoning case C-113C-85, on Parcel 52-A-5, containing 20.11 acres, located on the south line of Old Hungary Road at the intersection of Hungary Road and Benham Court and also fronting on the north line of E. Parham Road. The proposed amendments are related to access to Hungary Road and buffer area on the property. The Land Use Plan recommends Office. **(Staff presentation by Mark Bittner)**



ACTION: DEFERRED to 11/10/99