

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

JULY 13, 2000

**BEGINNING AT 6:00 P.M.:**

**CALL TO ORDER:**

AMENDMENT TO CHAPTER 24 (ZONING) OF THE CODE OF THE COUNTY OF HENRICO: An Ordinance to amend and reordain Section 24-52(g) of the Code of the County of Henrico to delete fairgrounds as a conditional use permitted by special exception in the A-1 Agricultural District.



Recommendation to keep the word "Fairgrounds" in Ordinance.

**TUCKAHOE:**

None.

**FAIRFIELD:**

*Deferred from the May 11, 2000 Meeting:*

C-29C-00 **Roy B. Amason for Virginia Center, L. L. C.:** Request to amend proffered conditions accepted with Rezoning Case C-38C-97, on Parcel 44-A-1, containing 8.416 acres, located on the north line of Virginia Center Parkway, approximately 570 feet east of its intersection with Carriage Homes Way and 360 feet west of its intersection with Carriage Point Lane. The amendment would allow the development of 60 townhouse units instead of a 160 unit assisted care facility. The Land Use Plan recommends Office. **Staff - Lee Householder**



DEFER 8/10/00

*Deferred from the March 9, 2000 Meeting:*

C-65C-99 **Donald L. Strange-Boston for Steven and Dody Tribble and Charles W. Sanders, Jr. and J. Sanders:** Request to conditionally rezone from B-3C Business District (Conditional) and R-4 One Family Residence District to B-3C Business District (Conditional), Parcels 52-A-55 and 56 and part of Parcels 52-A-53 and 54A, containing 1.5706 acres, located on the west line of Mountain Road approximately 275 feet north of its intersection with North Run Road. Any permitted B-1 use, and B-3 Office/Warehouse are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Arterial and Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff - Mark Bittner.**



GRANT

**THREE CHOPT:**

*Deferred from June 15, 2000 Meeting:*

C-38C-00 **Conway C. Miller:** Request to amend proffered conditions accepted with rezoning cases C-79C-87, C-44C-82, C-26C-82, on Parcel 59-A-28, containing 12.71 acres, located on the south line of West Broad Street (U. S. Route 250) at its intersection with West End Drive. The amendment is related to the uses that will be permitted on the property. The Land Use Plan recommends Commercial Concentration. **Staff – Eric Lawrence. Expedited Agenda requested**

 GRANT

*Deferred from June 15, 2000 Meeting:*

C-39C-00 **Henry L. Wilton for Dickens Place LLC:** Request to conditionally rezone from A-1 Agricultural District, R-2C and R-2AC One Family Residence Districts (Conditional) to R-2C and R-2AC One Family Residence Districts (Conditional), and R-5AC General Residence District (Conditional), Parcels 10-A-12, 13, 14, 14A, 14B, 16, 17A, 17B and 17C, containing approximately 72 acres, located on the west line of Shady Grove Road approximately 150' north of its intersection with Old Nuckols Road, approximately 300' south of its intersection with Nuckols Road and on the south line of Nuckols Road approximately 500' west of its intersection with Shady Grove Road. Residential uses are proposed. The R-2 District requires a minimum lot size of 18,000 square feet. The R-2A District requires a minimum lot size of 13,500 square feet. The R-5A District requires a minimum lot size of 5,625 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Mark Bittner.**

 GRANT

*Deferred from June 15, 2000 Meeting:*

C-40C-00 **William W. Johnson:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), on Parcels 18-A-8, 9 and 10-A-17D containing 15.25 acres, located on the west line of Shady Grove Road at its intersection with Old Nuckols Road. A residential subdivision is proposed. The R-2A District requires a minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Mark Bittner.**

 DEFER 8/10/00.

*Deferred from June 15, 2000 Meeting:*

C-41C-00 **Rev. Rick McDaniels for Glen Allen Community Church:** Request to conditionally rezone from R-2C One Family Residence District (Conditional) to O-2C Office District (Conditional), Part of Parcel 9-A-20, containing approximately 1.571 acres, located on the south line of Nuckols Road at its intersection with Wyndham Park Drive. A bank branch is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Eric Lawrence.**

 DEFER 10/12/00

C-48C-00 **Jordan Consulting Engineers for RAS, L.L.C.:** Request to conditionally rezone from O-2C Office District (Conditional) to B-3C Business District (Conditional), part of Parcel 48-A-23B, containing 0.146 acre, located west of Springfield Road (Rte 157) approximately 400 feet west of its intersection with Huron Avenue. A buffer/parking area is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Elizabeth Via. Expedited Agenda requested.**

 GRANT

C-49C-00 **James W. Theobald for Tascon Group, Inc.:** Request to amend proffered conditions accepted with rezoning case C-45C-99, on Parcels 58-A-3, 6 and 6A and part of Parcels 58-A-4 and 5, containing approximately 38.3 acres, located on the north line of Three Chopt Road at its intersection with Pell Street. The amendment would allow a condominium development in place of a detached single family development and assisted living facility. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units per acre, and Environmental Protection Area. **Staff - Lee Householder. Deferral requested to September 14, 2000.**

 DEFER 9/14/00

C-50C-00 **Mr. Ralph L. Axelle for Mr. & Mrs. Theodore Keflas:** Request to amend proffered conditions accepted with rezoning case C-54C-84, on Parcel 59-3-A-2A, containing 1.75 acres, located at the southwest intersection of West Broad Street (U. S. Route 250) and Tanelron Drive. The amendment is to permit outdoor dining at the Red, Hot & Blue Restaurant. The Land Use Plan recommends Commercial Concentration. **Staff – Mark Bittner. Deferral requested to August 10, 2000.**

 DEFER 8/10/00

P-6-00 **Mr. Ralph L. Axelle for Virginia Crescent One, L.P.:** Request for a provisional use permit in accordance with Sections 24-58.2(d) and 24-122.1 of Chapter 24 of the County Code in order to permit outdoor dining at the Red, Hot & Blue Restaurant, on Parcel 59-3-A-2A, containing 1.75 acres, located at the southwest intersection of West Broad Street (U. S. Route 250) and Tanelron Drive. The Land Use Plan recommends Commercial Concentration. The site is zoned B-2C Business District (Conditional). **Staff - Mark Bittner. Deferral requested to August 10, 2000.**

 DEFER 8/10/00

**BEGINNING AT 8:00 P.M.:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS:**

**EXPEDITED ITEMS:**

**VARINA:**

C-51C-00 **Patrick J. Sanderson or Andrew M. Condlin for Lucor, Inc.:** Request to amend proffered conditions accepted with rezoning case C- 2C-88, on part of Parcel 140-A-51B, containing approximately 0.97 acre, located on the west line of Laburnum Avenue approximately 240 feet south of its intersection with Creighton Road. The amendment is to permit an auto service station. The Land Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District. **Staff – Eric Lawrence.**

 GRANT

P-7-00 **Patrick J. Sanderson or Andrew M. Condlin for Lucor, Inc.:** Request for a provisional use permit in accordance with Sections 24-58.2(c) and 24.122.1 of Chapter 24 of the County Code in order to allow an auto service station on part of Parcel 140-A-51B, containing approximately 0.97 acre, located approximately 240 feet south of the intersection of Laburnum Avenue and Creighton Road. The site is zoned B-2C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District. **Staff - Eric Lawrence.**

 GRANT

**BROOKLAND:**

*Deferred from the May 11, 2000 Meeting:*

C-36C-00 **Gloria L. Freye for McDonald's Corp.:** Request to conditionally rezone from R-3 One Family Residence District to O-2C Office District (Conditional) and B-2C Business District (Conditional), Parcels 61-A-2 and 31, containing 2.046 acres, located on the west line of Staples Mill Road approximately 160 feet north of Parham Road and on the north line of Parham Road approximately 170 feet west of Staples Mill Road (U. S. Route 33). A fast food restaurant with drive through is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Mark Bittner. Deferral requested to August 10, 2000.**

 DEFER 8/10/00

C-52C-00 **Gloria L. Freye for Doswell Properties, Inc.:** Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional) and O-2C Office District (Conditional), Parcel 103-A-104, containing 1.721 acres, located at the southwest intersection of Staples Mill and Massie Roads. A fueling facility is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **Staff – Jo Ann Hunter. Deferral requested to September 14, 2000.**

 DEFER 8/10/00

P-8-00 **Heidi H. Parker for RCTC Wholesale Corp.:** 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 a 199 foot telecommunications tower and related equipment, on part of Parcel 116-A-13, containing 4,200 square feet of leased area, located on the east line of Westmoreland Street approximately

400 feet south of its intersection with Jacques Street (2001 Westmoreland Street). The site is zoned M-1 Light Industrial District. The Land Use Plan recommends Heavy Industry. **Staff – Jo Ann Hunter.**

 DEFER 8/10/00

**DISCUSSION:** Resolution to initiate ordinance amendments on 10-day appeal period and 100-day action by Planning Commission.

 APPROVE

**APPROVAL OF MINUTES:** June 15, 2000.