

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

JUNE 15, 2000

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**BEGINNING AT 7:00 P.M.:**

**CALL TO ORDER:**

**PLAN OF DEVELOPMENT** (*Deferred from the May 24, 2000, Meeting*)

POD-36-00  
Colonial Mechanical  
Corporation - Ackley  
Avenue

**Bay Design Group, P.C. for Colonial Mechanical Corporation:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 79,200 square foot sheet metal fabrication shop, a one-story 3,500 square foot service facility, a 28,500 square foot office and a two-story, 8,000 square foot office. The 16.65 acre site is located at the northeast terminus of Ackley Avenue approximately 1,300 feet north of its intersection with Parham Road on part of parcel 61-A-75. The zoning is M-1C, Light Industrial District (Conditional), M-1, Light Industrial District and C-1, Conservation District. County water and sewer. **(Brookland)**

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
24. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
26. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
27. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
28. Dedication of the 316 foot portion of Ackley Avenue in front of the site shall be recorded prior to the issuance of a certificate of occupancy.
29. All manufacturing and fabricating operations shall be conducted entirely within the enclosed building and the loading doors and other exterior doors during such operation shall remain closed.

**(Staff Report by Ted McGarry) (Expedited Agenda Requested)**



**ACTION: APPROVE**

### **WEST BROAD STREET/I-64 LAND USE STUDY:**

The Planning Commission will consider amendments to the 2010 Land Use Plan in the form of a new Recommended Land Use Plan for the West Broad Street/I-64 study area. The study area is generally comprised of the area bordered by West Broad Street, Three Chopt Road, Pump Road, and the Braeton Bay Apartments. **Staff – Mark Bittner.**



**ACTION: APPROVE**

### **THREE CHOPT:**

**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. Deferral requested to July 13, 2000.**



**ACTION: DEFER 7/13/2000**

**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), R-5AC General Residence District (Conditional), and RTHC Residential Townhouse 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 RTH District limits maximum density to 9 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 – Mark Bittner. Deferral requested to July 13, 2000.**



**ACTION: DEFER 7/13/2000**

**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. Deferral requested to July 13, 2000**



**ACTION: DEFER 7/13/2000**

**C-41C-00 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. Deferral requested to July 13, 2000**

 **ACTION:** DEFER 7/13/2000

#### **VARINA:**


*Deferred from the March 9, 2000 Meeting*

**C-73C-98 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 General 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 single family 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 – Eric Lawrence. Deferred requested to August 10, 2000**

 **ACTION:** DEFER 8/10/2000

*Deferred from the April 13, 2000 Meeting:*

**C-25C-00 James W. Theobald for 7-Eleven Inc.:** Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 162-A-43A, containing approximately 5.06 acres, located at the southwest intersection of S. Laburnum and Gay Avenues. Community retail is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. The site is also within the Airport Safety Overlay District. **Staff – Eric Lawrence. Deferral requested to September 14, 2000.**

 **ACTION:** DEFER 9/14/2000

*Deferred from the May 11, 2000 Meeting:*

**C-26C-00 Gail L. Sailes for Gail & James L. Sailes:** Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcel 202-A-20A, containing 3.87 acres, located on the east line of New Market Road, approximately 200 feet north of its intersection with Chatsworth Road. A single family residential subdivision is proposed. The applicant proffers no more than five lots to be developed on the property. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Mark Bittner.**

 **ACTION:** APPROVE

C-43C-00 **Alan R. Kemp, Jr., AICP for Pendragon Development, LLC:** Request to amend proffered conditions accepted with rezoning case C-14C-93, on Parcel 238-A-38, containing 129.382 acres, located at the eastern terminus of Ruddy Duck Drive. The amendment is related to the buffer area. 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 – Jo Ann Hunter. Expedited Agenda Requested**

 **ACTION: APPROVE**

C-44C-00 **Alvin S. Mistr, Jr.:** Request to amend proffered conditions accepted with rezoning case C-25C-95, on Parcels 192-A-42B, 43, 43A, 192-12-A-1 thru 7, 20, 22, 26, 27; Part of Parcels 192-12-A-21, 23 thru 25 containing approximately 13.8 acres, located on the south line of Darbytown Road at Jahodi Lane. The amendment is related to the percentage of ranchers allowed. 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 – Elizabeth Via.**

 **ACTION: DENY**

#### **BEGINNING AT 8:30 P.M.:**

C-45C-00 **Glenn E. Ayers for Mark T. Motley:** Request to amend proffered conditions accepted with rezoning case C-38C-89, on Parcel 165-A-12B, containing 45.64 acres, located on the north line of Old Williamsburg Road at its intersection with Whiteside Road. The amendment would allow a vehicle and equipment auction house. The Land Use Plan recommends Planned Industrial. The site is also in the Airport Safety Overlay District. **Staff – Elizabeth Via.**

 **ACTION: APPROVE**

C-46C-00 **Laraine Isaac for H. W. Owens, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 164-A-42, containing 5.97 acres, located at the eastern terminus of Howard Street. The R-3 District requires a minimum lot size of 11,000 square feet. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **Staff – Lee Householder.**

 **ACTION: DENY**

C-47C-00 **James W. Theobald for Payne 13, L.C. and Redford 131, L.C.:** Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional), part of Parcels 186-A-23 and 24, and 197-A-22A, containing 103.8 acres, located on the west line of Technology Boulevard approximately 1,280' south of Memorial Drive. The use will be controlled by proffered conditions and zoning ordinance regulations. 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 – Eric Lawrence.**

 **ACTION: APPROVE**

## **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 July 13, 2000.**



**ACTION:** DEFER 7/13/2000

## **FAIRFIELD:**

*Deferred from the March 9, 2000 Meeting:*

C-65C-99 **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, B-3 Office/Warehouse and Overnight Respite Care for Adults 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. Deferral requested to July 13, 2000**



**ACTION:** DEFER 7/13/2000

## **TUCKAHOE:**

C-42C-00 **Martin P. Beifield & Ina Ginsberg:** Request to amend proffered conditions accepted with rezoning case C-72C-89, on Parcel 99-14-A-1, containing 0.31 acre, located at the northeast intersection of Gaslight Drive and Gaslight Court and the southeast intersection of Derbyshire Road and Gaslight Drive in the Gaslight subdivision. The amendment is related to a change in the roofing material. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Householder. Expedited Agenda Requested**



**ACTION:** APPROVE

P-5-00 **Gloria L. Freye for Triton PCS, Inc:** Request for a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to allow an existing temporary 85' wooden telecommunications pole to remain on part of Parcel 89-A-44, containing 225 square feet, located at 1311 Gaskins Road. The site is zoned R-3 One Family Residence District. **Staff – Jo Ann Hunter. Expedited Agenda Requested**



**ACTION:** APPROVE

**APPROVAL OF MINUTES:** May 11, 2000.



**ACTION:** APPROVE