

## PLANNING COMMISSION

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### ACTIONS

FEBRUARY 15, 2001

**BEGINNING AT 6:15 P.M.:**

**CALL TO ORDER:**

**CAPITAL IMPROVEMENT PROGRAM**

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



**APPROVED**

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

**REQUESTS FOR WITHDRAWALS AND DEFERRALS:**

**EXPEDITED ITEMS:**

**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

As of the preparation date of this agenda, staff is not in position to recommend approval of this proposed subdivision due to a number of unresolved issues. The location of wetlands on the site impacts the proposed layout and a revision appears to be necessary. A lack of water quality information provided at the time of submittal has raised questions concerning the location and design of BMP's. Staff also has concerns about the adjoining property that is part of the original rezoning cases and is designated as future sections of this project, but is not part of the conditional approval application. Staff will continue to work towards resolution of these issues prior to the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

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.
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.

**Staff: Kevin Wilhite**



**ACTION APPROVED**

## **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

As of the preparation date of this agenda, staff is not in position to recommend approval of this proposed subdivision due to a number of unresolved issues. The location of

wetlands on the site impacts the proposed layout and a revision appears to be necessary. A lack of water quality information provided at the time of submittal has raised questions concerning the location and design of BMP's. Staff also has concerns about the adjoining property that is part of the original rezoning cases and is designated as future sections of this project, but is not part of the conditional approval application. Staff will continue to work towards resolution of these issues prior to the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

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.

**Staff: Kevin Wilhite.**



**ACTION APPROVED**

#### **VARINA:**

**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. **Staff: JoAnn Hunter. Deferral requested to April 12, 2001.**



**ACTION DEFER 4-12-01**

## **BROOKLAND:**

**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. **Staff: Mark Bittner.**



**ACTION APPROVED**

## **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, containing 59.48 acres, located on the north line of Parham Road at St. Charles Road and on the east line of Scott Road approximately 450 feet south of Level Green Lane (private.). A mixed-use development including multi-family, light industrial and office uses are proposed. The R-5 District allows a maximum density of 14.5 units per acre. The nonresidential uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, Office and Office/Service. **Staff: Jo Ann Hunter. Deferral requested to March 8, 2001.**



**ACTION DEFER 3-8-01**

**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, containing approximately 3.6 acres, located on the west line of Wilkinson Road approximately 196 feet south of Sausiluta Drive. A radio station is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Open Space/Recreation and Environmental Protection Area. **Staff: Lee Householder.**



**ACTION APPROVED**

THREE CHOPT:

*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). **Staff: JoAnn Hunter.**



**ACTION APPROVED**

*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 (Winngate Subdivision) and 56-A-4, containing 5.55 acres, located on the north line of Church Road 200 feet west of its intersection with Abbey Lane. A residential subdivision is proposed. The R-3 District allows 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: Lee Householder. Deferral requested to March 8, 2001.**



**ACTION DEFER 3-8-01**

*Deferred from the January 11, 2001 Meeting:*

**C-8C-01 Michael Tumillo:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 56-A-13A, containing 2.423 acres, located at the northwest intersection Church Road and Clary Preston Drive. A residential subdivision is proposed. The R-3 District allows 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: Lee Householder.**



**ACTION APPROVED**

**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. **Staff: Mark Bittner.**



**ACTION APPROVED**

**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), containing approximately 15.0 acres, located approximately 600' east of Pemberton Road at the western terminus of Mayland Drive and lots along Meadowview, Thornwood, Richwood and Winoker Roads beginning on the south line of Meadowview Road approximately 260 feet east of Ceres Road in the Andover Hills Subdivision as further described in files found in the Planning Office. A residential subdivision is proposed. The minimum lot size allowed in the R-5A District is 5,625 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Urban Residential, 3.4 to 6.8 units net density per acre. **Staff: Mark Bittner.**



**ACTION APPROVED**

#### **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, containing 5.106 acres, located on the south line of Quiocassin Road approximately 150 feet west of Inez Road. A mixed-use development including office, retail and an automobile service use is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Office. **Staff: Lee Householder. Deferral requested to March 8, 2001.**



**ACTION DEFER 3-8-01**

**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 Quiocassin 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). **Staff: Lee Householder. Deferral requested to March 8, 2001.**



**ACTION DEFER 3-8-01**

*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. **Staff: Jo Ann Hunter.**



**ACTION APPROVED**

**RESOLUTION:**

**The Tuckahoe Library Site**

Substantially in Accord with the County of Henrico Comprehensive Plan.



**ACTION APPROVED**

**APPROVAL OF MINUTES:** January 11, 2001.

Acting on a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the Planning Commission adjourned its meeting at \_\_\_\_\_ on \_\_\_\_\_.