

**PLANNING COMMISSION**

**AGENDA**

**JUNE 14, 2001**

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

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**CALL TO ORDER:**

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**REQUESTS FOR WITHDRAWALS AND DEFERRALS:**

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**EXPEDITED ITEMS:**

**BROOKLAND:**

**Deferred from the May 10, 2001 Meeting:**

**C-23C-01 J. W. Keith for F. Cristiano Attems:** Request to conditionally rezone from B-2C Business District (Conditional) to O-2C Office District (Conditional), Parcel 70-10-1-1, containing 9.097 acres, located on the north line of Shrader Road approximately 520 feet north of Fountain Avenue. An office development is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff - [Lee Householder](#). Deferral requested to June 27, 2001**



**DEFER 6/27/01**

**Deferred from the May 10, 2001 Meeting:**

**C-30C-01 Henry L. Wilton for Wilton Development:** Request to conditionally rezone from R-5 General Residence District, R-5C General Residence District (Conditional), and C-1 Conservation District to RTHC Residential Townhouse District (Conditional) (20.7 acres) and C-1 Conservation District (2.7 acres), on Parcel 50-A-39, containing approximately 23.4 acres, located on the west line of Hungary Spring Road approximately 500' north of Lucas Road (behind Dumbarton Elementary School). Residential townhouses for sale are proposed. The applicant proffers no more than 144 units shall be developed on the property. The Land Use Plan

recommends Multi Family, 6.8 to 19.8 units net density per acre, and Environmental Protection Area. Staff - [Jo Ann Hunter](#).

 APPROVE

#### **FAIRFIELD:**

##### **Deferred from the May 10, 2001 Meeting:**

**C-25C-01 Henry L. Wilton for Wilton Development:** Request to conditionally rezone from B-3C Business District (Conditional), R-5 General Residence District and C-1 Conservation District to RTHC Residential Townhouse District (Conditional), part of Parcels 84-A-5G and 5NR, containing approximately 43.5 acres, located on the west line of Brook Road approximately 1200 feet south of Hilliard Road. Townhouses and condominiums for sale are proposed. The densities in the RTH District cannot exceed nine (9) units per acre. The Land Use Plan recommends Commercial Concentration and Environmental Protection Area. Staff - [Lee Householder](#).

 CASE WITHDRAWN BY APPLICANT

**C-31C-01 James W. Theobald for Bernard J. Levey:** Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to B-3C Business District (Conditional), Parcel 53-A-24, containing 1.0395 acres, located on the west line of Telegraph Road approximately 211 feet north of Mountain Road. Vehicle and boat storage is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. Staff – [Tom Coleman](#).

 APPROVE

**P-9-01 Richmond International Raceway:** Request for a provisional use permit under Sections 24-62.2(k) and 24.122.2 of Chapter 24 of the County Code in order to expand the racetrack and increase the height of the racetrack facility and structures to a maximum height of 215 feet, on Parcels 86-A-4, 96-A-29A, 29B, 30A, 35A, 106-A-35B, 42A, and 107-A-1A, containing approximately 657.9 acres, located at the northeast intersection of Laburnum Avenue and Richmond Henrico Turnpike and the northwest intersection of Laburnum and Carolina Avenues and on the southeast and southwest intersections of Richmond Henrico Turnpike and Carolina Avenue. The existing zonings are B-3, B-2, B-1, M-2, M-1, R-3, R-6, A-1, and C-1. Staff – [Jo Ann Hunter](#).

 APPROVE

**THREE CHOPT:**

**C-32C-01 James W. Theobald for H. H. Hunt Corporation:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 11-A-2 and 18-A-23, containing 5.218 acres, located on the east line of Twin Hickory Lane approximately 1,480 feet north of its intersection with Nuckols Road (5420 and 5428 Twin Hickory Lane). Single family residential development is proposed. The applicant proposes no more than fourteen (14) units to be constructed. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. **Staff – [Mark Bittner](#).**

 **APPROVE**

**C-33C-01 James W. Theobald for H. H. Hunt Corporation:** request to amend proffered conditions on a portion of the property rezoned under case C-18C-99, on Parcels 11-A-3 and 4, located on the east side of the northern terminus of Twin Hickory Lane. The site is part of the new Chappell Ridge at Wyndham Forest subdivision. The amendment seeks to delete the proffer addressing phasing of the development. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, Urban Residential, 3.4 to 6.8 units net density per acre, and Environmental Protection Area. **Staff – [Mark Bittner](#).**

 **DEFER 7/12/01**

**TUCKAHOE:**

**Deferred from the May 10, 2001 Meeting:**

**C-26C-01 James W. Theobald for Tascon, LLC:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 67-A-2A and 66-A-11J, containing 11.2 acres, located at the southwest intersection of Ridgefield Parkway and Pump Road. Condominiums for sale are proposed. The applicant has proffered that there shall be no more than 60 units developed on the property. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 net units per acre. **Staff - [Mark Bittner](#). Deferral requested to July 12, 2001**

 **DEFER 7/12/01**

**VARINA:**

**Deferred from the April 12, 2001 Meeting:**

**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 - [Jo Ann Hunter](#). Deferral requested to July 12, 2001**

 **DEFER 12/13/01**

**C-36C-01 Engineering Design & Associates for Paul R. Stanovick:** Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), part of Parcel 165-A-27, containing 2.307 acres, located at the northeast intersection of Williamsburg (U. S. Route 60) and Whiteside Roads. An office and dental laboratory are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. The site is also in the Airport Safety Overlay District. **Staff – [Lee Householder](#).**

 **APPROVE**

**APPROVAL OF MINUTES:** April 12, 2001, May 10, 2001

 **APPROVE**

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors July, 2001.