

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
January 12, 2006**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (5)

REQUESTS FOR EXPEDITED ITEMS: (2)

ELECTION OF CHAIRMAN AND VICE CHAIRMAN

CASES TO BE HEARD: (7)

PLAN OF DEVELOPMENT & MASTER PLAN (Deferred from the December 14, 2005 Meeting)

POD-64-05
Antioch Baptist Church
1384 New Market Road
(POD-39-96 Revised)

Engineering Design Associates for Antioch Baptist Church: Request for approval of a revised plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a Phase 1, two-story, 546-seat sanctuary and a one-story, 8475 square foot education building, a Phase 2 parking lot and a Phase 3, 2400 square foot education building expansion. The 4.62-acre site is located at 1384 New Market Road along the east line of New Market Road (State Route 5) between Chatsworth Road and Freeless Street on parcels 804-700-1773, 3054 and 3543. The zoning is A-1, Agricultural District. County water and sewer. **(Varina)**

As of the preparation date of the agenda, staff had not received a revised plan as requested. The staff's recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

24. The entrances and drainage facilities on New Market Road (State Route 5) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be

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- submitted to the Department of Planning prior to any occupancy permits being issued.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
 27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
 28. 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.
 29. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
 30. 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.
 31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
 32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
 33. When public water is available to the site, fire hydrants shall be installed by the property owner to meet existing ISO–Needed Fire Flow requirements and Division of Fire commercial property minimum hose lay requirement which is 350 feet.
 34. All buildings when constructed shall include a fire detection alarm system. The alarm system shall be designed and installed to provide immediate notification to the Fire Division in the event of an alarm situation at the facility. A twenty-four hour monitoring company must be utilized for this service.

(Staff Report by Ted McGarry) [Deferred to the January 25, 2006 Meeting](#)

FAIRFIELD:

Deferred from the December 8, 2005 Meeting

C-70C-05 G. Stuart Grattan for Duke Management Services: Request to conditionally rezone from R-4, One-Family Residence District and B-3, Business District to M-2C, General Industrial District (Conditional), Parcel 783-759-6898 and part of Parcel 783-760-6649, containing approximately 4.86 acres, located on the west line of Brook Road (U.S. Route 1) approximately 920 feet south of Georgia Avenue. A parking area for portable mini storage units, boats, recreational vehicles and other vehicles are proposed. The use will be controlled by zoning ordinance regulations and proffered

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conditions. The Land Use Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Tom Coleman** [Recommended for Approval](#)

C-1C-06 Peter Francisco for Lakeside Town Center, LLC: Request to conditionally rezone from B-1, Business District to B-2C, Business District (Conditional), Parcels 780-749-9410 and -9828, containing 3.5 acres, located on the west line of Lakeside Avenue at Timberlake Avenue. The applicant proposes a retail shopping area. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan proposes Commercial Concentration. The site is in the Enterprise Zone. **Staff – Nathalie Neaves** [Recommended for Approval](#)

C-2-06 Hay Lam for Bay Pham and Mai Nguyen: Request to rezone from B-2, Business District to B-3, Business District, Parcel 802-735-5020, containing 0.805 acre, located on the west line of Mechanicsville Turnpike at Rescue Ave. The applicant proposes an on-site dry cleaning business. The Land Use Plan proposes Commercial Arterial. The site is in the Airport Safety Overlay District. **Staff – Nathalie Neaves** [Deferred to the February 9, 2006 Meeting](#)

C-3C-06 Eric Walker for Attack-Walker Construction, LLC: Request to conditionally rezone from A-1, Agricultural District to R-3C, One Family Residence District (Conditional), Parcel 777-764-7772, containing 0.96 acre, located on the west line of Mountain Road approximately 335 feet south of Francis Road. The applicant proposes a single-family residence. The R-3 District allows a minimum lot size of 11,000 square feet with a maximum gross density of 3.96 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Open Space/Recreation. **Staff – Nathalie Neaves (Deferral requested to the February 9, 2006 Meeting)** [Deferred to the February 9, 2006 Meeting](#)

THREE CHOPT:

Deferred from the December 8, 2005 Meeting.

C-76C-05 Robert Attack for George M. Urban: Request to conditionally rezone from A-1, Agricultural District to R-5C, General Residence District (Conditional), Parcels 747-770-3395 and 746-770-9777, containing 11.18 acres, located on the west line of Nuckols Road approximately 350 feet north of New Wade Lane and between the south line of Hickory Park Drive and the north line of New Wade Lane. The applicant proposes a residential development of no more than 150 condominium units for sale. The R-5 District allows a density of 14.52 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Rural Residential, Suburban Residential 2, (2.4 to 3.4 units net density per acre), and Environmental Protection Area. **Staff – Lee Tyson (Deferral requested to February 9, 2006 Meeting)** [Deferred to the March 9, 2006 Meeting](#)

C-4C-06 Gloria L. Freye, Esq. for Dalton Park LLC: Request to amend proffered conditions accepted with Rezoning Case C-11C-04, on Parcels 743-764-6363 and -4622, containing 20.95 acres, located on the east line of Interstate 295 approximately 300 feet

south of Allenbend Road. The applicant proposes to delete Proffer 20 related to cash proffers. The existing zoning is R-3C, One Family Residence District (Conditional) and C-1, Conservation District. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Lee Tyson (Expedited agenda requested) Recommended for Approval**

C-5C-06 Gloria L. Freye, Esq. for Dalton Park LLC: Request to amend proffered conditions accepted with Rezoning Case C-9C-04, on Parcels 744-764-5770, -5157, -4443, -3831, -3317, -2703, and 744-763-2190, -1576, -3572 and part of Parcels 744-763-0961 and -0148, containing 30.31 acres, located along the west line of Belfast Road beginning approximately 180 feet south of Dublin Road to the east line of the Interstate 295 east exit ramp. The applicant proposes to delete Proffer 20 related to cash proffers. The existing zoning is R-3C, One Family Residence District (Conditional) and C-1, Conservation District. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Tyson (Expedited agenda requested) Recommended for Approval**

C-6C-06 James W. Theobald, Esq. for Bon Secours-St. Mary's Hospital of Richmond, Inc.: Request to conditionally rezone from O-3, Office District and R-3, One Family Residence District to O-3C, Office District (Conditional), Parcels 768-738-2447, -1142, -0646 and part of Parcel 768-738-1260, containing approximately 1.762 acres, located at the southwest intersection of Monument and Maple Avenues. The applicant proposes additional surface parking for St. Mary's Hospital. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 2, 2.4 - 3.4 units net density per acre, and Semi-Public uses. **Staff - Tom Coleman (Deferral requested to the February 9, 2006 Meeting) Deferred to the February 9, 2006 Meeting**

TUCKAHOE:
None.

VARINA:
Deferred from the September 15, 2005 Meeting

C-33C-05 Prospect Homes of Richmond, Inc: Request to conditionally rezone from A-1, Agricultural District to R-2AC One Family Residence District (Conditional), R-6C, General Residence District (Conditional) and B-2C, Business District (Conditional), Parcels 819-684-6961, 820-683-2686, 819-683-2452, 819-683-5565, 818-684-8174, 819-685-1803, containing 62.9 acres, located between the east line of Buffin Road, south line of New Market Road (State Route 5), west line of Fordson Farm Lane and northwest line of Interstate 295 at the New Market Road Interchange. The applicant proposes 40 single family residential lots, 82 townhouse units for sale and community business uses. The R-2A District allows a minimum lot size of 13,500 square feet with a maximum gross density of 3.23 lots per acre. The R-6 District allows twelve (12) townhouse units per acre. The business uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and

Office/Service. The site is in the Airport Safety Overlay District. **Staff – Tom Coleman (Withdrawn by applicant) [Withdrawn by Applicant](#)**

Deferred from the November 10, 2005 Meeting

C-62C-05 Russell Jones for Mary Street Associates: Request to conditionally rezone from R-4, One Family Residence District and M-1C, Light Industrial District (Conditional) to R-5AC General Residence District (Conditional), Part of parcels 832-719-2212 and 832-718-1235, containing approximately 16.49 acres, located on the east line of Broad Water Creek and the south line of Meadow Road. The applicant proposes an age-restricted single family residential subdivision. The R-5A District allows a minimum lot size of 5,625 square feet and a density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Planned Industry and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Nathalie Neaves (Deferral requested to the March 9, 2006 Meeting) [Deferred to the March 9, 2006 Meeting](#)**

Deferred from the December 8, 2005 Meeting

C-78C-05 John Shurm for Shurm Construction, Inc.: Request to conditionally rezone from A-1, Agricultural District to R-3C, One Family Residence District (Conditional), Parcel 803-696-9576, containing 3.558 acres, located on the south line of Harmony Avenue approximately 90 feet west of Woodside Street. The applicant proposes a single-family residential subdivision with no more than eight (8) lots. The R-3 District allows a minimum lot size of 11,000 square feet with a maximum gross density of 3.96 units per acre. 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. **Staff – Nathalie Neaves (Deferral requested to the February 9, 2006 Meeting) [Deferred to the February 9, 2006 Meeting](#)**

Deferred from the December 8, 2005 Meeting

C-80C-05 Roy Rogers Industries, Inc.: Request to conditionally rezone from A-1, Agricultural District to RTHC, Residential Townhouse District (Conditional), Parcels 812-718-1638, 812-718-1655 and 812-718-6325, containing approximately 13.2 acres, located on the south line of Interstate 64 at Millers Lane. The applicant proposes a residential townhouse development of no more than 80 units. The maximum density in the RTH District is nine (9) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Multi-Family Residential, 6.8 to 19.8 units net density per acre, and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer [Recommended for Approval](#)**

C-7C-06 James W. Theobald, Esq. for Ramona Max Brown LLC: Request to conditionally rezone from A-1, Agricultural District to M-1C, Light Industrial District (Conditional), Parcel 815-700-4617, containing 2.0 acres, located on the southwest line of Darbytown Road approximately 252 feet northwest of Miller Road. The applicant proposes industrial uses subject to proffers accepted with rezoning case C-47C-97. The use will also be controlled by zoning ordinance regulations. The Land Use Plan

recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. The site is in the Airport Safety Overlay District. **Staff – Lee Tyson Recommended for Approval**

C-8C-06 James W. Theobald, Esq. for Ramona Max Brown LLC: Request to conditionally rezone from A-1, Agricultural District to M-1C, Light Industrial District (Conditional), Parcels 813-698-4960 and 813-698-6173, containing 4.965 acres, located on the northwest line of Miller Road approximately 570 feet northeast of Yarnell Road. The applicant proposes industrial uses subject to proffers accepted with rezoning case C-47C-97. The use will also be controlled by zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. The site is in the Airport Safety Overlay District. **Staff – Lee Tyson Recommended for Approval**

BROOKLAND:

None.

DISCUSSION ITEM: Capital Improvement Program: The Commission will discuss scheduling a Public Hearing to consider the FY 2006-2007 through FY 2010 – 2011 Capital Improvement Program for February 9, 2006 at 5:45 p.m.

APPROVAL OF MINUTES: Planning Commission December 8, 2005

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

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