

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
MAY 11, 2006**

BEGINNING AT 5:30 P.M.

5:30 P.M. Dinner and Work Session: County Manager's Conference Room to discuss the status of the Comprehensive Plan.

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (6)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (4)

SUBDIVISION

(Deferred from the April 19, 2006 Meeting)

Wilton on The James,
Phase 1 – Single-Family
(March 2006 Plan)

Youngblood, Tyler & Associates, P.C. for WF Hunt, LLC and HHHunt Corporation: The 84.11-acre site proposed for a subdivision of 293 single-family homes is located on the south side of Pocahontas Parkway (State Route 895), east of the James River on part of parcel 798-683-5459. The zoning is UMUC (Urban Mixed Use) District (Conditional). County water and sewer. **(Varina) 293 Lots**

As of the preparation date of the agenda, the staff has not completed its review of the revised plan. The staff recommendation will be made at 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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
13. The proffers approved as part of zoning case C-56C-04 shall be incorporated in this approval.

14. Prior to requesting the 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 Department of Planning 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.
15. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Deferral requested to the May 24, 2006 Meeting)
(Staff Report by Kevin Wilhite)
(Applicant's Representative: Anne W. Tignor)
Deferred to May 24, 2006

SUBDIVISION
(Deferred from the April 19, 2006 Meeting)

Wilton on The James,
Phase 1 - Townhouses
(March 2006 Plan)

Youngblood, Tyler & Associates, P.C. for WF Hunt, LLC and HHHunt Corporation: The 12.77-acre site proposed for a subdivision of 159 townhouses is located on the south side of Pocahontas Parkway (State Route 895), east of the James River on parcel 798-683-5459. The zoning is UMUC (Urban Mixed Use) District (Conditional). County water and sewer. **(Varina) 159 Lots**

As of the preparation date of the agenda, the staff has not completed its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for residential townhouse subdivisions served by public utilities, the following additional conditions are recommended:

13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. The proffers approved as part of zoning case C-56C-04 shall be incorporated in this approval.
15. Prior to requesting the 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 Department of Planning 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. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Deferral requested to the May 24, 2006 Meeting)

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Anne W. Tignor)

Deferred to May 24, 2006

BROOKLAND:

None.

FAIRFIELD:

Deferred from the April 19, 2006 Meeting.

C-21C-06 Gloria Freye for Liberty Property Trust: Request to conditionally rezone from M-1 Light Industrial District and M-2 General Industrial to M-2C General Industrial District (Conditional), Parcels 797-741-6372, -9990, -0975, and 797-742-7054, containing 31.29 acres, located on the west line of Carolina Avenue approximately 3,000 feet north of East Laburnum Avenue. The applicant proposes a distribution and warehouse development with outside storage. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Light Industry. The site is in the Airport Safety Overlay District. **Staff – Nathalie Neaves**
Recommended for Approval

THREE CHOPT:

Deferred from the March 9, 2006 Meeting.

C-75C-05 John J. Hanky III, for Barrington Development, Inc: Request to conditionally rezone from R-3C One Family Residence District (Conditional) to O-2C Office District (Conditional), Parcel 740-758-4797, containing 2.215 acres, located on the east line of the proposed John Rolfe Parkway right-of-way approximately 310 feet south of Three Chopt Road. The applicant proposes an office building. 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 Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Nathalie Neaves** ***(Deferral requested to the June 15, 2006 Meeting)***
Deferred to June 15, 2006

Deferred from the April 13, 2006 Meeting.

P-4-06 Bechtel Corp. for New Cingular Wireless: Request for a provisional use permit under Sections 24-95(a)(3) and 24-122.1 of Chapter 24 of the County Code in order to construct a 149' high telecommunication tower on part of Parcel 744-771-3182, located on the east line of Shady Grove Road north of Hames Lane. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – Tom Coleman (Deferral requested to the June 15, 2006 Meeting) [Deferred to June 15, 2006](#)**

Deferred from the April 13, 2006 Meeting.

C-11C-06 R & R Development, LC.: Request to rezone from [R-5C] General Residence District (Conditional) to B-2C Business District (Conditional), Parcels 739-761-2693 and 739-762-0100, containing 2.441 acres, located on the south line of West Broad Street (U. S. Route 250) approximately 195 feet east of Spring Oak Drive. The applicant proposes a retail development. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use. The site is in the West Broad Street Overlay District. **Staff – Tom Coleman (Deferral requested to June 15, 2006 Meeting) [Deferred to June 15, 2006](#)**

P-5-06 Lori C. Ropelewski: Request for a provisional use permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to permit a 530 square foot outdoor dining area for Wild Noodles Restaurant in the Shoppes @ Twin Oaks Shopping Center, on part of Parcel 748-759-3503, located at the southeast intersection of Cox Road and Westerre Parkway. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Office. **Staff – Livingston Lewis (Expedited agenda requested) [Recommended for Approval](#)**

TUCKAHOE:

None.

VARINA:

Deferred from the April 13, 2006 Meeting.

C-20C-06 James Theobald for Steeple Lane Development, LLC: Request to conditionally rezone from M-1C Light Industrial District (Conditional) to R-5AC General Residence District (Conditional), Parcel 809-724-5973, containing 18.252 acres, located at the western terminus of Steeple Lane and on the east line of East Richmond Road approximately 1,770 feet north of Nine Mile Road. The applicant proposes a zero-lot line development of no more than sixty-four (64) homes. The R-5A District allows a minimum lot size of 5,625 feet and a maximum gross density of 7.7 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office/Service. The site is in the Airport Safety Overlay District. **Staff – Lee Tyson [Recommended for Approval](#)**

P-6-06 Ann Leonard Harris: Request for a provisional use permit under Sections 24-12.1(b) and 24-122.1 of Chapter 24 of the County Code in order to operate a bed

and breakfast inn on Parcel 802-699-4985, located at the terminus of Equestrian Way in The Paddocks subdivision. The existing zoning is R-3 One Family Residence District. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Tom Coleman (Deferral requested to June 15, 1006 Meeting) Deferred to June 15, 2006**

C-23C-06 Gene Davis: Request to conditionally rezone from R-4 and R-3 One Family Residence Districts to RTHC Residential Townhouse District (Conditional), Parcel 822-722-0609, containing 6.567 acres, located at the southeast intersection of South Kalmia Avenue and East Jerald Street. The applicant proposes residential town homes for sale. The maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, Multi-Family Residential, 6.8 to 19.8 units net density per acre, and Environmental Protection Area. The use will be controlled by zoning ordinance regulations and proffered conditions. The site is in the Airport Safety Overlay District. **Staff – Tom Coleman Recommended for Approval**

C-24C-06 C&N, L.L.C.: Request to conditionally rezone from R-3 One Family Residence District to B-3C Business District (Conditional), part of Parcel 819-726-4641, containing 0.184 acres, located on the east line of Knight Drive approximately 300 feet north of Nine Mile Road. The applicant proposes an outside storage space for an existing auto body shop. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Arterial. The site is in the Airport Safety Overlay District and abuts the Enterprise Zone. **Staff – Lee Tyson Recommended for Approval**

DISCUSSION ITEMS: June Agenda – consideration of waiving maximum number of new cases.

APPROVAL OF MINUTES: Planning Commission April 13, 2006

Acting on a motion by [Jernigan](#), seconded by [Jones](#), the Planning Commission adjourned its meeting at [10:14 p.m.](#) on [May 11, 2006](#).

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<http://www.co.henrico.va.us/planning/meetnext.htm> and
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