

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
MAY 12, 2005**

**BEGINNING AT 7.00 P.M.**

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (3)**

**REQUESTS FOR EXPEDITED ITEMS:**

**CASES TO BE HEARD: (8)**

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**LANDSCAPE PLAN (Deferred from the April 27, 2005, Meeting)**

LP/POD-84-04  
Highwoods Plaza –  
Phase One

**McKinney & Company for Highwoods Properties LLC**  
Request for approval of a phase one landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.0-acre site is located at the southwest corner of Cox Road and Sadler Place on parcels 750-766-3162, 750-765-0494 and 749-765-7952. The zoning is UMUC (Urban Mixed Use) District (Conditional) **(Three Chopt)**

As of the preparation date of the agenda, the staff has met with the applicant and neighbors to discuss the Phase One landscaping as originally submitted. The neighbors have voiced a number of issues which need to be resolved. A revised plan has been submitted to address concerns raised by the neighbors. Staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting.

**(Staff Report by Jim Strauss) APPROVED**

**VARINA:**

**P-4-05 Burrell Saunders for Jason Vickers-Smith** Request for a Provisional Use Permit under Sections 24-32(dd)(2)(e), 24-32.1(u), 24-34(d), 24-34.1(b)(2), and 24-122.1 of Chapter 24 of the County Code in order to increase the building height limitations in Land Bay 4B of the proposed Rockett's Landing Urban Mixed Use District, on Parcels 797-713-5542 and 797-713-4210, containing approximately 9.98 acres, located between Old Osborne Turnpike on the east, the James River on the west, and the city/county boundary on the north. The existing zoning is UMUC Urban Mixed Use.

(Conditional) The Land Use Plan recommends Urban Mixed Use **Staff – Lee Tyson**  
**APPROVED**

**C-18C-05 James Theobald for Atack Properties, Inc** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional) and B-2C Business District (Conditional), Parcels 833-686-7681, 830-681-3665, 829-681-6852, 832-688-9219 and 833-682-5297, containing approximately 597.8 acres (R-2AC – 569.6 ac, B-2C – 28.2 ac), located along the north line of New Market (State Route 5) and Long Bridge Roads between the east line of Turner Road and the west line of Yahley Mill Road. The applicant proposes a single family residential subdivision with a maximum density of 1.2 lots per acre on the proposed R-2AC portion of the site and neighborhood retail on the proposed B-2C acreage. The R-2A District allows a minimum lot size of 13,500 square feet, an equivalent of 3.23 units per acre. The uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Prime Agriculture and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Lee Tyson DEFERRED TO JUNE 9, 2005**

**BROOKLAND:**

**Deferred from the April 14, 2005 Meeting:**

**C-61C-04 Dominion Land & Development Partnership** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional), Parcels 759-767-5161, 759-767-2638, 759-767-6934, 759-767-6516 and 758-767-8413, containing approximately 14.2 acres, located on the west line of Francistown Road at Castle Point Road. The applicant proffers to develop no more than thirty-three (33) single-family units, an equivalent density of 2.32 units per acre. The R-5A District allows a minimum lot size of 5,625 square feet, an equivalent of 7.74 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 – Seth Humphreys APPROVED**

**C-19C-05 James Theobald for Parker & Orleans Homebuilders, Inc:** Request to conditionally rezone from A-1 Agricultural District and R-2 One Family Residence District to R-2C One Family Residence District (Conditional), Parcels 761-767-6317, 761-767-2889 and 762-767-8633, containing 78.814 acres, located on the west line of Staples Mill Road (U.S. Route 33), 1,129 feet north of Courtney Road and Saluda Avenue. The applicant proposes a single family residential subdivision with a maximum density of 1.48 units per acre. The R-2 District allows a minimum lot size of 18,000 square feet, an equivalent of 2.42 units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Tyson APPROVED**

**May 12, 2005**

**FAIRFIELD.****Deferred from the March 10, 2005 Meeting:**

**C-58C-04 Loftis Real Estate & Development:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), part of Parcel 800-730-7438, containing 6 981 acres, located at the north intersection of Elkridge Lane and 20<sup>th</sup> Street, adjoining the northwest property line of the Oak Hill subdivision. Single family detached condominiums are proposed. 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. **Staff – Lee Tyson**  
**APPROVED**

**Deferred from the April 14, 2005 Meeting:**

**C-11C-05 Rogers-Chenault, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 777-764-6922, approximately 41 6 acres, located on the west line of Mountain Road at its intersection with Megan Drive. The applicant proposes a single-family residential subdivision with a maximum number of eighty-six (86) lots, an equivalent density of 2 07 units per acre. The R-3 District allows a minimum lot size of 11,000 square feet, an equivalent density of 3 96 units per acre. The Land Use Plan recommends Open Space/Recreation and Environmental Protection Area. **Staff – Tom Coleman**  
**APPROVED**

**THREE CHOPT:****Deferred from the April 14, 2005 Meeting.**

**C-13C-05 Shawn Smith for The Estate of Madeline W. Smart and William D Smart, Sr. and Mamie J. Smart:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), part of Parcel 740-770-0883 and all of 740-770-5728, containing 30 4 acres, located on the north line of Shady Grove Road approximately 1,100 feet east of Pouncey Tract Road (State Route 271). The applicant proposes a single-family residential subdivision with the maximum density not to exceed 2 0 lots per acre. The R-2A District allows a minimum lot size of 13,500 square feet, an equivalent of 3 23 units per acre. The Land Use Plan recommends Suburban Residential 1, 1 0 to 2 4 units net density per acre. **Staff – Tom Coleman**  
**APPROVED**

**Deferred from the April 14, 2005 Meeting:**

**C-14C-05 Shawn Smith for The Estate of Madeline W. Smart.** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), part of Parcel 740-770-0883, containing 14 5 acres, located on the south line of Shady Grove Road approximately 1,100 feet east of Pouncey Tract Road (State Route 271). The applicant proposes a single-family residential subdivision with the maximum density not to exceed 2 0 lots per acre. The R-3 District allows a minimum lot size of 11,000 square feet, an equivalent of 3 96 units per acre. The Land Use Plan recommends Suburban Residential 2, 2 4 to 3 4 units net density per acre. **Staff – Tom Coleman**  
**APPROVED**

**C-7C-05 Gloria Freye for Fidelity Properties, Ltd.** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), R-5AC General Residence District (Conditional), RTHC Residential Townhouse District (Conditional), and O-1C Office District (Conditional), Parcels 745-764-1645, 745-764-2159, 745-764-1031, 745-764-6608, 745-764-7122, 745-764-7834, 746-763-2482, 746-763-2896, 746-763-1769, 746-764-3818, containing 23 162 acres (R-3C - 6 187 acres, R-5AC - 6 186 acres, RTHC 8 794 acres, and O-1C – 1 995 acres), located on the south line of Dublin Road between Belfast and Glasgow Roads, and along the east line of Glasgow Road to its intersection with Dublin Road (McDonald's Small Farms) The applicant proposes a residential and office development with density in the R-3C District not to exceed 2 2 dwelling units per acre, a maximum density of 4 36 units per acre in the R-5AC District, and a maximum density of 6 units per acre in the RTHC District The R-3 District allows a minimum lot size of 11,000 square feet, an equivalent of 3 96 units per acre, the R-5A District allows a minimum lot size of 5,625 square feet, an equivalent of 7 74 units per acre, and the maximum density allowed in the RTH District is nine (9) units per acre The office 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 **Staff – Tom Coleman (Deferral requested to the June 9, 2005 Meeting).**  
**DEFERRED TO JUNE 9, 2005**

**C-8C-05 Gloria Freye for Fidelity Properties, Ltd.:** Request to conditionally rezone from A-1 Agricultural District to RTHC (0 701 acre) Residential Townhouse District (Conditional) and O-1C (3 839 acres) Office District (Conditional), Parcel 746-764-5580, containing 4 54 acres, located on the west line of Sadler Road approximately 290 feet south of Wonder Lane The applicant proposes a townhouse development not to exceed six (6) units per acre and office The maximum density allowed in the RTH District is nine (9) units per acre The uses 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 **Staff – Tom Coleman (Deferral requested to the June 9, 2005 Meeting).** **DEFERRED TO JUNE 9, 2005**

**APPROVAL OF MINUTES: Planning Commission April 14, 2005 APPROVED**

Acting on a motion by **Mr. Archer**, seconded by **Mr. Jernigan**, the Planning Commission adjourned its meeting at **8:52 p m.** on **May 12, 2005**

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