

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
April 13, 2006**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (2)

BROOKLAND:

Deferred from the February 9, 2006 Meeting.

C-69C-05 LIM Properties, LLC: Request to amend proffered conditions accepted with Rezoning Case C-8C-82 on Parcel 755-759-3886, containing 1.35 acres, located at the southeast intersection of Springfield and Meadowgreen Roads. The applicant proposes to amend the proffers for access and maximum square footage for office space, and delete the proffer related to the 35-foot buffer area. The existing zoning is O-1C Office District (Conditional). The Land Use Plan recommends Office. **Staff – Rosemary Deemer (Withdrawn by Applicant) [Withdrawn](#)**

FAIRFIELD:

Deferred from the February 9, 2006 Meeting.

C-2C-06 William Pollard for Hay Lam: Request to rezone from B-2, Business District to B-3C, Business District (Conditional), 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 use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan proposes Commercial Arterial. The site is in the Airport Safety Overlay District. **Staff – Nathalie Neaves [Recommended for Approval](#)**

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, 797-742-7054, 797-741-9990 and 797-741-0975, containing 31.29 acres, located on the west line 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

April 13, 2006

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** [Deferred to April 19, 2006](#)

THREE CHOPT:

Deferred from the March 9, 2006 Meeting.

C-19C-06 G. Edmond Massie, IV for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 746-763-2482, 746-763-2896, 746-763-1769, 746-764-3818, and 746-763-7257 containing 12.54 acres, located between the east line of Glasgow Road and the west line of Sadler Road, approximately 600 feet north of Ireland Lane. The applicant proposes a residential townhouse development with no more than 6 dwelling units per acre. The RTH Residential Townhouse District allows a maximum gross density of 9 units per acre. The proposed use 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. **Staff – Tom Coleman** (Deferral requested to January 11, 2007 Meeting) [Deferred to January 11, 2007](#)

Deferred from the March 9, 2006 Meeting.

C-8C-05 G. Edmond Massie, IV for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 746-764-5580, containing approximately 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. 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 January 11, 2007 Meeting) [Deferred to January 11, 2007](#)

Deferred from the March 9, 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 May 11, 2006 Meeting) [Deferred to May 11, 2006](#)

C-22C-06 Marc Halbritter for Granville South Subdivision Property Owners: Request to amend proffered conditions accepted with Rezoning Case C-42C-91, on part of parcels 731-760-2030, 731-760-3631, 731-760-5226, 731-760-6814, 731-760-7035, 731-760-8636, and all of parcels 731-760-3746, 731-760-2645, 731-760-1345, 731-760-0653, 731-760-0067, 731-760-0078, 731-760-1585, 731-760-2171, 731-760-3364, 731-760-3174, 731-760-2987, 731-760-4194, 731-760-5791, 731-760-5275, 731-

April 13, 2006

760-5463, 731-760-5553, and 731-760-5642, containing 12.7 acres located west of North Gayton Road along Favero Road and Elwell Lane (Granville Subdivision). The applicant proposes to delete Proffer 4 related to roofing materials. The existing zoning is R-2AC One Family Residence Districts (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Livingston Lewis (Expedited agenda requested) Recommended for Approval**

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 May 11, 2006 Meeting) Deferred to May 11, 2006**

TUCKAHOE:

None.

VARINA:

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 (Deferral requested to May 11, 2006 Meeting) Deferred to May 11, 2006**

RESOLUTION: SIA-02-06 – East Area Elementary School Site – Substantially In Accord with the County Comprehensive Plan (Fairfield District). Staff – Lee Tyson Resolution Adopted

**APPROVAL OF MINUTES: Planning Commission March 9, 2006
Approved with one correction**

Acting on a motion by [Vanarsdall](#), seconded by [Archer](#), the Planning Commission adjourned its meeting at [7:28 p.m.](#) on [April 13, 2006](#).

View the Planning Commission agendas at
<http://www.co.henrico.va.us/planning/meetnext.htm> and
<http://www.co.henrico.va.us/planning/podnext.htm>

April 13, 2006