

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
February 9, 2006**

**BEGINNING AT 4:45 P.M.**

**4:45 P.M. Dinner and Work Session, County Manager's Conference Room:**  
Update on the 2026 Comprehensive Plan.

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**BEGINNING AT 5:45 P.M.**

**CALL TO ORDER:**

**PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM:** A Public Hearing to consider the FY 2006-2007 through FY 2010 – 2011 Capital Improvement Program.  
[Resolution Adopted](#)

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (4)**

**REQUESTS FOR EXPEDITED ITEMS: (2)**

**CASES TO BE HEARD: (7)**

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**BROOKLAND:**

***Deferred from the December 8, 2005 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** (*Deferral requested to the April 13, 2006 Meeting*) [Deferred to April 13, 2006](#)

**February 9, 2006**

**FAIRFIELD:****Deferred from the January 12, 2006 Meeting**

**C-2-06 Hay Lam:** 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 (Deferral requested to the April 13, 2006 Meeting) Deferred to April 13, 2006**

**Deferred from the January 12, 2006 Meeting**

**C-3C-06 Eric Walker for Atack-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 Deferred to February 22, 2006**

**C-9C-06 Gloria L. Freye, Esq. for Doswell Properties, Inc.:** Request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional), part of Parcel 804-736-0481, containing 1.67 acres, located at the northeast intersection of Mechanicsville Turnpike (U. S. Route 360) and Neale Street. The applicant proposes a fleet fueling facility. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer (Withdrawn by applicant) Withdrawn**

**THREE CHOPT:****Deferred from the January 12, 2006 Meeting**

**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 March 9, 2006 Meeting) Deferred to March 9, 2006**

**C-10C-06 Henry L. Wilton for Wilton Development Corp.:** Request to amend proffered conditions accepted with Rezoning Case C-3C-05, on Parcels 737-771-5614 and 737-770-2642, containing approximately 47.8 acres, located on the west line of Pouncey Tract Road approximately 500 feet north of Shady Grove Road. The applicant proposes to delete Proffer 19 related to cash proffers. The existing zoning is R-2AC One

Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Tom Coleman** (*Expedited agenda requested*) **Recommended for Approval**

**C-11-06 R & R Development, LC.:** Request to rezone from [R-5C] General Residence District (Conditional) to B-2 Business District, 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. The Land Use Plan recommends Mixed Use. The site is in the West Broad Street Overlay District. **Staff – Tom Coleman** (*Deferral requested to the March 9, 2006 Meeting*) **Deferred to March 9, 2006**

**PUBLIC HEARING: AMENDMENT TO THE HENRICO 2010 LAND USE PLAN MAP:** The Planning Commission will consider an amendment to the Henrico County 2010 Land Use Plan Map to designate portions of Liesfeld Farm and surrounding property to an Urban Mixed Use Development Area (UMU). The site is generally comprised of the area bordered by West Broad Street, Three Chopt Road, proposed John Rolfe Parkway extension, and Dominion West End Apartments. **Staff – Lee Tyson** **Recommended for Approval**

**C-12C-06 Andrew M. Condlin, Esq. for Unicorp National Developments, Inc.:** Request to rezone from O-2C Office (Conditional), O-3C Office (Conditional), and B-2C Business (Conditional) Districts to UMUC Urban Mixed Use (Conditional), Parcels 741-760-6979, 744-759-2099, 742-760-7866, 742-760-1598, 742-761-5510, 743-759-3484, 743-760-9645, 743-760-5660, 744-760-8832, and parts of Parcels 741-760-8628, 741-759-0697, 741-760-5792, and 741-761-4704 containing 115.044 acres, located on the south line of West Broad Street (U.S. Route 250), north of Three Chopt Road, at the I-64 Interchange. The applicant proposes a mixed-use development of commercial and residential uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office, Commercial Concentration, Urban Residential, Environmental Protection Area, Multi-family Residential, and Government land uses for the properties. The site is in the West Broad Street Overlay District. **Staff – Lee Tyson** **Recommended for Approval**

**P-2-06 Andrew M. Condlin, Esq. for Unicorp National Developments, Inc.:** Request a Provisional Use Permit under Sections 24-32.1 (a), (e), (j), (l), (m), and (u), 24-34.1(c), and 24-122.1 of Chapter 24 of the County Code, for outdoor vending; retail, recreation, and office uses without limitation to floor area; department stores without limitation to floor area; drive-through service windows for permitted uses; grocery or convenience food stores without limitation to floor area; buildings and structures exceeding 60 feet in height; and for a Master Plan for the West Broad Village UMU, on Parcels 741-760-6979, 744-759-2099, 742-760-7866, 742-760-1598, 742-761-5510, 743-759-3484, 743-760-9645, 743-760-5660, 744-760-8832, and parts of Parcels 741-760-8628, 741-759-0697, 741-760-5792, and 741-761-4704 containing 115.044 acres, located on the south line of West Broad Street (U.S. Route 250), north of Three Chopt

Road, at the 1-64 Interchange. The existing zoning is O-2C Office (Conditional), O-3C Office (Conditional) and B-2C Business (Conditional). The Land Use Plan recommends Office, Commercial Concentration, Urban Residential, Environmental Protection Area, Multi-family Residential, and Government land uses for the properties. The site is in the West Broad Street Overlay District. **Staff – Lee Tyson Recommended for Approval**

**TUCKAHOE:**

**C-13C-06 Henry L. Wilton for Wilton Development Corp:** Request to amend proffered conditions accepted with Rezoning Case C-73C-03, on part of Parcel 743-742-7194, containing 22.60 acres, located on the north line of Patterson Avenue (State Route 6) approximately 1,500 west of Gaskins Road. The applicant proposes to delete Proffer 20 related to cash proffers. The existing zoning is R-2C One Family Residence District (Conditional). The Land Use Plan recommends Semi-Public uses. **Staff – Tom Coleman (*Expedited agenda requested*) Recommended for Approval**

**VARINA:**

**Deferred from the January 12, 2006 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 seven (7) 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 Recommended for Approval**

**AMENDMENT TO THE MAJOR THOROUGHFARE PLAN: MTP-2-05** Proposed Addition of a Three Chopt Road Extension and West Broad Street Connector between Lauderdale Drive and North Gayton Road. **Deferred to March 9, 2006**

**PUBLIC HEARING: AMENDMENT TO THE HENRICO 2010 LAND USE PLAN MAP:** The Planning Commission will consider an amendment to the 2010 Land Use Plan in the form of a new Land Use Plan for the Three Chopt Road Extension Study Area. The study area is generally comprised of the area bordered by West Broad Street, Lauderdale Drive, North Gayton Road, and the Wellesley and Sedgemoor communities. **Deferred to March 9, 2006**

**APPROVAL OF MINUTES: Planning Commission January 12, 2006**  
**Approved with one correction**

Acting on a motion by [Jones](#), seconded by [Archer](#), the Planning Commission adjourned its meeting at **10:05** on **February 9, 2006**.

**February , 2006**

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