

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
FEBRUARY 14, 2008**

BEGINNING AT 5:00 P.M.

5:00 P.M. Dinner and Work Session, County Manager's Conference Room: To discuss the next steps of the 2026 Comprehensive Plan.

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM: Public Hearing to consider the FY 2008-2009 through FY 2012 – 2013 Capital Improvement Program for February 14, 2007 at 6:00 p.m. **Approved**

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: (3)

FAIRFIELD:

Deferred from the December 6, 2007 Meeting.

C-44C-07 Andy Condlin for Parham Road Properties and Majestic Properties, LLC: Request to conditionally rezone from R-4 One Family Residence District and O-1C Office District (Conditional) to O-2C Office District (Conditional), Parcels 782-757-4814, -5414, -3717, 782-756-9598, -9285, -7785 and 783-756-0592, containing approximately 2.93 acres, located along the north line of E. Parham Road and the south line of Hungary Road to their intersections with Cleveland Street. The applicants propose office uses. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and Commercial Concentration. **Staff – Rosemary Deemer (Deferral requested to the March 13, 2008 Meeting) [Deferred to the March 13, 2008 Meeting](#)**

February 15, 2008

THREE CHOPT:**Deferred from the December 6, 2007 Meeting.**

C-7C-07 Andrew M. Conclin for Farmer Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 747-773-6860, containing 5.204 acres, located on the southeast line of Twin Hickory Road, approximately 800 feet northeast of Nuckols Road. The applicant proposes a residential townhouse development with a maximum of 28 units. The RTH District allows a maximum density of 9 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 net units per acre. **Staff – Livingston Lewis (Deferral requested to the April 10, 2008 Meeting) [Deferred to the April 10, 2008 Meeting](#)**

C-3C-08 Mike Morgan for Georgi Georgiev and Aleksandar Aleksandrov: Request to rezone from R-3 One-Family Residence District to O-2C Office District (Conditional), on Parcels 760-754-8425 and 760-754-9225, containing approximately 0.786 acres, located on the northwest line of N. Parham Road approximately 126 feet west of its intersection with Skipwith Road. The applicant proposes to convert two residential dwellings to office uses. The office uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Seth Humphreys (Deferral requested to the March 13, 2008 Meeting) [Deferred to the March 13, 2008 Meeting](#)**

C-4C-08 Gloria L. Freye for RER/New Boston West Broad Street, LLC: Request to conditionally rezone from O-3 Office District, O-3C Office District (Conditional) and B-3C Business District (Conditional) to B-3C Business District (Conditional), part of Parcel 746-760-8608, containing approximately 6.35 acres, located in the WestMark Office Park at the southeast intersection of W. Broad Street (U. S. Route 250) and I-64. The applicant proposes hotel and restaurant uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Livingston Lewis (Deferral requested to the March 13, 2008 Meeting) [Deferred to the March 13, 2008 Meeting](#)**

P-2-08 Gloria L. Freye for RER/New Boston West Broad Street, LLC: Request for a Provisional Use Permit under Sections 24-62.2(m), 24-120 and 24-122.1 of Chapter 24 of the County Code to permit a building height (hotel) up to 150 feet, on part of Parcel 746-760-8608, located in the WestMark Office Park at the southeast intersection of W. Broad Street (U. S. Route 250) and I-64. The existing zoning is O-3, Office District, O-3C Office District (Conditional) and B-3C Business District (Conditional) and subject to pending case C-4C-08. **Staff – Livingston Lewis (Deferral requested to the March 13, 2008 Meeting) [Deferred to the March 13, 2008 Meeting](#)**

TUCKAHOE:

C-5C-08 Glenn R. Moore for Beth Sholom Life Care Community: Request to conditionally rezone from R-5 General Residence District, [R-6C] and R-6C General

Residence Districts (Conditional) to R-6C General Residence District (Conditional), Parcels 733-747-9677, -7221, and part of Parcel 733-747-4863, containing approximately 13.734 acres, located along the west line of John Rolfe Parkway between Gayton Road and Lauderdale Drive. The applicant proposes an addition to the existing assisted living facility and nursing home and to operate as a life care facility subject to companion case P-3-08. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, Semi Public, and Environmental Protection Area. **Staff – Nathalie Croft Recommended for Approval**

P-3-08 Glenn R. Moore for Beth Sholom Life Care Community: Request for a Provisional Use Permit under Sections 24-36.1(a), 24-120 and 24-122.1 of Chapter 24 of the County Code to permit the operation of a life care facility on Parcels 733-747-9677, -7221, and part of Parcel 733-747-4863, containing approximately 13.734 acres, located along the west line of John Rolfe Parkway between Gayton Road and Lauderdale Drive. The existing zoning is R-5 General Residence District, [R-6C] and R-6C General Residence Districts (Conditional). The request is subject to companion case C-5C-08. **Staff – Nathalie Croft Recommended for Approval**

BROOKLAND:

C-6C-08 Robert C. Schrum, Jr.: Request to amend proffered conditions accepted with C-34C-86, on part of Parcel 762-754-7326, located on the south line of E. Parham Road, approximately 442 feet east of its intersection with W. Broad Street (U. S. Route 250). The applicant proposes to delete Proffer 2 which restricts the property's use for additional acreage for operation of Royal Oldsmobile (now vacant) in keeping with its approved plan of development. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Arterial. **Staff – Ben Sehl (Expedited agenda requested) Recommended for Approval**

VARINA:

Deferred from the January 10, 2008 Meeting.

C-63C-07 Andrew M. Condlin for JSN Development, LLC: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 816-687-5307, containing 3.820 acres, located at the southeast intersection of Strath Road and New Market Road (State Route 5). The applicant proposes a pharmacy and office. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Rural Residential, not exceeding 1.0 unit net density per acre. The site is in the Airport Safety Overlay District. **Staff – Livingston Lewis (Deferral requested to the March 13, 2008 Meeting) Deferred to the March 13, 2008 Meeting**

P-4-08 Ralph L. Axelle, Jr. for Laburnum Investments, LLC: Request for a Provisional Use Permit required under proffered condition #28 accepted with C-29C-06 to allow twenty-four (24) hour operation of a convenience store (7Eleven), on part of Parcel 815-718-5710, (Outparcel #9) within The Shops at White Oak Village located on the east line of S. Laburnum Avenue approximately 460 feet north of its intersection with

Audubon Drive. The existing zoning is B-3C Business District (Conditional). The site is located within the Enterprise Zone. **Staff – Roy Props Recommended for Approval**

APPROVAL OF MINUTES: Planning Commission January 10, 2008
Approved

Acting on a motion by Mr. Archer, seconded by Mr. Vanarsdall, the Planning Commission adjourned its meeting at 7:24 p.m. on February 14, 2008.

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