

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
JANUARY 10, 2008**

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (4)**

**REQUESTS FOR EXPEDITED ITEMS: (0)**

**ELECTION OF CHAIRMAN: [Mr. Jernigan](#)**

**ELECTION OF VICE-CHAIRMAN: [Mrs. Jones](#)**

**CASES TO BE HEARD: (2)**

---

**THREE CHOPT:**

***Deferred from the November 8, 2007 Meeting.***

**C-43C-07 Gibson Wright for John W. Gibbs, Jr.:** Request to conditionally rezone from R-2AC One-Family Residence District (Conditional) to R-3C One-Family Residence District (Conditional), Part of Parcel 739-774-4564, containing approximately 6.77 acres, located on the southeast line of Nuckols Road at its intersection with Lower Wyndham Court. The applicant proposes a single-family residential subdivision to construct 13 homes as part of the Grey Oaks development which has a proffered aggregate maximum density of 1.8 units per acre. The R-3 District allows a minimum lot size of 11,000 square feet and 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 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Livingston Lewis (Deferral requested to the April 10, 2008 Meeting). [Deferred to the April 10, 2008 meeting.](#)**

***Deferred from the November 8, 2007 Meeting.***

**C-61C-07 James Theobald for Centex Homes:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) and B-2C Business District (Conditional), Parcels 738-767-5405, 738-766-9367, 739-766-3768 and 739-766-2504, containing approximately 32.99 acres (RTHC – 23.30 ac. and B-2C 9.69 ac.), located on the west line of Pouncey Tract Road between Kain Road and Bacova Drive. The applicant proposes condominiums, retail and office uses. The maximum density allowed in the RTH District is nine (9) units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use

**January 10, 2008**

Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. The majority of the site is in the West Broad Street Overlay District. **Staff – Ben Sehl (Deferral requested to the March 13, 2008 Meeting) [Deferred to the March 13, 2008 meeting.](#)**

**Deferred from the December 6, 2007 Meeting.**

**C-40C-07 Courtenay Fisher for Boushra and Edna Hanna and Donald and Shearin Whitehorn:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional), part of Parcels 742-773-4344 and 742-773-5604, containing 7.127 acres, located on the northeast line of Hames Lane approximately 1,550 feet north of its intersection with Shady Grove Road. The applicants propose a single family residential development with a maximum of 12 lots, an equivalent density of 1.68 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet and a maximum gross density of 3.23 units per acre. The use 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 and Environmental Protection Area. **Staff – Ben Sehl [Recommended for Denial.](#)**

**TUCKAHOE:**

**P-1-08 Charles H. Rothenberg for Bon Secours - Richmond Health System:** Request for a Provisional Use Permit under Sections 24-55(c), and 24-122.1 of Chapter 24 of the County Code to permit the conversion of a 30,000 square-foot retail building (formerly Ukrop's supermarket) to medical offices. A Provisional Use Permit is required to permit an office building exceeding 15,000 square-feet of floor area in a B-1 District. The site is located on part of Parcel 745-742-8604, on the north line of Patterson Avenue (State Route 6), approximately 412 feet east of its intersection with N. Gaskins and Gaskins Roads. The existing zoning is B-1 Business District. The Land Use Plan recommends Commercial Concentration and Environmental Protection Area. **Staff – Ben Sehl [Recommended for Approval.](#)**

**BROOKLAND:**

**Deferred from the November 8, 2007 Meeting.**

**C-64C-06 Jennifer D. Mullen for Wistar Creek, LLC:** Request to conditionally rezone from R-3 One-Family Residence District to RTHC Residential Townhouse District (Conditional), Parcels 767-750-8298, 767-751-8651, 768-750-0490, 768-751-0638, 768-751-2435, 768-751-4119, and 768-751-1362 containing 24.46 acres, located on the south line of Wistar Road approximately 142 feet west of Walkenhut Drive. The applicant proposes a residential townhouse development with a maximum of 100 dwelling units, an equivalent density of 4.08 units per acre. The maximum density allowed in the RTH District is nine (9) 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, and Office. **Staff – Ben Sehl (Deferral requested to the March 13, 2008 Meeting) [Deferred to the March 13, 2008 meeting.](#)**

**VARINA:****Deferred from the December 6, 2007 Meeting.**

**C-63C-07 Andrew M. Conclin 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 February 14, 2008 Meeting) [Deferred to the February 14, 2008 meeting.](#)**

**FAIRFIELD:**

None.

**DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM:** The Commission will discuss scheduling a Public Hearing to consider the FY 2008-2009 through FY 2012 – 2013 Capital Improvement Program for February 14, 2008 at 6:00 p.m. **[Approved](#)**

**DISCUSSION ITEM: DRAFT 2026 COMPREHENSIVE PLAN WORK SESSION:** The Commission and Board of Supervisors will discuss Chapters 11 and 12 of the Draft 2026 Comprehensive Plan at a work session on January 22, 2008. **[Approved](#)**

**APPROVAL OF MINUTES: Planning Commission December 6, 2007**  
**[Approved](#)**

Acting on a motion by **[Mrs. Jones](#)**, seconded by **[Mr. Archer](#)**, the Planning Commission adjourned its meeting at **[8:16 p.m.](#)** on **[January 10, 2008.](#)**

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>**