

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

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: (3)

FAIRFIELD:

Deferred from the May 15, 2008 Meeting.

C-44C-07 Parham Road Properties and Majestic Properties, LLC: Request to conditionally rezone from R-4 One-Family Residence District to O-2C Office District (Conditional), Parcels 783-756-0592, 782-756-9598, -7785, -9285, 782-757-4814 and -5414 and part of Parcel 782-757-3717, containing approximately 2.925 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 and a bank. 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 October 9, 2008 Meeting) [Deferred to the October 9, 2008 Meeting](#)**

P-12-08 Stephen R. Romine/Jessica Wright for Cellco Partnership (Verizon Wireless): Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to extend the height of an existing 154' high telecommunications tower to a total height of 166' to provide additional collocation opportunities, on part of Parcel 784-749-6682, located on the south line of Hilliard Road (State Route 161) approximately 360 feet west of its intersection with Brook Road (U. S. Route 1). The existing zoning is B-3 Business District. The Land Use Plan recommends Open Space/Recreation. **Staff – Roy Props [Recommended for Approval](#)**

THREE CHOPT:

Deferred from the June 12, 2008 Meeting.

P-10-07 Scott Turner for Richmond Strikers Soccer Club, Inc.: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a 144' high telecommunications tower on part

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of Parcel 740-768-1098, located on the east line of Pouncey Tract Road (State Route 271) approximately 900 feet south of Shady Grove Road. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Open Space/Recreation and Environmental Protection Area. **Staff – Livingston Lewis (Deferral requested to the August 14, 2008 Meeting) [Deferred to the August 14, 2008 Meeting](#)**

Deferred from the May 15, 2008 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 (State Route 271) 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 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 October 9, 2008 Meeting) [Deferred to the October 9, 2008 Meeting](#)**

C-23C-08 Ralph L. Axselle, Jr. for HCA Health Services of VA, Inc.: Request to amend proffered condition accepted with Rezoning Case C-59C-03, on part of Parcel 761-745-3004, located approximately 600 feet south of Forest Avenue and 350 feet west of Skipwith Road. The applicant proposes to amend Proffer 2 related to building height. The existing zoning is O-3C Office District (Conditional). The Land Use Plan recommends Government. **Staff – Ben Sehl (Expedited agenda requested) [Recommended for Approval](#)**

TUCKAHOE:

None.

BROOKLAND:

Deferred from the May 15, 2008 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 RTH District allows a maximum gross density of 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 August 14, 2008 Meeting) [Deferred to the August 14, 2008 Meeting](#)**

C-24C-08 William G. Homiller for Sam's Real Estate Business Trust: Request to conditionally rezone from B-2 Business District to B-3C Business District (Conditional), part of Parcel 757-758-0701, containing approximately 0.14 acre, located on the north line of W. Broad Street (U. S. Route 250) approximately 775 feet east of Old Springfield Road. The applicant proposes a car wash. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. **Staff – Ben Sehl Recommended for Approval**

VARINA:

Deferred from the June 12, 2008 Meeting.

C-53C-07 Andrew M. Condlin for The Terry Companies Six, LLC: Request to conditionally rezone from A-1 Agricultural District to Residential RTHC Townhouse District (Conditional), Parcels 829-725-8000, 829-726-7956, 829-725-2031, 829-725-9496, 829-726-6419, 830-724-1497, 829-725-6657, 829-725-2590 and 828-724-9181. The 46.8 acre site is located between the north line of N. Airport Drive, the east and south lines of N. Washington Street, and the southern terminus of Delbert Drive. The applicant proposes a maximum of one hundred fifty-four (154) semi-detached condominium units, a density of 3.29 units per acre. The RTH District allows a maximum gross density of 9 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. The site is in the Airport Safety Overlay District. **Staff – Livingston Lewis (Withdrawn by Applicant) Withdrawn**

Deferred from the June 12, 2008 Meeting.

P-7-08 Gregory S. Tully for Diamond Communications, LLC: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a 150' high monopole telecommunications tower and related equipment, on part of Parcel 804-702-0772, located on the north line of Midview Road approximately 1,075 feet east of New Market Road (State Route 5). The existing zoning is R-3 One-Family Residence District. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Ben Sehl (Deferral requested to the August 14, 2008 Meeting) Deferred to the August 14, 2008 Meeting**

Deferred from the June 12, 2008 Meeting.

C-9C-08 Lisa Murphy for Secure Hands Holdings, LLC: Request to conditionally rezone from R-4 One-Family Residence District to R-6C General Residence District (Conditional), Parcels 809-722-2386, -4093, -5489, -5792, 809-723-2108, -4307, -5011, -6216, and -5911 containing 6.0308 acres, located on the east line of East Richmond Road approximately 216 feet north of Nine Mile Road (State Route 33) and on the north line of Nine Mile Road approximately 290 feet east of East Richmond Road. The applicant proposes an assisted living facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office.

The site is in the Airport Safety Overlay District and Nine Mile Road Special Strategy Area. **Staff – Livingston Lewis Recommended for Approval**

DISCUSSION ITEM: Set work session for August 14, 2008 to consider amendments the County Code in regards to Alternate Fence Height. **Approved**

APPROVAL OF MINUTES: Planning Commission June 12, 2008
Approved

Acting on a motion by **Mrs. Jones**, seconded by **Mr. Archer**, the Planning Commission adjourned its meeting at **7:53 p.m.** on **July 10, 2008** .

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