

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
JUNE 12, 2008**

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (5)**

**REQUESTS FOR EXPEDITED ITEMS: (1)**

**CASES TO BE HEARD: (5)**

---

**THREE CHOPT:**

**Deferred from the April 10, 2008 Meeting.**

**C-7C-07 Andrew M. Conclin for Frances A. Turner:** 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 30 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 units per acre. **Staff – Livingston Lewis Recommended for Approval**

**Deferred from the May 15, 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 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 July 10, 2008) Deferred to July 10, 2008**

**P-10-08 Gloria L. Freye, Esquire for Space Mart Partners:** Request for a Provisional Use Permit under Sections 24-58.2(b), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a self-service storage facility on part of Parcels 749-759-0307 and 748-758-4252, located at the northeast intersection of Interstate 64 and Cox Road. The existing zoning is B-2C Business District (Conditional). The Land

**June 12, 2008**

Use Plan recommends Office. **Staff – Ben Sehl (Expedited agenda requested)**  
**Recommended for Approval**

**TUCKAHOE:**

None.

**BROOKLAND:**

**C-18C-08 Sandra Verna for WILVAL LLC:** Request to amend proffered conditions accepted with Rezoning Case C-37C-05, on Parcels 777-772-5971, 777-772-9417, 775-772-7266, 777-771-6782, 777-773-0724, and part of Parcel 778-771-1571, located between the northeast line of Greenwood Road and the Chickahominy River beginning approximately 150 feet west of Quail Walk Drive and extending to the west line of Winfrey Road approximately 1,800 feet north of its intersection with Greenwood Road. The applicant proposes to amend proffers pertaining to sod and irrigation, amenities, parking facilities, architectural exhibits, fencing, road standards, and building height. A new proffer pertaining to emergency generators is proposed. The existing zoning is R-6C General Residence District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Ben Sehl Recommended for Approval**

**C-21C-08 Betti Bachman Smythe for CWP Properties:** Request to conditionally rezone from B-2 Business District to B-3C Business District (Conditional), Parcel 772-750-5496, containing 2.611 acres, located on the east line of Staples Mill Road (U.S. Route 33) approximately 175 feet south of its intersection with Sprengle Lane. The applicant proposes an animal kennel. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Arterial. The site is in the Enterprise Zone. **Staff – Ben Sehl Recommended for Approval**

**VARINA:**

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

**C-51C-07 Alvin S. Mistr, Jr. for WWLP Development, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional), Parcel 815-691-3804, containing 73.609 acres, located on the west line of Strath Road approximately 580 feet north of Lamrich Road. The applicant proposes a zero-lot line development with a maximum of one hundred seventy-six (176) lots. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum gross density of 6 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 – Ben Sehl (Deferral requested to the November 13, 2008 Meeting) Deferred to November 13, 2008**

**Deferred from the May 15, 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 (Deferral requested to the July 10, 2008 Meeting) [Deferred to July 10, 2008](#)**

**Deferred from the May 15, 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 146' 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 July 10, 2008 Meeting) [Deferred to July 10, 2008](#)**

**Deferred from the May 15, 2008 Meeting.**

**P-8-08 Gloria L. Freye for Richmond 20MHz 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 194' high monopole telecommunications tower and related equipment, on part of Parcel 810-686-4444, located on the west line of Varina Road approximately 120 feet south of Mill Road. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Rural Residential, not to exceed 1.0 units net density per acre. The site is in the Airport Safety Overlay District. **Staff – Roy Props (Deferral requested to the September 11, 2008 Meeting) [Deferred to September 11, 2008](#)**

**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 [Deferred to July 10, 2008](#)**

**P-11-08 Gloria Freye for Richmond 20MHz 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 199' high monopole telecommunications tower and related equipment, on part of Parcel 858-708-1205, located on the east line of White Oak Road approximately 1,765 feet north of Windsor Road. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Rural Residential, note to exceed 1.0 units net density per acre. **Staff – Roy Props Recommended for Approval**

**FAIRFIELD:**

None.

**APPROVAL OF MINUTES: Planning Commission May 15, 2008**

Acting on a motion by Tommy Branin, seconded by Chris Archer, the Planning Commission adjourned its meeting at 8:14 p.m. on June 12, 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>