

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
MARCH 13, 2008**

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (6)**

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

**CASES TO BE HEARD: (6)**

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**VARINA:**

**Deferred from the February 14, 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 3.82 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 [Recommended for Approval](#)**

**P-5-08 Jennifer Rosen 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 construct a 150' high monopole telecommunications tower and related equipment on part of Parcel 827-718-5661, located at the southeast intersection of E. Nine Mile Road (State Route 33), Hanover Road, Lumber Drive, and the Norfolk Southern Corporation Railroad right-of-way. The existing zoning is M-1 Light Industrial District. The Land Use Plan recommends Light Industry. The site is in the Airport Safety Overlay District. **Staff – Roy Props [Recommended for Approval](#)**

**FAIRFIELD:**

**Deferred from the February 14, 2008 Meeting.**

**C-44C-07 Andrew M. Condlin for 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, 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

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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 May 15, 2008 Meeting) [Deferred to the May 15, 2008 Meeting](#)**

**C-7C-08 James W. Theobald for Partners Financial Federal Credit Union:** Request to conditionally rezone from R-4 One-Family Residence District and O-2C Office District (Conditional) to O-2C Office District (Conditional), Parcels 783-762-7854 and -9359, containing 1.157 acres, located at the northwest intersection of Brook Road (U. S. Route 1) and New York Avenue. The applicant proposes an expansion of the existing credit union facility and administrative offices. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Ben Sehl [Recommended for Approval](#)**

### **THREE CHOPT:**

**[Deferred from the December 6, 2007 Meeting.](#)**

**P-10-07 Gloria L. Freye for Richmond Strikers Soccer Club, Inc.:** Request for a Provisional Use Permit under Sections 24-95(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a 157' high telecommunications tower on part of Parcel 740-768-1098, located on the east line of Pouncey Tract Road 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 May 15, 2008 Meeting) [Deferred to the May 15, 2008 Meeting](#)**

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

**[Deferred from the February 14, 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

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ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Seth Humphreys Recommended for Approval**

**Deferred from the February 14, 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 Recommended for Approval**

**Deferred from the February 14, 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) all subject to pending case C-4C-08. **Staff – Livingston Lewis Recommended for Approval**

**C-2C-08 Kim B. Kacani for HHHunt Corporation:** Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional), Parcel, 734-781-9430, containing approximately 77.55 acres, located along the north line of Pouncey Tract Road (State Route 271), at the Henrico/Goochland County line, west of Collinstone at Wyndham and Collinstone Manor at Wyndham subdivisions and north of Bradford Landing at Wyndham and Bradford at Wyndham subdivisions. The applicant proposes a single-family subdivision with a maximum of 160 homes, an equivalent density 2.06 gross 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 2, 2.4 to 3.4 units net density per acre, Environmental Protection Area, and Rural Residential, not to exceed 1.0 unit net density per acre. **Staff – Seth Humphreys (Deferral requested to the May 15, 2008 Meeting) Deferred to the May 15, 2008 Meeting**

**C-8C-08 Caroline L. Nadal for Pavilion Development Company:** Request to amend proffered conditions accepted with Rezoning Case C-3C-98, on part of Parcel 739-763-7259, located on the west line of Pouncey Tract Road (State Route 271) approximately 485 feet south of Interstate 64. The applicant proposes to amend Proffers 1, 3, and 11 related to conceptual plan, permitted uses, and orientation of loading doors to permit a retail tire sales and service facility. The applicant also proposes to delete Proffer 12 pertaining to restrictions regarding traffic generation. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Mixed

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Use. The site is in the West Broad Street Overlay District. **Staff – Ben Sehl (Deferral requested to the April 10, 2008 Meeting) [Deferred to the April 10, 2008 Meeting](#)**

**TUCKAHOE:**

None.

**BROOKLAND:**

**[Deferred from the December 6, 2007 Meeting.](#)**

**C-10C-07 David Johannas for Pied Venture LLC:** Request to conditionally rezone from B-2 Business District to R-6C General Residence District (Conditional), Parcel 772-737-7160, containing 2.874 acres, located between the north line of Fitzhugh Avenue and the south line of Markel Street, approximately 236 feet southeast of Byrd Avenue. The applicant proposes residential condominiums. The R-6 District allows a maximum gross density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and Environmental Protection Area. The site is located within the Enterprise Zone. **Staff – Seth Humphreys (Withdrawn by Applicant) [Withdrawn by Applicant](#)**

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

**APPROVAL OF MINUTES:           Planning Commission February 14, 2008**  
**[Approved](#)**

Acting on a motion by [Mr. Archer](#), seconded by [Mr. Vanarsdall](#), the Planning Commission adjourned its meeting at [8:07 p.m.](#) on [March 13, 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>

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