

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
OCTOBER 9, 2008**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (3)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (2)

TUCKAHOE:

Deferred from the September 11, 2008 Meeting.

C-33C-08 Kristen D. Keatley for Tom Ministri: Request to conditionally rezone from R-3 One-Family Residence District to O-2C Office District (Conditional), Parcels 749-745-1589, 749-745-2090, 749-745-2689, 749-745-3289, 749-745-2479, 749-745-2474, 749-745-2469 and 749-745-2564, containing 2.04 acres, located at the southwest intersection of Quioccasin Road (State Route 157) and Shane Road. The applicant proposes a daycare and office. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Lisa Taylor (Withdrawn by applicant) [Withdrawn](#)**

BROOKLAND:

P-17-08 HD Group/Wendy Hunter for Noodles & Company: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow outside dining for the proposed Noodles & Company restaurant, on part of Parcel 773-736-2198, located at the southwest intersection of W. Broad Street (U. S. Route 250) and Willow Lawn Drive (Willow Lawn Shopping Center). The existing zoning is B-2 Business District. The Land Use Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Lisa Taylor (Expedited agenda requested) [Recommended for Approval](#)**

VARINA:

Deferred from the August 14, 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).

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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 November 13, 2008 Meeting). [Deferred to the November 13, 2008 Meeting](#)**

FAIRFIELD:

Deferred from the July 10, 2008 Meeting.

C-44C-07 Andrew M. Condlin for Parham Road Properties, LLC: Request to conditionally rezone from R-4 One-Family Residence District to O-2C Office District (Conditional), Parcels 783-756-0592, 782-756-7785, and 782-756-9285, containing approximately 1.49 acres, located along the north line of E. Parham Road, the south line of Hungary Road and west line of Cleveland Street. The applicant proposes office uses and/or a bank. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and Commercial Concentration. **Staff – Ben Sehl [Recommended for Approval](#)**

Deferred from the September 11, 2008 Meeting.

P-16-08 Gloria L. Freye for New Cingular Wireless PCS, 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 120' high internal array monopole telecommunications tower and related equipment, on part of Parcel 789-754-3978, located on the west line of Upham Drive approximately 500 feet north of its intersection with Wilkinson Road (Chamberlayne Farms Shopping Center). The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Livingston Lewis [Recommended for Approval](#)**

THREE CHOPT:

Deferred from the July 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 (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 February 12, 2009 Meeting). [Deferred to the February 12, 2009 Meeting](#)**

Deferred from the September 11, 2008 Meeting.

C-20C-08 Andrew M. Condlin for Patrick J. Sanderson: Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), Parcels 740-766-3730, 740-766-2619, 740-766-6112, 740-765-3690, 739-766-9601 and 739-766-9016, containing 10.950 acres, located at the northeast intersection of Pouncey Tract

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Road (State Route 271) and Twin Hickory Lake Drive. The applicant proposes an office condominium park and bank. The uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office, Urban Residential, 3.4 to 6.8 units net density per acre, and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Ben Sehl (Deferral requested to the November 13, 2008 Meeting). [Deferred to the November 13, 2008 Meeting](#)**

DISCUSSION ITEM: Set joint work session for November 12, 2008 to discuss public comment, proposed revisions and draft of the 2026 Comprehensive Plan.

DISCUSSION ITEM: Discuss temporary relocation for holding public hearings to Glen Echo Building Auditorium (Eastern Government Center) during the months of November and December 2008.

APPROVAL OF MINUTES: Planning Commission September 11, 2008
[Approved](#)

Acting on a motion by [Mr. Archer](#), seconded by [Mr. Branin](#), the Planning Commission adjourned its meeting at [8:39 p.m.](#) on [October 9, 2008.](#)

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