

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JULY 13, 2006**

BEGINNING AT 5:30 P.M.

5:30 P.M. Dinner and Work Session: County Manager's Conference Room to discuss a zoning ordinance amendment regarding building height regulations.

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (4)

VARINA:

Deferred from the June 15, 2006 Meeting.

P-9-06 Gary Barber for National Communication Tower LLC: Request for a Provisional Use Permit under Sections 24-92.2, 24-95(a), 24-120 and 24-122.1 of Chapter 24 of the County Code to construct a 199' monopole telecommunications tower, on Parcel 851-666-7691, located 343' east of Carters Mill Road. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Prime Agriculture. The site is in the Airport Safety Overlay District. **Staff – Tom Coleman [Deferred to the August 10, 2006 Meeting](#)**

C-79C-05 Larry Horton for StyleCraft Homes Development Corp.: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional), RTHC Residential Townhouse District (Conditional) and B-3C Business District (Conditional), Parcel 813-701-0425, containing 81.46 acres, located at the southwest intersection of Darbytown Road and Laburnum Avenue. The applicant proposes a retail and residential development with density of no more than one hundred and sixty (160) single family and townhouse units. The uses will be controlled by zoning ordinance regulations and proffered conditions. The R-5A District allows a minimum lot size of 5,625 square feet with a maximum gross density of 7.7 units per acre. The maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. **Staff – Lee Tyson [Deferred to the August 10, 2006 Meeting](#)**

July 13, 2006

BROOKLAND:

C-33C-06 Gloria Freye for Glen Allen Service, Inc.: Request to conditionally rezone from B-1 Business District to B-3C Business District (Conditional), Parcels 770-767-2959 and 770-767-4453, containing approximately 1.1 acres, located at the southwest intersection of Mountain and Hamilton Roads. The applicant proposes an automobile repair and service station. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. **Staff – Nathalie Croft Recommended for Approval**

FAIRFIELD:

None.

THREE CHOPT:

Deferred from the June 15, 2006 Meeting.

C-12C-04 Andrew M. Condlin for Water Tower Associates, LLC: Request to conditionally rezone from B-1C Business District (Conditional) to B-3C Business District (Conditional), part of Parcel 747-757-6938, containing 1.142 acres, located at the northeast intersection of Old Cox and Three Chopt Roads. A veterinarian facility including office, hospital, grooming and day school for dogs is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **Staff – Tom Coleman Recommended for Approval**

Deferred from the June 15, 2006 Meeting.

C-26C-06 Roy Amason for McCabe's Grant L.L.C.: Request to conditionally rezone from A-1 Agricultural District, R-1 One Family Residence District, C-1 Conservation District, R-2A One Family Residence District, and R-3 One Family Residence District to R-2AC One Family Residence District (Conditional), Parcels 742-755-8449, 742-754-8984, 743-754-4375, and part of Parcel 743-755-1624, containing approximately 13.77 acres, located at the southern terminus of Crown Grant Road, Loreine's Landing Lane and Persimmon Trek. The applicant proposes a single family residential development with a maximum of 23 dwelling units. 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, Environmental Protection Area, and Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – Nathalie Croft Deferred to the August 10, 2006 Meeting**

Deferred from the June 15, 2006 Meeting.

C-11C-06 Neil Rankins for R & R Development, LC.: Request to rezone from [R-5C] General Residence District (Conditional) to B-2C Business District (Conditional), Parcels 739-761-2693 and 739-762-0100, containing 2.441 acres, located on the south line of West Broad Street (U. S. Route 250) approximately 195 feet east of Spring Oak Drive. The applicant proposes a retail development. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed

Use. The site is in the West Broad Street Overlay District. **Staff – Tom Coleman**
Recommended for Approval

Deferred from the June 15, 2006 Meeting.

C-75C-05 John J. Hanky III, for Barrington Development, Inc: Request to conditionally rezone from R-3C One Family Residence District (Conditional) to O-2C Office District (Conditional), Parcel 740-758-4797, containing 2.215 acres, located on the east line of the proposed John Rolfe Parkway right-of-way approximately 310 feet south of Three Chopt Road. The applicant proposes an office development. 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 Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Nathalie Croft** **Deferred to the September 14, 2006 Meeting**

TUCKAHOE:

C-34C-06 Mike Haurand for Disco Sports, Inc.: Request to conditionally rezone from R-6C General Residence District (Conditional) to B-2C Business District (Conditional), part of Parcel 752-744-2461, containing 0.4 acres, located on the west line of Starling Drive approximately 360 feet south of Quioccasin Road. The applicant proposes a therapeutic massage and wellness center. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. **Staff – Livingston Lewis** **Recommended for Approval**

P-12-06 Simon Mueller for Neil Desai: Request for a provisional use permit under Sections 24-55(a), 24-120 and 24-122.1 in order to operate a convenience store with gas pumps, on Parcel 751-753-0230, located at the southwest intersection of Three Chopt and Pemberton Roads. The existing zoning is B-1 Business District. The Land Use Plan recommends Commercial Arterial. **Staff – Nathalie Croft** **Deferred to the August 10, 2006 Meeting**

APPROVAL OF MINUTES: Planning Commission June 15, 2006

Acting on a motion by [Branin](#), seconded by [Jones](#), the Planning Commission adjourned its meeting at **8:58 p.m.** on **July 13, 2006**.

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