

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
DECEMBER 6, 2007**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (7)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (4)

TUCKAHOE:

C-62C-07 James Theobald for Katherman Investments Inc.: Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), Parcels 749-754-7958, containing 2.172 acres, located at the southwest intersection of Gaskins and Three Chopt Roads. The applicant proposes office use. 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 net density per acre. **Staff – Nathalie Croft [Recommend for Approval](#)**

BROOKLAND:

Deferred from the October 11, 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 (Deferral requested to the March 13, 2008 Meeting) [Deferred to March 13, 2008](#)**

VARINA:

Deferred from the September 13, 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 Lammrich Road. The applicant proposes a

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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 – Nathalie Croft (Deferral requested to the June 12, 2008 Meeting) [Deferred to June 12, 2008](#)**

Deferred from the November 8, 2007 Meeting.

P-8-07 Gloria L. Freye for Richmond 20 MHZ LLC: 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 144' high telecommunications tower on part of Parcel 829-712-4591, located on the west line of Beulah Road approximately 195' north of Treva Road. The existing zoning is R-3 One-Family Residence District. The Land Use Plan recommends Open Space/Recreation. The site is in the Airport Safety Overlay District. **Staff – Livingston Lewis [Recommended for Approval](#)**

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 3.820 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 (Deferral requested to the January 10, 2008 Meeting) [Deferred to January 10, 2008](#)**

FAIRFIELD:

Deferred from the November 14, 2007 Meeting.

C-60C-07 Allen Twedt for Kalyan III Inc.: Request to conditionally rezone from O-3C Office District (Conditional) to B-2C Business District (Conditional), Parcels 786-770-7883 and 786-770-9586, containing 3.575 acres, located between the east line of Telegraph Road and the west line of I-95 approximately 1,170 feet north of JEB Stuart Parkway. The applicant proposes increased signage for a hotel use. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Ben Sehl [Recommended for Approval](#)**

C-44C-07 Andy Condlin for Parham Road Properties and Majestic Properties, LLC: Request to conditionally rezone from R-4 One-Family Residence District and O-1C Office District (Conditional) to O-2C Office District (Conditional), Parcels 782-756-9598, 783-756-0592, 782-756-7785, 782-756-9285, 782-757-4814, 782-757-5414, and Part of Parcel 782-756-7495, containing approximately 2.935 acres, located along the north line of E. Parham Road and the south line of Hungary Road at their intersection with Cleveland Street. The applicants propose office uses. The uses 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 February 14, 2008 Meeting) **Deferred to February 14, 2008**

THREE CHOPT:

Deferred from the August 9, 2007 Meeting.

C-7C-07 Andrew M. Condlin for Farmer Properties, Inc.: 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 28 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 net units per acre. **Staff – Livingston Lewis (Deferral requested to the February 14, 2008 Meeting) Deferred to February 14, 2008**

Deferred from the September 13, 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 March 13, 2008 Meeting) Deferred to March 13, 2008**

Deferred from the November 8, 2007 Meeting.

C-40C-07 Courtenay Fisher for Boushra and Edna Hanna and Donald and Shearin Whitehorn: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional), part of Parcels 742-773-4344 and 742-773-5604, containing 7.127 acres, located on the northeast line of Hames Lane approximately 1,550 feet north of its intersection with Shady Grove Road. The applicants propose a single family residential development not to exceed a density of 2.0 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet and a maximum gross density of 3.23 units per acre. The use 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 and Environmental Protection Area. **Staff – Ben Sehl (Deferral requested to the January 10, 2008 Meeting) Deferred to January 10, 2008**

C-65C-07 James Theobald for W2005 WRL Realty, L.L.C.: Request to amend proffered conditions accepted with Rezoning Case C-57C-06, on Parcel 736-762-2022, located at the southwest intersection of West Broad Street (U. S. Route 250) and Lauderdale Drive. The applicant proposes to amend Proffer 1 related to the conceptual master plan and Proffer 14 related to maximum square footage. The existing zoning is RTHC Residential Townhouse District (Conditional) and B-2C Business District

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(Conditional). The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre and Mixed Use. The site is in the West Broad Street Overlay District.
Staff – Ben Sehl [Recommended for Approval](#)

APPROVAL OF MINUTES: Planning Commission November 8, 2007

Acting on a motion by [Mrs. Jones](#), seconded by [Mr. Vanarsdall](#), the Planning Commission adjourned its meeting at [9:14 p.m.](#) on [December 6, 2007](#).

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