

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
NOVEMBER 8, 2007**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (5)

PUBLIC HEARING: Amendment to the Urban Mixed Use District regulations of the Zoning Ordinance to permit residential uses within a floodplain. **(Staff - Mike Kennedy)**
Recommended for Approval

BROOKLAND:

Deferred from the September 13, 2007 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 January 10, 2008 Meeting) Deferred to the January 10, 2008 Meeting**

VARINA:

Deferred from the September 13, 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 OS/R Open Space Recreation. The site is in the Airport Safety Overlay

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District. **Staff – Livingston Lewis (Deferral requested to the December 6, 2007 Meeting) [Deferred to the December 6, 2007 Meeting](#)**

FAIRFIELD:

Deferred from the September 13, 2007 Meeting.

C-29C-07 Caroline L. Nadal for Creighton & Laburnum LLC: Request to conditionally rezone from A-1 Agricultural District, B-2C Business District (Conditional) and M-1C Light Industrial District (Conditional) to B-2C Business District (Conditional) and M-1C Light Industrial District (Conditional), Parcels 807-730-9116, 808-730-2377, 808-730-6309, 808-730-4825, 808-730-3946, 808-730-3162, and 808-730-6227, containing approximately 27.04 acres (B-2C 7.37 ac; M-1C 19.67 ac), located at the northwest intersection of N. Laburnum Avenue and Creighton Road. The applicant proposes retail and office/service uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office/Service, Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer [Recommended for Approval](#)**

C-55C-07 Lakeside Town Center, LLC: Request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional), Parcel 780-749-9410, containing 2.732 acres, located on the west line of Lakeside Avenue at Timberlake Avenue. The applicant proposes to operate an outdoor farmers' market subject to the approval of a Provisional Use Permit (P-18-07). The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Rosemary Deemer [Recommended for Approval](#)**

P-18-07 Lakeside Town Center, LLC: Request for a Provisional Use Permit under Sections 24-62.2(g), 24-120, and 24-122.1 of Chapter 24 of the County Code to operate a farmers' market permitted under the category of an outdoor commercial flea market within a 4,500 square foot area, on Parcel 780-749-9410, located on the west line of Lakeside Avenue at Timberlake Avenue. The existing zoning is B-2C Business District (Conditional). The property is subject to rezoning request C-55C-07. The Land Use Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Rosemary Deemer [Recommended for Approval](#)**

C-58C-07 Andrew M. Condlin for Emerald Land Development, LLC: Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-3C One-Family Residence District (Conditional), Parcel 815-721-3551, containing 60.51 acres, located between the south line of Oakleys Lane and the north line of the Southern Railway east of the Hechler Village subdivision. The applicant proposes a single-family subdivision with a maximum of one hundred forty (140) lots, an equivalent density of 2.31 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, and

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Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Nathalie Croft Recommended for Approval**

C-59C-07 Norman C. & Gloria J. McCowin: Request to conditionally rezone from A-1 Agricultural District to R-2AC, One-Family Residence District (Conditional), Parcel 790-746-1573, containing approximately 1.56 acres, located at the southeast intersection of North Road and Edgefield Street. The applicant proposes an additional single-family residential lot. 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 Urban Residential, 3.4 to 6.8 units net density per acre. The site is in the Airport Safety Overlay District. **Staff – Seth Humphreys (Expedited agenda requested) Recommended for Approval**

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 Deferred to the November 14, 2007 Meeting**

THREE CHOPT:

Deferred from the March 15, 2007 Meeting.

C-8C-05 G. Edmond Massie, IV for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 746-764-5580, containing approximately 4.54 acres, located on the west line of Sadler Road approximately 290 feet south of Wonder Lane. The applicant proposes a townhouse development not to exceed six (6) units per acre. The maximum density allowed in the RTH District is nine (9) units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Rosemary Deemer (Deferral requested to the May 15, 2008 Meeting) Deferred to the May 15, 2008 Meeting**

Deferred from the March 15, 2007 Meeting.

C-19C-06 G. Edmond Massie, IV for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 746-763-2482, 746-763-2896, 746-763-1769, 746-764-3818, and 746-763-7257 containing 12.54 acres, located between the east line of Glasgow Road and the west line of Sadler Road, approximately 600 feet north of Ireland Lane. The applicant proposes a residential townhouse development not to exceed six (6) dwelling units per acre. The maximum density allowed in the RTH District is nine (9) units per acre. The proposed 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. **Staff – Rosemary Deemer (Deferral requested to the May 15, 2008 Meeting) [Deferred to the May 15, 2008 Meeting](#)**

Deferred from the September 13, 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 per acre, and Environmental Protection Area. **Staff – Ben Sehl (Deferral requested to the December 6, 2007 Meeting) [Deferred to the December 6, 2007 Meeting](#)**

Deferred from the September 13, 2007 Meeting.

C-43C-07 Gibson Wright for John W. Gibbs, Jr.: Request to conditionally rezone from R-2AC One-Family Residence District (Conditional) to R-3C One-Family Residence District (Conditional), Part of Parcel 739-774-4564, containing approximately 6.77 acres, located on the southeast line of Nuckols Road at its intersection with Lower Wyndham Court. The applicant proposes a single-family residential subdivision to construct 13 homes as part of the Grey Oaks development which has a proffered aggregate maximum density of 1.8 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 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Livingston Lewis (Deferral requested to the January 10, 2008 Meeting) [Deferred to 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 January 10, 2008 Meeting) [Deferred to the January 10, 2008 Meeting](#)**

TUCKAHOE:

None.

APPROVAL OF MINUTES: Planning Commission October 11, 2007

Acting on a motion by Mr. Branin, seconded by Mr. Archer, the
Planning Commission adjourned its meeting at 9:59 p.m. on November 8, 2007

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