

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
MAY 15, 2008**

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (9)**

**REQUESTS FOR EXPEDITED ITEMS: (1)**

**CASES TO BE HEARD: (2)**

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**TUCKAHOE:**

None.

**BROOKLAND:**

**Deferred from the March 13, 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 RTH District allows a maximum gross density of 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 July 10, 2008 Meeting) [Deferred to the July 10, 2008 Meeting](#)**

**VARINA:**

**Deferred from the April 10, 2008 Meeting.**

**C-53C-07 Andrew M. Condlin for The Terry Companies Six, LLC:** Request to conditionally rezone from A-1 Agricultural District to Residential RTHC Townhouse District (Conditional), Parcels 829-725-8000, 829-726-7956, 829-725-2031, 829-725-9496, 829-726-6419, 830-724-1497, 829-725-6657, 829-725-2590 and 828-724-9181. The 46.8 acre site is located between the north line of N. Airport Drive, the east and south lines of N. Washington Street, and the southern terminus of Delbert Drive. The applicant proposes a maximum of one hundred fifty-four (154) semi-detached condominium units, a density of 3.29 units per acre. The RTH District allows a

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maximum gross density of 9 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 – Livingston Lewis (Deferral requested to the June 12, 2008 Meeting) [Deferred to the June 12, 2008 Meeting](#)**

**C-19C-08 Steeple Lane Development, LLC:** Request to amend proffered conditions accepted with Rezoning Case C-20C-06, on Parcel 809-724-5973, located between the east line of East Richmond Road and the west line of N. Laburnum Avenue beginning approximately 1,100 feet north of Nine Mile Road (State Route 33). The applicant proposes to delete Proffer 23 pertaining to providing a stub road to Parcel 809-725-3662 adjacent to the north property line. The existing zoning is R-5AC General Residence District (Conditional). The Land Use Plan recommends Office/Service. The site is in the Airport Safety Overlay District. **Staff – Roy Props (Expedited Agenda Requested) [Recommended for Approval](#)**

**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 146' 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). 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 June 12, 2008 Meeting) [Deferred to the June 12, 2008 Meeting](#)**

**P-8-08 Gloria L. Freye for Richmond 20MHz 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 194' high monopole telecommunications tower and related equipment, on part of Parcel 810-686-4444, located on the west line of Varina Road approximately 120 feet south of Mill Road. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Rural Residential, not to exceed 1.0 units net density per acre. The site is in the Airport Safety Overlay District. **Staff – Roy Props (Deferral requested to the June 12, 2008 Meeting) [Deferred to the June 12, 2008 Meeting](#)**

**P-9-08 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 199' high monopole telecommunications tower and related equipment, on part of Parcel 858-699-7164, located on the east line of Elko Road (State Route 156) approximately 400 feet south of Portugee Road. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Rural Residential, not to exceed 1.0 units net density per acre, and Environmental Protection Area. **Staff – Roy Props [Recommended for Approval](#)**

**FAIRFIELD:**

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**Deferred from the March 13, 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, -9285, 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 propose office uses and a bank. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and Commercial Concentration. **Staff – Rosemary Deemer [Deferred to the July 10, 2008 Meeting](#)**

**THREE CHOPT:****Deferred from the November 8, 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 RTH District allows a maximum gross density of 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 – Ben Sehl (Deferral requested to the November 13, 2008 Meeting) [Deferred to the November 13, 2008 Meeting](#)**

**Deferred from the November 8, 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, and 746-764-3818 containing 10.79 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 RTH District allows a maximum gross density of 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 – Ben Sehl (Deferral requested to the November 13, 2008 Meeting) [Deferred to the November 13, 2008 Meeting](#)**

**Deferred from the March 13, 2008 Meeting.**

**P-10-07 Gloria L. Freye for Richmond Strikers Soccer Club, Inc.:** 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 144' high telecommunications tower on part of Parcel 740-768-1098, located on the east line of Pouncey Tract Road (State Route 271) 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 June 12, 2008 Meeting) [Deferred to the June 12, 2008 Meeting](#)**

**Deferred from the March 13, 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 July 10, 2008 Meeting) [Deferred to the July 10, 2008 Meeting](#)**

**Deferred from the March 13, 2008 Meeting.**

**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) and RTHC Residential Townhouse District (Conditional), Parcel, 734-781-9430, containing approximately 77.55 acres (R-3C 53.59; RTHC 23.96), located along the north line of Pouncey Tract Road (State Route 271), the northwest boundary of the County at the Henrico/Goochland County lines, 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 and detached condominiums with a maximum of 192 units, an equivalent density 2.47 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 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 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 [Recommended for Approval](#)**

**APPROVAL OF MINUTES: Planning Commission April 10, 2008**  
**[Approved](#)**

Acting on a motion by [Mr. Archer](#), seconded by [Mr. Vanarsdall](#), the Planning Commission adjourned its meeting at [8:26 p.m.](#) on [May 15, 2008.](#)

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