

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
NOVEMBER 13, 2008**

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (4)**

**REQUESTS FOR EXPEDITED ITEMS: (3)**

**CASES TO BE HEARD: (1)**

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**THREE CHOPT:**

**Deferred from the May 15, 2008 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 residential townhouse development (to be considered with C-19C-06) 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 April 9, 2009 Meeting) [Deferred to the April 9, 2009 Meeting](#)**

**Deferred from the May 15, 2008 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 April 9, 2009 Meeting) [Deferred to the April 9, 2009 Meeting](#)**

**November 14, 2008**

**Deferred from the October 9, 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 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 December 11, 2008 Meeting) [Deferred to the December 11, 2008 Meeting](#)**

**TUCKAHOE:**

None.

**BROOKLAND:**

**C-34C-08 James W. Theobald for CP 1203 North Boulevard, LLC:** Request to amend proffered conditions accepted with Rezoning Case C-62C-86, on part of Parcel 757-757-2929, located on the north line of W. Broad Street (U. S. Route 250) approximately 918 feet west of its intersection with Tuckernuck Drive. The applicant proposes to amend Proffer 10 pertaining to permitted exterior building materials. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Livingston Lewis (Expedited agenda requested) [Recommended for Approval](#)**

**C-35-08 Timothy L. Rohmoser for Dominion Land & Development Partnership:** Request to rezone from R-5AC General Residence District (Conditional) to C-1 Conservation District part of Parcels 758-767-5934, 758-767-6757, 758-767-7167, and 758-767-8534, containing approximately 6.20 acres, located approximately 965 feet west of the intersection of Francistown and Castle Point Roads. The applicant proposes a conservation area. The Land Use Plan recommends Environmental Protection Area and Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Jamie Sherry (Expedited agenda requested) [Recommended for Approval](#)**

**VARINA:****Deferred from the June 12, 2008 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 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 – Ben Sehl (Withdrawn by Applicant) [Withdrawn](#)**

**Deferred from the October 9, 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 134' 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 December 11, 2008 Meeting) [Deferred to the December 11, 2008 Meeting](#)**

**P-18-08 Stephen R. Romine for Cellco Partnership (Verizon Wireless):** 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 821-730-7989, located approximately 1,500 feet north of the northern terminus of Forest Avenue. The existing zoning is A-1 Agricultural District. 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 – David Conmy [Recommended for Approval](#)**

**FAIRFIELD:**

**C-36-08 Guy Blundon for Brook Run Somerset LLC:** Request to rezone from R-5C General Residence District (Conditional) to C-1 Conservation District, part of Parcel 784-748-0982, containing approximately .01 acres, located approximately 1,100 feet west of Brook Road (U. S. Route 1) approximately 1,600 feet south of its intersection with Hilliard Road (State Route 161). The applicant proposes a conservation area. The Land Use Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Ben Sehl (Expedited agenda requested) [Recommended for Approval](#)**

**DISCUSSION ITEM: DRAFT 2026 COMPREHENSIVE PLAN:** The Commission will discuss scheduling a work session for a presentation on the Draft 2026 Comprehensive Plan for December 11, 2008.

**[Approved](#)**

**APPROVAL OF MINUTES: Planning Commission October 9, 2008**

**[Approved](#)**

Acting on a motion by [Mr. Jernigan](#), seconded by [Mr. Archer](#), the Planning Commission adjourned its meeting at [7:31 p.m.](#) on [November 13, 2008](#).

**November 14, 2008**

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