

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
SEPTEMBER 11, 2008**

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (3)**

**REQUESTS FOR EXPEDITED ITEMS: (2)**

**CASES TO BE HEARD: (4)**

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**PUBLIC HEARING:** To Amend and Reordain Section 24-95 of the Code of the County of Henrico, Titled "Additional requirements, exceptions and modifications," Concerning the Approval Process for Alternative Fence Heights. **(Staff – Ben Blankinship)**  
**Recommended for Approval**

**BROOKLAND:**

**P-14-08 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 extend the height of an existing 150' high monopole telecommunications tower to 169', on part of Parcel 774-749-4475, located on the north line of Impala Place approximately 350 feet west of its intersection with Impala Drive. The existing zoning is M-1 Light Industrial District. The Land Use Plan recommends Light Industry. The site is in the Enterprise Zone. **Staff – Roy Props (Expedited agenda requested)** **Recommended for Approval**

**P-15-08 James W. Theobald for Rebkee Partners Powhatan, LLC:** Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to operate a retail drug store 24 hours per day, on part of Parcel 773-737-3077, located at the southwest intersection of Willow Lawn Drive and W. Broad Street (U. S. Route 250). The existing zoning is B-2 Business District. The Land Use Plan recommends Office. The site is in the Enterprise Zone. **Staff – Seth Humphreys** **Recommended for Approval**

**VARINA:**

**Deferred from the August 14, 2008 Meeting.**

**C-25C-08 Kristen D. Keatley for Tuckaway Child Development Center:** Request to conditionally rezone from R-2AC One-Family Residence District (Conditional) and B-1C Business District (Conditional) to B-1C Business District (Conditional), Parcels 803

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-701-8673 and 803-701-3978, containing approximately 5.22 acres, located at the southeast intersection of New Market Road (State Route 5) and Midview Road. The applicant proposes a daycare. 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 Commercial Concentration. **Staff – Rosemary Deemer Recommended for Approval**

**C-30-08 Young Lee:** Request to rezone from R-4 One-Family Residence District to B-2 Business District, Parcel 804-710-9593, containing 0.81 acres, located on the southwest line of Darbytown Road approximately 370 feet south of its intersection with Shirleydale Avenue. Uses will be controlled by zoning ordinance regulations. The Land Use Plan recommends Multi-Family Residential, 6.8 to 19.8 units net density per acre. **Staff – Roy Props (Withdrawn by applicant) Withdrawn**

**C-31C-08 James F. Shepherd for UCP Limited Partnership:** Request to conditionally rezone from B-1 Business District to RTHC Residential Townhouse District (Conditional), part of Parcel 832-714-1636, containing 7.46 acres, located on the south line of E. Williamsburg Road (U.S. Route 60) at the northern terminus of Whiteside Road. The applicant proposes a residential townhouse development with a maximum of 45 units, an equivalent density of 6.03 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 Office. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl Recommended for Approval**

#### **FAIRFIELD:**

**P-16-08 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 120' high internal array monopole telecommunications tower and related equipment, on part of Parcel 789-754-3978, located on the west line of Upham Drive approximately 500 feet north of its intersection with Wilkinson Road (Chamberlayne Farms Shopping Center). The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Livingston Lewis (Deferral requested to the October 9, 2008 Meeting). Deferred to October 9, 2008 Meeting**

**C-32C-08 Donovan Miller for Dominion Youth Services:** Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional), Parcel 787-746-0532, containing 2.93 acres, located on the west line of Chamberlayne Road (U. S. Route 301) approximately 225 feet north of its intersection with Wilmer Avenue. The applicant proposes to convert an existing building to pre-vocational classroom space. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Livingston Lewis (Expedited agenda requested) Recommended for Approval**

**THREE CHOPT:****Deferred from the August 14, 2008 Meeting.**

**C-26C-08 Andrew M. Condlin for Ethan and Elizabeth Krash:** Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional), Parcel 745-764-4296, containing 2.94 acres, located on the north line of Dublin Road approximately 250 feet east of its intersection with Belfast Road. The applicant proposes up to 6 single-family homes, an equivalent density of 2.04. 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. **Staff – Roy Props Recommended for Denial**

**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 October 9, 2008 Meeting). Deferred to October 9, 2008 Meeting**

**TUCKAHOE:**

**C-33C-08 Kristen D. Keatley for Tom Ministri:** Request to conditionally rezone from R-3 One-Family Residence District to O-2C Office District (Conditional), Parcels 749-745-1589, 749-745-2090, 749-745-2689, 749-745-3289, 749-745-2479, 749-745-2474, 749-745-2469 and 749-745-2564, containing 2.04 acres, located at the southwest intersection of Quioccasin Road (State Route 157) and Shane Road. The applicant proposes a daycare and office. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Lisa Taylor (Deferral requested to the October 9, 2008 Meeting). Deferred to October 9, 2008 Meeting**

**APPROVAL OF MINUTES: Planning Commission August 14, 2008  
Approved**

Acting on a motion by Mr. Archer, seconded by Mr. Jernigan, the Planning Commission adjourned its meeting at 9:28 p.m. on September 11, 2008.

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**September 12, 2008**