

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
NOVEMBER 9, 2006**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (8)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (8)

FAIRFIELD:

Deferred from the October 12, 2006 Meeting.

C-54C-06 Andrew Condlin for Shuler Acquisitions, LLC: Request to conditionally rezone from R-4 One Family Residence District and B-1 Business District to B-2C Business District (Conditional), Parcels 784-754-6140, 784-754-6324, 784-754-6505, 784-754-8004, 784-754-8014, and 784-754-7628 containing approximately 3.08 acres, located at the northeast corner of Brook Road (US Route 1) and Wilkinson Road. The applicant proposes a retail center. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Arterial and Suburban Residential 2 (2.4 to 3.4 units net density per acre). A portion of the site lies within the Brook Road Special Strategy Area and in the Enterprise Zone. **Staff – Tom Coleman Recommended for Denial**

C-55C-06 Caroline L. Nadal for First Centrum of Virginia, Inc.: Request to conditionally rezone from O-1 Office District and C-1 Conservation District to R-6C General Residence District (Conditional), Parcel 783-772-1148, containing 8.7 acres located on the west line of Brook Road (U.S. Route 1) at its intersection with Presbytery Court. The applicant proposes age-restricted multi-family dwellings. The R-6 District allows a minimum lot size of 2,200 square feet per family for multi-family dwellings and a maximum gross density of 19.80 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. **Staff – Nathalie Croft (Deferral requested to the December 7, 2006 Meeting) Deferred to December 7, 2006**

C-56C-06 Andrew Condlin for DYS Holding Company, LLC: Request to conditionally rezone from O-2 Office District to B-1C Business District (Conditional), Parcel 787-745-0794, containing 0.37 acre, located at the northwest intersection of Chamberlayne Road (U.S. Route 301) and Wilmer Avenue. The applicant proposes a

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private school and office. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Livingston Lewis Recommended for Approval**

THREE CHOPT:

Deferred from the March 9, 2006 Meeting.

C-76C-05 Robert Atack for George M. Urban: Request to conditionally rezone from A-1, Agricultural District to R-5C, General Residence District (Conditional), Parcels 747-770-3395 and 746-770-9777, containing 11.18 acres, located on the west line of Nuckols Road approximately 350 feet north of New Wade Lane and between the south line of Hickory Park Drive and the north line of New Wade Lane. The applicant proposes a residential development of no more than 150 condominium units for sale. The R-5 District allows a density of 14.52 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Rural Residential, Suburban Residential 2, (2.4 to 3.4 units net density per acre), and Environmental Protection Area. **Staff – Lee Tyson (Deferral requested to the June 14, 2007 Meeting) Deferred to June 14, 2007**

Deferred from the October 12, 2006 Meeting.

C-49C-06 Caroline L. Nadal for Rockwood, Inc: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 738-771-6301, -4105, and -2400, containing approximately 7.081 acres, located on the east line of Pouncey Tract Road approximately 1,412 feet north of its intersection with Shady Grove Road. The applicant proposes a single family residential subdivision with a maximum density not to exceed 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 Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Tyson (Deferral requested to the December 7, 2006 Meeting) Deferred to December 7, 2006**

Deferred from the October 12, 2006 Meeting.

P-4-06 Gloria Freye for Bechtel Corp.: Request for a Provisional Use Permit under Sections 24-95(a)(3) and 24-122.1 of Chapter 24 of the County Code in order to construct a 149' high telecommunication tower on Parcel 744-771-3182, located on the east line of Shady Grove Road north of Hames Lane. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – Tom Coleman (Deferral requested to the January 11, 2007 Meeting) Deferred to January 11, 2007**

C-57C-06 James Theobald for W2005 Realty, L.L.C.: Request to conditionally rezone from R-6C General Residence District (Conditional), O-3C Office District (Conditional) and B-2C Business District (Conditional) to RTHC Residential Townhouse District (Conditional) and B-2C Business District (Conditional), Parcel 736-762-2022, containing approximately 41.066 acres (B-2C - 26.889 +/- ac.; RTHC – 14.177 +/- ac.), located at the southwest intersection of West Broad Street (U.S. Route 250) and

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Lauderdale Drive. The applicant proposes retail, office, and a townhouse development with a maximum density of 6.8 units per acre. The maximum density in the RTH District is 9 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use and Urban Residential, 3.4 to 6.8 units net density per acre. The site is in the West Broad Street Overlay District. **Staff – Ben Sehl (Deferral requested to the December 7, 2006 Meeting) [Deferred to December 7, 2006](#)**

C-58C-06 Sandra Verna for Wilton Development Corp.: Request to amend Proffer 24 accepted with Rezoning Case C-3C-05 related to the required setback adjacent to Christ Church Episcopal, on Parcels 737-770-7815 and -9618, 738-770-2222, and -4727, located on the west line of Pouncey Tract Road, approximately 1,500 feet south of its intersection with Grey Oaks Park Drive. The existing zoning is R-2AC One Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Livingston Lewis (Expedited agenda requested) [Recommended for Approval](#)**

TUCKAHOE:

Deferred from the October 12, 2006 Meeting

C-27C-06 James Theobald for The Rebkee Company: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to RTHC Residential Townhouse District (Conditional), B-2C Business District (Conditional) and C-1C Conservation District (Conditional), Parcel 739-754-7156, containing 21.493 acres (RTHC – 10.445 ac.; B-2C – 10.413 ac.; C-1C – 0.635 ac.), located at the southwest intersection of Church and Pump Roads. The applicant proposes retail uses and residential townhouses with a density of no more than sixty-nine (69) units. The use will be controlled by zoning ordinance regulations and proffered conditions. The RTH District allows a maximum of nine (9) units per acre. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, Commercial Concentration, and Open Space/Recreation. **Staff – Nathalie Croft (Deferral requested to the January 11, 2007 Meeting) [Deferred to January 11, 2007](#)**

Deferred from the October 12, 2006 Meeting.

C-50C-06 James Theobald for Manor Associates, Ltd.: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to R-5AC General Residence District (Conditional), Parcel 740-755-3511 and part of Parcel 739-755-8117, containing 12.428 acres, located at the southeast intersection of Church and Pump Roads. The applicant proposes a maximum of forty (40) zero lot line single family dwellings. The maximum density in the R-5A District is six (6) units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Urban Residential (3.4 to 6.8 units net density per acre), and Commercial Concentration. **Staff – Nathalie Croft [Recommended for Approval](#)**

VARINA:**Deferred from the October 12, 2006 Meeting.**

C-36C-06 Gloria Freye for Waypoint Development, LLC.: Request to conditionally rezone from R-4 One Family Residence District, B-1 Business District and M-1 Light Industrial District to R-5AC General Residence District (Conditional), part of Parcel 805-710-1834, containing 13.15 acres, located on the southwest line of Darbytown Road at its intersection with Oregon Avenue. The applicant proposes a zero-lot line single family subdivision with a maximum of 40 lots. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum gross density of six (6) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Multi-Family Residential, 6.8 to 19.8 units net density per acre, Commercial Concentration, and Environmental Protection Area. **Staff – Lee Tyson (Deferral requested to the January 11, 2007 Meeting) [Deferred to January 11, 2007](#)**

Deferred from the October 12, 2006 Meeting.

C-45C-06 Caroline L. Nadal for Raj Jain: Request to amend proffered conditions accepted with Rezoning Case C-10C-89, on part of Parcel 818-717-5830, containing 3.071 acres, located between the north line of Audubon Drive and the southern terminus of International Trade Court. The applicant proposes to amend Proffer 6 to include hotels in the list of permitted uses and include additional proffers related to hotel uses. The applicant proposes an extended-stay hotel. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Planned Industry. The site is in the Airport Safety Overlay District and Enterprise Zone. **Staff – Nathalie Croft [Recommended for Approval](#)**

C-51C-06 Caroline L. Nadal for Collins/Goodman Development, LLC: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 814-717-0480 and Part of Parcel 813-717-7951, containing approximately 10.19 acres, located at the south intersection of S. Laburnum and Gay Avenues. The applicant proposes retail uses. The uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. The site is in the Airport Safety Overlay District. A portion of the site is in the Microwave Path Buffer. **Staff – Livingston Lewis (Deferral requested to the December 7, 2006 Meeting) [Deferred to December 7, 2006](#)**

C-60C-06 Andrew Conclin for Summit Investments, LLC: Request to conditionally rezone from A-1 Agricultural District and R-3 One Family Residence District to B-3C Business District (Conditional), part of Parcel 816-712-7520, containing 3.61 acres, located at the northeast intersection of S. Laburnum Avenue and Eubank Road. The applicant proposes retail uses. The uses 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. A portion of the site is in the Microwave Path Buffer. **Staff – Lee Tyson [Deferred to December 7, 2006](#)**

C-63C-06 Andrew Condlin for Summit Investments, LLC: Request to conditionally rezone from A-1 Agricultural District and R-3 One Family Residence District to B-2C and B-3C Business Districts (Conditional), Parcels 816-711-8151, 817-711-0454 and -0712, 817-710-0397, and part of Parcel 816-712-7520 containing 7.85 acres, located at the southeast intersection of S. Laburnum Avenue and Eubank Road. The applicant proposes retail uses. 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, and Office. The site is in the Airport Safety Overlay District. A portion of the site is in the Microwave Path Buffer. **Staff – Lee Tyson** [Deferred to December 7, 2006](#)

BROOKLAND:

C-61C-06 William Sowers for ETROF Enterprises: Request to amend proffered conditions accepted with Rezoning Case C-12C-82, on Parcel 766-753-7462, located at the southeast intersection of Hungary Spring Road and Somoa Drive. The applicant proposes to amend Proffers A and C related to permitted uses and landscaping/buffering and include additional proffers related to development on the site. A medical office use is proposed. The existing zoning is O-1C Office District (Conditional). The Land Use Plan recommends Office. **Staff – Nathalie Croft** [Recommended for Approval](#)

C-62C-06 Richard Bushey for CDA Holding, LLC: Request to amend proffered conditions accepted with Rezoning Case C-36C-00, on Parcels 769-755-9242 and 769-755-7448, located at the northwest intersection of E. Parham Road and Staples Mill Road (U.S. Route 33). The applicant proposes to amend proffers related to permitted uses, layout, architecture, loudspeakers, inter-parcel connection, and play areas. Retail and restaurant uses are proposed. The existing zoning is O-2C Office District (Conditional) and B-2C Business District (Conditional). The Land Use Plan recommends Office. **Staff – Ben Sehl** [Recommended for Approval](#)

APPROVAL OF MINUTES: Planning Commission October 12, 2006

Acting on a motion by _____, seconded by _____, the Planning Commission adjourned its meeting at [9:38](#) on [November 9, 2006](#).

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