

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
JUNE 14, 2007**

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (14)**

**REQUESTS FOR EXPEDITED ITEMS: (5)**

**CASES TO BE HEARD: (3)**

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**BROOKLAND:**

**Deferred from the March 15, 2007 Meeting.**

**C-10C-07 David Johannas for Pied Venture LLC:** Request to conditionally rezone from B-2 Business District to R-6C General Residence District (Conditional), Parcel 772-737-7160, containing 2.874 acres, located between the north line of Fitzhugh Avenue and the south line of Markel Street, approximately 236 feet southeast of Byrd Avenue. The applicant proposes residential condominiums. The R-6 District allows a maximum gross density of 19.8 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. The site is located within the Enterprise Zone. **Staff – Lee Tyson (Deferral requested to the August 9, 2007 Meeting) [Deferred to August 9, 2007 Meeting](#)**

**Deferred from the May 10, 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 130 dwelling units, an equivalent density of 5.31 units per acre. The maximum density allowed in the RTH District is 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 – Lee Tyson (Deferral requested to the August 9, 2007 Meeting) [Deferred to August 9, 2007 Meeting](#)**

**June 15, 2007**

**Deferred from the May 10, 2007 Meeting.**

**C-20C-07 Meridian Manor, LLC:** Request to conditionally rezone from O-3 Office District and O-3C Office District (Conditional) to R-6C General Residence District (Conditional) and O-3C Office District (Conditional), Parcels 763-756-4328, 763-755-1261 and 762-755-3882, containing approximately 31.7 acres, located on the north line of E. Parham Road approximately 510 feet west of Shrader Road and approximately 785 feet north of West Broad Street (U.S. Route 250) on the east line of Hollybrook Avenue at Lynn Avenue. The applicant proposes a gated community with up to 478 townhouse-style condominiums and multi-family apartments. The R-6 District allows a maximum gross density of 19.8 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Ben Sehl (Deferral requested to the July 12, 2007 Meeting) [Deferred to July 12, 2007 Meeting](#)**

**P-7-07 Brian Zachariasen:** 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 extend hours of operation beginning at 5:00 a.m. for Gold's Gym in the Shops at Willow Lawn, on part of Parcel 773-736-6272, located on the south line of West Broad Street (U.S. Route 250) approximately 460 feet east of Willow Lawn Drive. The existing zoning is B-2 Business District. The Land Use Plan recommends Commercial Concentration and Office. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Expedited agenda requested) [Recommended for Approval](#)**

**VARINA:****Deferred from the June 15, 2006 Meeting.**

**P-6-06 Ann Leonard Harris:** Request for a Provisional Use Permit under Sections 24-12.1(b) and 24-122.1 of Chapter 24 of the County Code in order to operate a bed and breakfast inn on Parcel 802-699-4985, located at the terminus of Equestrian Way in The Paddocks subdivision. 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 – Rosemary Deemer [Recommended for Denial](#)**

**Deferred from the May 10, 2007 Meeting.**

**C-3C-07 J. Thomas O'Brien for The Tetra Group One, LLC:** Request to conditionally rezone from A-1 Agricultural District, R-3 One-Family Residence District, R-5 General Residence District and B-3 Business District to R-3C One-Family Residence District (Conditional), R-5C General Residence District (Conditional), and B-3C Business District (Conditional), Parcels 836-714-2353, 835-714-7916, 836-712-7784, 835-713-1662 and 836-713-7564, containing approximately 79.769 acres (R-3C – 9.654 ac; R-5C – 9.305 ac; and B-3C – 60.810 ac), located between the north line of E. Williamsburg Road (U.S. Route 60), the south line of Old Williamsburg Road, the east line of Dry Bridge Road and the west line of Old Memorial Drive. The applicant proposes a mixture of uses including a single-family development, age-restricted multi-family dwelling units, and general business. 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 R-5 District allows a maximum gross density of 14.52 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, Office and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Lee Tyson (Deferral requested to the July 12, 2007 Meeting) [Deferred to July 12, 2007 Meeting](#)**

**C-24-07 Rocky A. Ball:** Request to rezone from R-2A One Family Residence District and C-1 Conservation District to R-2A One Family Residence District, Parcel 855-698-9009, containing 5.044 acres, located on the west line of Elko Road approximately 652 feet south of Portugee Road. The applicant proposes the rezoning to accommodate an existing dwelling. 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. The Land Use Plan recommends Rural Residential, 1.0 unit net density per acre, and Environmental Protection Area. **Staff – Ben Sehl (Expedited agenda requested) [Recommended for Approval](#)**

**C-26C-07 Gloria L. Freye for B & B Properties LLC:** Request to amend proffered conditions accepted with Rezoning Case C-43C-92, on Parcel 809-713-6877, located on the south line of E. Williamsburg (U.S. Route 60) approximately 1,030 feet east of its intersection with Charles City Road and Brittles Lane. The applicant proposes to amend Proffers 2, 3 and 4 related to use restrictions, fencing and buffers, and add a new proffer related to freestanding, ground-mounted signage. The existing zoning is M-2C General Industrial District (Conditional). The Land Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District and the Enterprise Zone. **Staff – Livingston Lewis [Recommended for Approval](#)**

**C-27C-07 WWLP Development, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 807-702-3149, containing 3.66 acres, located on the north line of Midview Road approximately 160 feet west of N. Midview Road. The applicant proposes a single family residential subdivision of no more than 6 lots. 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 [Recommended for Approval](#)**

**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 telecommunications tower 157 feet in height on part of Parcel 829-712-4591, located on the west line of Beulah Road approximately 195 feet north of Treva Road. The existing zoning is R-3 One Family Residence District. The Land Use Plan recommends OS/R Open Space Recreation. **Staff – Lee Tyson (Deferral requested to the July 12, 2007 Meeting) [Deferred to July 12, 2007 Meeting](#)**

**FAIRFIELD:**

**C-28C-07 Tetra Investment Group 14 LLC:** Request to conditionally rezone from R-6 General Residence District and B-3C Business District (Conditional) to O-1C Office District (Conditional), Parcel 784-746-3173, containing 1.182 acres, located on the north line of Brook Run Drive (private) at Cliffbrook Lane, approximately 830 feet west of Brook Road (U. S. Route 1). The applicant proposes an office building. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. **Staff – Livingston Lewis (Deferral requested to the August 9, 2007 Meeting) [Deferred to August 9, 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, 808-730-6309, -4825, -3946, -3162, -2377 and -6227, containing approximately 27.04 acres (B-2C 7.37 ac; M-1C 19.67 ac), located on 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 – Lee Tyson (Deferral requested to the August 9, 2007 Meeting) [Deferred to August 9, 2007 Meeting](#)**

**P-9-07 Caroline L. Nadal for Creighton & Laburnum 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 24-hour convenience store with gas pumps, on Parcel 808-730-6309, and part of Parcels 808-730-4825, -6227, and 807-730-9116 located at the northwest intersection of N. Laburnum Avenue and Creighton Road. The existing zoning is M-1C Light Industrial District (Conditional) and B-2C Business District (Conditional). The site is subject to pending rezoning case C-29C-07. The Land Use Plan recommends Office/Service. The site is in the Airport Safety Overlay District. **Staff – Lee Tyson (Deferral requested to the August 9, 2007 Meeting) [Deferred to August 9, 2007 Meeting](#)**

**C-30C-07 Bay Design Group for Lifestyle Builders & Developers:** Request to conditionally rezone from A-1 Agricultural District to R-5C General Residence District (Conditional), Parcel 781-756-5920 and part of Parcel 781-756-5960, containing 3.93 acres, located on the north line of Darracott Road approximately 965 feet west of its intersection with Villa Park Drive. The applicant proposes residential condominiums for sale. 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. **Staff – Ben Sehl (Deferral requested to the July 12, 2007 Meeting) [Deferred to July 12, 2007 Meeting](#)**

**THREE CHOPT:****Deferred from the November 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 July 12, 2007 Meeting) [Deferred to July 12, 2007 Meeting](#)**

**Deferred from the March 15, 2007 Meeting.**

**P-16-06 Glenn Moore for Basilios E. Tsimbos:** Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct an outside dining area for a proposed restaurant on Parcel 761-754-1383, located on the east line of Skipwith Road approximately 350 feet south of West Broad Street (U. S. Route 250). The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Arterial and Office. **Staff – Lee Tyson (Expedited agenda requested) [Recommended for Approval](#)**

**Deferred from the May 10, 2007 Meeting.**

**C-7C-07 Andrew M. Conclin for Farmer Properties, Inc.:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 747-773-6860, containing 5.204 acres, located on the southeast line of Twin Hickory Road, approximately 800 feet northeast of Nuckols Road. The applicant proposes a residential townhouse development with a maximum of 28 units. The RTH District allows a maximum density of 9 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 net units per acre. **Staff – Livingston Lewis (Deferral requested to the August 9, 2007 Meeting) [Deferred to August 9, 2007 Meeting](#)**

**C-31C-07 Ralph Axelle, Jr. for HCA Health Services Of Virginia, Inc.:** Request to conditionally rezone from R-6 General Residence District to O-3C Office District (Conditional), part of Parcel 761-745-3004, containing 4.41 acres, located on the Henrico Doctors Hospital Campus approximately 575 feet south of Forest Avenue and 800 feet west of Skipwith Road. The applicant proposes hospital and offices uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Semi-Public. **Staff – Lee Tyson (Expedited agenda requested) [Recommended for Approval](#)**

**P-10-07 Gloria L. Freye for Richmond Strikers Soccer Club, Inc.:** Request for a Provisional Use Permit under Sections 24-95(a), 24-120 and 24-122.1 of Chapter 24 of



<http://www.co.henrico.va.us/planning/meetnext.htm> and  
<http://www.co.henrico.va.us/planning/podnext.htm>