

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
MAY 10, 2007**

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (6)**

**REQUESTS FOR EXPEDITED ITEMS: (0)**

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

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**LIGHTING PLAN (Deferred from the April 25, 2007 Meeting)**

LP/POD-63-06  
Wellness Center @  
Starling –  
Starling Drive

**Purvis & Associates Inc. for Sliding Home LLC and Ms. Paige Beale:** Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The .403-acre site is located on the west line of Starling Drive, approximately 360 feet south of the intersection with Quioccasin Road on part of parcel 752-744-2461. The zoning is B-2C, Business District (Conditional). **(Tuckahoe)**

The staff is currently reviewing a revised lighting plan with the assistance of Henrico County Police. At the time of agenda preparation the staff had not completed its review. The staff recommendation will be made at the meeting. Should the Commission act on this request the standard conditions for lighting plans are recommended. **(Deferral requested to the May 23, 2007 Meeting) [Deferred to May 23, 2007 Meeting](#)**

**(Staff Report by Jim Strauss)  
(Applicant's Representative: Sue Dibble)**

**VARINA:**

**Deferred from the April 12, 2007 Meeting.**

**C-3C-07 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, the south line of

**May 11, 2007**

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 June 14, 2007 Meeting) [Deferred to the June 14, 2007 Meeting](#)**

**Deferred from the April 12, 2007 Meeting.**

**C-4C-07 Todd M. Lynn for Twin Oaks Business Park, LLC:** Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), Parcel 814-710-0782, containing 2.505 acres, located at the northwest intersection of Glen Alden Drive and Charles City Road (Garden City subdivision). The applicant proposes a warehouse with limited office. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Planned Industry. The site is in the Airport Safety Overlay District. **Staff – Tom Coleman (Withdrawn by Applicant) [Withdrawn by Applicant](#)**

**FAIRFIELD:**

None.

**THREE CHOPT:**

**Deferred from the April 12, 2007 Meeting.**

**C-15C-07 Andrew M. Condlin for West Broad Village, LLC and West Broad Village II, LLC:** Request to amend proffered conditions accepted with Rezoning Case C-12C-06, on Parcel 742-760-7866, located on the south line of West Broad Street (U.S. Route 250), north of Three Chopt Road, at the I-64 Interchange. The applicant proposes to amend Proffer 16 to increase the number of apartments for lease from 250 to 350 units. The total number of all residential unit types (884) would remain unchanged. The existing zoning is UMUC, Urban Mixed Use (Conditional). The Land Use Plan recommends UMU. The site is in the West Broad Street Overlay District. **Staff – Lee Tyson [Recommended for Approval](#)**

**C-7C-07 Andrew M. Condlin 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 June 14, 2007 Meeting) [Deferred to the June 14, 2007 Meeting](#)**

**P-5-07 The Wilton Companies:** Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120, and 24-122.1 of the County Code in order to extend hours of operation to 3:00 a.m. on Saturdays and Sundays for a proposed Silver Diner in Wilton Square, on Parcel 748-760-6957, located at the northeast intersection of West Broad Street (U. S. Route 250) and Cox Road. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Lee Tyson [Recommended for Approval](#)**

#### **TUCKAHOE:**

**[Deferred from the April 12, 2007 Meeting.](#)**

**C-19C-07 John G. Adamson:** Request to conditionally rezone from R-1 One-Family Residence District to O-2C Office District (Conditional), Parcel 742-742-7724, containing approximately 1.06 acres, located on the north line of Patterson Avenue (State Route 6) at Otlyn Road. The applicant proposes a professional office. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Environmental Protection Area. **Staff – Livingston Lewis [Recommended for Approval](#)**

**C-21C-07 The Rebkee Company:** Request to conditionally rezone from B-2C and B-3C Business Districts (Conditional) to B-2C Business District (Conditional), Parcels 738-742-5943, 738-742-6844 and 738-742-9542, containing approximately 2.59 acres, located on the north line of Patterson Avenue (State Route 6) between Careybrook and Lauderdale Drives. The applicant proposes a CVS Pharmacy and other retail uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration and Environmental Protection Area. **Staff – Tom Coleman (Deferral requested to the June 14, 2007 Meeting) [Deferred to the June 14, 2007 Meeting](#)**

#### **BROOKLAND:**

**[Deferred from the March 15, 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 June 14, 2007 Meeting) [Deferred to the June 14, 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 June 14, 2007 Meeting) [Deferred to the June 14, 2007 Meeting](#)**

**DISCUSSION ITEMS:** Set Public Hearing date to consider an amendment to the County Code to increase the permitted height of accessory buildings in residential zoned districts. **[Public Hearing set for June 27, 2007 Meeting](#)**

June Agenda: Consideration of waiving maximum number of new cases.

**APPROVAL OF MINUTES:** Planning Commission – April 12, 2007

Acting on a motion by **[Mr. Branin](#)**, seconded by \_\_\_\_\_ the Planning Commission adjourned its meeting at **[7:42 p.m.](#)** on **[May 10, 2007](#)**.

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