

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
APRIL 10, 2008**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (8)

PLAN OF DEVELOPMENT (Deferred from the February 27, 2008 Meeting)

POD-3-08
Third Presbyterian Church
Addition

Rummel Klepper & Kahl, LLP for Trustees of Third Presbyterian Church: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two and a half story, 46,268 square foot addition to an existing church, a tot lot and parking area improvements. The 3.34-acre site is located at on the west line of Forest Avenue at its intersection with Silverspring Drive on parcels 756-737-8569, 7779, 7986 and 757-737-0393. The zoning is R-3, One-Family Residence District and R-2, One-Family Residence District. County water and sewer. **(Tuckahoe)**
Staff – Jim Strauss

This case was deferred at the meeting on February 27, 2008, in order to allow the applicant time to meet with the neighbors, and prepare storm drainage design options to address the concerns of the neighborhood and the Department of Public Works.

Staff has not completed its review at this time. The recommendation will be made at the meeting. **(Deferral requested to the June 25, 2008 meeting.)** [Deferred to the June 25, 2008 Meeting](#)

April 11, 2008

BROOKLAND:

C-10C-08 Glenn R. Moore for J & L Associates, LLC and McDonald's Corporation: Request to rezone from R-4 One-Family Residence District to B-3C Business District (Conditional), Parcels 767-747-1789 and 767-747-0666 and part of Parcel 766-747-9382, located at the southwest intersection of Deep Run and Fountain Avenues, on the east line of Fountain Avenue approximately 100 feet south of Deep Run Avenue, and on the west line of Fountain Avenue at its southern terminus in the West Broad Street Village subdivision. The applicants propose expansion of existing adjacent businesses (West Broad Hyundai and McDonald's Restaurant). The uses 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 [Recommended for Approval](#)**

C-11C-08 Rastek Construction & Development Corporation: Request to amend proffered conditions accepted with Rezoning Case C-59C-87, on Parcel 772-752-0526, located approximately 456 feet east of Staples Mill Road (U. S. Route 33), approximately 330 feet north of Wistar Road, and approximately 215 feet west of Kimway Drive. The applicant proposes to amend Proffer 1 related to use restrictions to allow automobile/truck tires and parts sales and service; and plumbing, electrical and heating shops, and amend Proffer #9 to further restrict hours of operation. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Light Industry. **Staff – Roy Props [Recommended for Approval](#)**

VARINA:

C-53C-07 Andrew M. Condlin for The Terry Companies Six, LLC: Request to conditionally rezone from A-1 Agricultural District to RTHC Townhouse District (Conditional), Parcels 829-725-8000, 829-726-7956, 829-725-2031, 829-725-9496, 829-726-6419, 830-724-1497, 829-725-6657, 829-725-2590 and 828-724-9181. The 46.8 acre site is located between the north line of N. Airport Drive, the east and south lines of N. Washington Street, and the southern terminus of Delbert Drive. The applicant proposes a maximum of one hundred sixty (160) semi-detached condominium units, a density of 3.42 units per acre. The RTH District allows a maximum gross density of 9 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 – Livingston Lewis (Deferral requested to the May 15, 2008 Meeting) [Deferred to the May 15, 2008 Meeting](#)**

C-12-08 Lakeridge Builders L.L.C.: Request to rezone from R-5 General Residence District to R-2A One-Family Residence District, Parcels 815-724-4963 and 815-724-8094, containing 0.657 acre, located on the east line of Pleasant Street approximately 390 feet north of Yates Lane and at the southwest intersection of Emerson and Jefferson Streets. The applicant proposes to develop a single-family residential subdivision in conjunction with adjacent property. The use will be controlled by zoning ordinance regulations. 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 Land Use Plan

April 11, 2008

recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is in the Airport Safety Overlay District. **Staff – Roy Props Recommended for Approval**

FAIRFIELD:

C-14C-08 Marion Cake for Elderhomes Corporation: Request to conditionally rezone from B-2 Business District to R-3C One-Family Residence District (Conditional), Parcel 814-725-2886, containing 1.94 acres, located approximately 230 feet north of Nine Mile Road (State Route 33) and 175 feet west of Bayard Road at the western terminus of Chuck Road (unimproved). The applicant proposes a single-family residential subdivision with a maximum of four (4) dwellings. The use will be controlled by zoning ordinance regulations and proffered conditions. The R-3 District allows a minimum lot size of 11,000 square feet and a gross density of 3.96 units per acre. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre and Commercial Concentration. The site is in the Airport Safety Overlay District and the Enterprise Zone. **Staff – Livingston Lewis Recommended for Approval**

C-15-08 Dan Caskie for Barrington Investors Ltd: Request to rezone from R-5AC General Residence District (Conditional) to C-1 Conservation District, part of Parcel 799-732-4991, containing approximately 2.70 acres, located generally along the 100 year floodplain between the east line of the Chesapeake and Ohio Railroad and the west line of Barrington Road at its intersection with Yeadon Road. The applicant proposes a conservation area. The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends Environmental Protection Area and Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – David Conmy (Expedited agenda requested) Recommended for Approval**

THREE CHOPT:

Deferred from the January 10, 2008 Meeting.

C-43C-07 Gibson Wright for John W. Gibbs, Jr.: Request to conditionally rezone from R-2AC One-Family Residence District (Conditional) to R-3C One-Family Residence District (Conditional), Parcels 739-774-2569, -3462, -4084, -4463, -4995, -5364, -5381, -7061, -7096, -7170, -7178, -7187, 739-775-6818, and -6905, containing approximately 6.77 acres, located on the southeast line of Nuckols Road at its intersection with Lower Wyndham Court. The applicant proposes a single-family residential subdivision to construct 13 homes as part of the Grey Oaks development which has a proffered aggregate maximum density of 1.8 units per acre. 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, and Environmental Protection Area. **Staff – Livingston Lewis (Withdrawn by Applicant) Withdrawn by Applicant**

Deferred from the February 14, 2008 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 units per acre. **Staff – Livingston Lewis (Deferral requested to the June 12, 2008 Meeting) [Deferred to the June 12, 2008 Meeting](#)**

Deferred from the March 13, 2008 Meeting.

C-8C-08 Caroline L. Nadal for Pavilion Development Company: Request to amend proffered conditions accepted with Rezoning Case C-3C-98, on part of Parcel 739-763-7259, located on the west line of Pouncey Tract Road (State Route 271) approximately 485 feet south of Interstate 64. The applicant proposes to amend Proffers 1, 3, and 11 related to conceptual plan, permitted uses, and orientation of loading doors to permit a retail tire sales and service facility. The applicant also proposes to delete Proffer 12 pertaining to restrictions regarding traffic generation and add new proffers pertaining to landscaping and outdoor storage. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Mixed Use. The site is in the West Broad Street Overlay District. **Staff – Ben Sehl [Recommended for Approval](#)**

TUCKAHOE:

C-16C-08 Ronald W. Vaughan: Request to amend proffered conditions accepted with Rezoning Case C-25C-92, on Parcel 745-745-3910, located between the northeast line of Cherrywood Drive and the northwest intersection of Clearwood and Gayton Roads. The applicant proposes to amend Proffer 4 pertaining to the landscape buffer adjacent to the Ednam Forest subdivision and Cherrywood Drive. The existing zoning is O-2C Office District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Livingston Lewis [Recommended for Approval](#)**

C-17C-08 Bay Design Group, P.D. for Thomas B. Porterfield: Request to amend proffered conditions accepted with Rezoning Case C-17C-91, on Parcel 745-742-4101, located at the northeast intersection of Patterson Avenue (State Route 6) and Gaskins Road (State Route 157). The applicant proposes to amend proffers pertaining to permitted uses and floor area limitation and add new proffers pertaining to a conceptual plan and architectural treatment to permit the expansion of an existing convenience store. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Ben Sehl [Recommended for Approval](#)**

AMENDMENT TO THE MAJOR THOROUGHFARE PLAN: MTP-1-08 Proposed Deletion of a Segment of Concept Road W-3 between Rasmussen Drive Extended and White Oak Road. **Staff – Seth Humphreys [Recommended for Approval](#)**

APPROVAL OF MINUTES: Planning Commission March 13, 2008
Approved

Acting on a motion by Mr. Archer, seconded by Mr. Vanarsdall,
the Planning Commission adjourned its meeting at 8:56 p.m. on April 10, 2008.

View the Planning Commission agendas at

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