

**3PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
DECEMBER 11, 2008**

**BEGINNING AT 5:30 P.M.**

**5:30 P.M. Dinner and Work Session, School Board Conference Room (Dinner) and Glen Echo Building Auditorium (Work Session):** Presentation and Update on the Draft 2026 Comprehensive Plan.

---

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

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (3)**

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

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

---

**FAIRFIELD:**

None.

**THREE CHOPT:**

**Deferred from the November 13, 2008 Meeting.**

**C-20C-08 Andrew M. Conclin 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 Recommended for Approval**

**P-19-08 Brian Revere for Towne Center West, LLC:** Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of the County Code in order to allow outside dining for a proposed restaurant in the Towne Center West Shoppes, on part of Parcel 735-764-7344, located approximately 660 feet north of W. Broad Street (U. S. Route 250) approximately 1,200 feet west of its intersection with N. Gayton Road. The existing zoning is B-2C Business District (Conditional). The Land

**December 12, 2008**

Use Plan recommends Mixed Use Development. The site is in the West Broad Street Overlay District. **Staff – Lisa Taylor (Deferral requested to the January 15, 2009 Meeting) [Deferred to the January 15, 2009 Meeting](#)**

**TUCKAHOE:**

**P-20-08 Gloria L. Freye, Esquire 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 102' high flagpole-style monopole telecommunications tower and related equipment, on part of Parcel 732-749-5405, located on the east line of Gayton Road approximately 900 feet north of its intersection with Cambridge Drive. The existing zoning is B-1 Business District. The Land Use Plan recommends Commercial Concentration. **Staff – Roy Props (Deferral requested to the January 15, 2009 Meeting) [Deferred to the January 15, 2009 Meeting](#)**

**BROOKLAND:**

None.

**VARINA:**

**[Deferred from the November 13, 2008 Meeting.](#)**

**P-7-08 Gregory S. Tully for Diamond Communications, 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 134' high monopole telecommunications tower and related equipment, on part of Parcel 804-702-0772, located on the north line of Midview Road approximately 1,075 feet east of New Market Road (State Route 5). 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 – Ben Sehl (Deferral requested to the January 15, 2009 Meeting) [Deferred to the January 15, 2009 Meeting](#)**

**C-37C-08 Caroline L. Peters for Metromont Corporation:** Request to conditionally rezone from R-5AC General Residence District (Conditional) to M-2C General Industrial District (Conditional), Parcels 806-710-8061, 806-711-6674 and 807-711-0058, containing approximately 25.251 acres, located on the northeast line of Darbytown Road at its intersection with Acton Street, extending to the northeast to the eastern terminus of Oregon Avenue. The applicant proposes office use with storage for industrial equipment. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Heavy Industry and Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Ben Sehl [Deferred to the January 15, 2009 Meeting](#)**

**C-38C-08 Everett Wayne Beahr:** Request to conditionally rezone from B-1 Business District to B-3C Business District (Conditional), Parcel 827-716-2023, containing 0.5 acre, located at the northwest intersection of E. Williamsburg Road (U.S. Route 60) and Naglee Avenue. The applicant proposes a printing business. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land

Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District and the Enterprise Zone. **Staff – Jamie Sherry Recommended for Approval**

**APPROVAL OF MINUTES: Planning Commission November 13, 2008**  
**Approved**

Acting on a motion by Mr. Archer, seconded by Mr. Branin, the Planning Commission adjourned its meeting at 9:27 p.m. on December 11, 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>