

COUNTY OF HENRICO

PLANNING COMMISSION REZONING HEARING



PLANNING COMMISSION

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PLANNING STAFF

Jean M. Moore, AICP, Asst. Director of Planning
Jim Strauss, CLA, Principal Planner
Rosemary Deemer, AICP, County Planner
Seth Humphreys, County Planner
Ben Sehl, County Planner
Livingston Lewis, County Planner
Roy Props, County Planner
Lisa Taylor, County Planner
Jamie Sherry, County Planner
Audrey Anderson, County Planner
Paul Stewart, Technology Support Technician
Ralph W. Cooke, Planning Technician
Sylvia Ray, Office Assistant

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
APRIL 9, 2009**

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: (3)

TUCKAHOE:

Deferred from the February 12, 2009 Meeting.

P-20-08 Gloria L. Freye 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 internal array style monopole telecommunications tower and related equipment, on part of Parcel 732-749-5405, located on the east line of Gayton Road approximately 1,325 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 Recommended for Approval**

Deferred from the March 12, 2009 Meeting.

C-7C-09 Roger G. Bowers for McDonald's Corporation: Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional), part of Parcel 753-747-8509, containing approximately 1.037 acres, located on the west line of N. Parham Road, approximately 230 feet north of Starling Drive. The applicant proposes to redesign and reconstruct the existing restaurant (McDonald's) with drive through service. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. **Staff – Roy Props Recommended for Approval**

BROOKLAND:

None.

VARINA:

None.

April 10, 2009

FAIRFIELD:**Deferred from the March 12, 2009 Meeting.**

P-5-09 Chet Russell: Request for a Provisional Use Permit under Sections 24-55(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow a culinary training center, on Parcel 784-753-7530, located at the southeast intersection of Brook Road (U. S. Route 1) and Brookside Boulevard. The existing zoning is B-2C Business District (Conditional) and B-1 Business District. The Land Use Plan recommends Commercial Arterial. The site is in the Enterprise Zone. **Staff – Lisa Taylor (Withdrawn by Applicant) [Withdrawn](#)**

C-9C-09 Andrew M. Condlin for Thornhurst Land Company & Colwyck Land Company: Request to conditionally rezone from R-3 One-Family Residence District and C-1 Conservation District to R-3C One-Family Residence District (Conditional), part of Parcels 813-720-2876, 813-721-9111, and 813-721-3024 containing 9.136 acres, located at the southeast intersection of S. Laburnum Avenue and Thornhurst Street and on the south line of Colwyck Drive approximately 150 feet west of Gretna Court. The applicant proposes a single family residential subdivision. 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 2, 2.4 to 3.4 units net density per acre, and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Jamie Sherry [Recommended for Approval](#)**

P-6-09 Peter L. Francisco: Request to amend Condition 2 approved with Provisional Use Permit P-18-07, on part of Parcel 780-749-9410, located on the west line of Lakeside Avenue (State Route 161) at its intersection with Timberlake Avenue, in order to build a permanent structure for the outdoor farmers' market at Lakeside Towne Center. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Lisa Taylor (Expedited Agenda Requested) [Recommended for Approval](#)**

THREE CHOPT:**Deferred from the November 13, 2008 Meeting.**

C-8C-05 G. Edmond Massie, IV for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 746-764-5580, containing approximately 4.54 acres, located on the west line of Sadler Road approximately 290 feet south of Wonder Lane. The applicant proposes a residential townhouse development not to exceed six (6) dwelling units per acre. The RTH District allows a maximum gross density of 9 units per acre. The proposed 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 – Ben Sehl [Deferred to the June 11, 2009 Meeting](#)**

April 10, 2009

Deferred from the November 13, 2008 Meeting.

C-19C-06 G. Edmond Massie, IV for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 746-763-2482, 746-763-2896, 746-763-1769, and 746-764-3818, containing 10.79 acres, located on the east line of Glasgow Road, approximately 600 feet north of Ireland Lane. The applicant proposes a residential townhouse development not to exceed six (6) dwelling units per acre. The maximum density allowed in the RTH District is nine (9) units per acre. The proposed 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 – Ben Sehl [Deferred to the June 11, 2009 Meeting](#)**

Deferred from the March 12, 2009 Meeting.

C-8C-09 James W. Theobald for CP Other Realty, LLC: Request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional), part of Parcel 735-763-7898, containing approximately 1.680 acres, located on the north line of West Broad Street (U. S. Route 250) approximately 1,650 feet east of N. Gayton Road. The applicant proposes a car wash. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use. The site is in the West Broad Street Overlay District. **Staff – Jamie Sherry (Deferral requested to the May 14, 2009 Meeting) [Deferred to the May 14, 2009 Meeting](#)**

APPROVAL OF MINUTES: Planning Commission March 12, 2009
[Approved](#)

Acting on a motion by **[Mr. Archer](#)**, seconded by **[Mrs. Jones](#)**, the Planning Commission adjourned its meeting at **[7:50 p.m.](#)** on **[April 9, 2009.](#)**

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