

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
AUGUST 13, 2009**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (6)

REVISED RECOMMENDATION AND REVISED CONDITION

PLAN OF DEVELOPMENT (Deferred from the July 22, 2009 Meeting)

POD-14-09
IBEW – Multi-Purpose
Building – 1400 E. Nine
Mile Road
(POD-72-01 Rev.)

Engineering Design Associates for IBEW Building Corp.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 9,758 square foot, one-story, multi-purpose meeting and training building on the site of an existing office building. The 12.811-acre site is located on the east line of E. Nine Mile Road (State Route 33), approximately 500 feet south of N. Airport Drive, on parcel 825-720-7093. The zoning is B-3, Business District, B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

Since preparation of the agenda, the Department of Public Works and VDOT have agreed that improvements to E. Nine Mile Road may be deferred until future development. Condition number 37 has been revised accordingly. Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, additional conditions 29 through 36, and the following revised condition #37:

37. **REVISED** - Road widening, curb and gutter, and concrete sidewalk meeting VDOT standards shall be provided along the east side of E. Nine Mile Road (State Route 33) with any future development.

**(Staff Report by Matt Ward)
(Applicant's Representative: Randy Hooker)**

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(Applicable Rezoning Cases and PUPs: C-86C-87)
 (Expedited Agenda Requested) **Approved**

BROOKLAND:

Deferred from the July 9, 2009 Meeting.

C-19C-09 Anthony Battaglia for 3900 Bremner Blvd., LLC: Request to conditionally rezone from B-2 Business District to B-3C Business District (Conditional), Parcels 772-750-8652 and 773-750-0152, containing 0.54 acre, located on the north line of Bremner Boulevard at its intersection with Compton Road. The applicant proposes a pest control company and associated storage facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Arterial. The site is in the Enterprise Zone. **Staff – Ben Sehl Recommended for Approval**

VARINA:

P-10-09 Tony Grillo for United Restaurant Group, LP: Request for a Provisional Use Permit required by proffered condition #28 accepted with C-29C-06 to extend hours of operation to 2:00 a.m. for an existing restaurant (T.G.I. Friday's) on part of Parcel 815-718-5710, an outparcel within the Shops at White Oak Village, located on the northeast line of S. Laburnum Avenue at its intersection with Jan Road. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Planned Industry. The site is in the Airport Safety Overlay District and the Enterprise Zone. **Staff – Jamie Sherry Recommended for Approval**

FAIRFIELD:

None.

THREE CHOPT:

Deferred from the July 9, 2009 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 Recommended for Approval**

Deferred from the July 9, 2009 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 RTH District

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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 Recommended for Approval**

C-21C-09 Hans Klinger for HHHunt Corporation: Request to conditionally rezone from R-3C One-Family Residence District (Conditional) to C-1C Conservation District (Conditional), part of Parcel 734-781-9430, containing approximately 0.46 acre, located approximately 300 feet north of the northern terminus of Collinstone Drive and approximately 300 feet west of the western terminus of Amershire Court. The applicant proposes a conservation area. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Environmental Protection Area. **Staff – Ben Sehl (Expedited Agenda Requested) Recommended for Approval**

TUCKAHOE:

None.

DISCUSSION ITEM: Street Frontage Requirements: The Commission will set a public hearing for September 23, 2009 to amend the zoning and subdivision ordinances regarding street frontage requirements. **Approved**

APPROVAL OF MINUTES: Planning Commission July 9, 2009
Approved

Acting on a motion by **Mrs. Jones**, seconded by **Mr. Branin**, the Planning Commission adjourned its meeting at **8:03 p.m.** on **August 13, 2009**.

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