

COUNTY OF HENRICO

PLANNING COMMISSION REZONING HEARING



PLANNING COMMISSION

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Jim Strauss, Principal Planner
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Seth Humphreys, County Planner
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Lisa Taylor, County Planner
Jamie Sherry, County Planner
Audrey Anderson, County Planner
Paul Stewart, Technology Support Technician
Justin Doyle, Planning Technician
Sylvia Ray, Office Assistant

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
NOVEMBER 12, 2009**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (1)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (2)

FAIRFIELD:

C-29C-09 Jeff Staub for Duke M. du Frane: Request to conditionally rezone from R-3 One-Family Residence District to O-2C Office District (Conditional), part of Parcel 777-758-4306, containing 0.676 acres, located on the north line of E. Parham Road approximately 215 feet west of Lydell Drive. The applicant proposes an expansion of an adjacent office use. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Lisa Taylor**
Recommended for Approval

THREE CHOPT:

None.

TUCKAHOE:

C-30C-09 James W. Theobald for Patterson Investments, Inc.: Request to conditionally rezone from R-2A One Family Residence District to R-5AC General Residence District (Conditional), Parcel 748-741-8046, containing approximately 6.059 acres, located at the southeast intersection of Patterson Avenue (State Route 6) and Maybeury Drive. The applicant proposes a residential development of no more than thirty (30) homes. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum gross density of 6.0 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Urban Residential, with density ranging from 3.4 to 6.8 units per acre. **Staff – Ben Sehl**
(Deferral requested to December 10, 2009 Meeting) Deferred to the December 10, 2009 Meeting

BROOKLAND:

(Deferred from the October 15, 2009 Meeting)

C-20C-09 Tom Kinter for David R. Gibbs and Clyde S. Taylor: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence

November 13, 2009

District (Conditional), Parcels 759-765-5522, 759-765-7424, 759-765-8939 and 759-765-7456, containing 6.807 acres, located on the east line of Francistown Road at its intersection with Nuckols Road. The applicant proposes a single-family detached residential subdivision with no more than fourteen (14) units. 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, density should not exceed 3.4 units per acre, and Environmental Protection Area. **Staff – Jamie Sherry**
Recommended for Approval

(Deferred from the October 15, 2009 Meeting)

C-23C-09 Mayur Patel for Nobility Investments, LLC: Request to amend proffered conditions accepted with Rezoning Case C-11C-07, on Parcel 767-747-9248, located on the north line of Glenside Drive approximately 355 feet west of Bethlehem Road. The applicant proposes to amend Proffer 15 to require landscaping instead of a screening wall adjacent to a proposed hotel. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Arterial and Office. **Staff – Ben Sehl (Expedited Agenda Requested)** **Recommended for Approval**

VARINA:

None.

DISCUSSION ITEM: The Planning Commission will discuss setting a work session on December 16, 2009 for training on the PC Portal website.

Approved

APPROVAL OF MINUTES: Planning Commission October 15, 2009

Approved

Acting on a motion by Mr. Archer, seconded by Mr. Branin, the Planning Commission adjourned its meeting at 7:19 p.m. on November 12, 2009.

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<http://randolph.co.henrico.va.us/planning/meetnext.pdf> and
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