

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, 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
Justin Doyle, Planning Technician
Sylvia Ray, Office Assistant

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
OCTOBER 15, 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: (5)

PUBLIC HEARING ON SUBDIVISION AND ZONING ORDINANCE AMENDMENTS:

To Amend and Reordain Section 19-2 Titled "Definitions," Section 19-52 Titled "Application for approval," Section 19-53 Titled "Review of plat; action by planning commission," Section 19-55 Titled "Effect of approval; expiration of approval," Section 19-72 Titled "Form and contents," Section 19-74 Titled "Action by director of planning," Section 19-75 Titled "Installation of improvements or bonding; release of bond," Section 19-77 Titled "Recording," Section 19-111 Titled "Development of areas subject to inundation," Section 24-3 Titled "Enumerated," Section 24-8 Titled "Nonconforming uses; regulations," Section 24-106 Titled "Plan of development (POD), administrative and schematic site plans," and Section 24-116 Titled "Powers" of the Code of the County of Henrico, and to Add Section 19-32 Titled "Extension of approvals to address housing crisis," Section 19-56 Titled "Development in dam break inundation zone," and Section 24-106.4 Titled "Development in dam break inundation zone" to the Code of the County of Henrico, All to Revise the County's Subdivision and Zoning Ordinances To Comply with Recent Changes Enacted by the General Assembly. **Staff – Ben Blankinship Recommended for Approval**

THREE CHOPT:

C-25C-09 Joshua O'Connor for Hightech Signs: Request to amend proffered conditions accepted with Rezoning Case C-5C-97, on part of Parcel 747-759-8591, located at the southwest intersection of W. Broad Street (U. S. Route 250) and Cox Road (Colonnades West Shopping Center). The applicant proposes to amend proffers related to sign height. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Arterial. **Staff – Lisa Taylor Recommended for Denial**

C-26C-09 Rick Melchor for KCA/Holloway, L.C.: Request to rezone from R-3C One-Family Residence District (Conditional) to C-1C Conservation District (Conditional), part of Parcel 750-774-6038, containing approximately 1.8 acres, located along the

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Chickahominy River beginning at a point approximately 200 feet to the northeast of Riverplace Court and extending approximately 475 feet southeast through the proposed Martin's Ridge subdivision. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Environmental Protection Area. **Staff – Roy Props (Expedited Agenda Requested) Recommended for Approval**

C-27C-09 Andrew M. Condlin or Jennifer D. Mullen for Towne Center-West, LLC and Towne Center West Shoppes, LLC: Request to amend proffered conditions accepted with Rezoning Case C-49C-04, on Parcels 735-764-4742, 736-764-1136, 736-764-0871, 736-764-3961 and part of Parcel 734-764-9340 located on the north line of W. Broad Street (U.S. Route 250) approximately 1,100 feet east of N. Gayton Road, approximately 500 feet north of W. Broad Street approximately 1,100 feet east of N. Gayton Road, and approximately 675 feet north of W. Broad Street approximately 1,775 feet east of N. Gayton Road. The applicant proposes to amend Proffer 20 related to exterior elevations and building materials. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Arterial. The site is in the West Broad Street Overlay District. **Staff – Jamie Sherry Recommended for Approval**

C-28C-09 Andrew M. Condlin or Jennifer D. Mullen for Towne Center-West, LLC: Request to conditionally rezone from R-6C General Residence District (Conditional) to B-3C Business District (Conditional), part of Parcel 734-764-9340, containing approximately 4.85 acres, located approximately 325 feet north of W. Broad Street (U.S. Route 250) approximately 1,100 feet east of N. Gayton Road. The applicant proposes commercial uses. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Arterial. The site is in the West Broad Street Overlay District. **Staff – Jamie Sherry Recommended for Approval**

TUCKAHOE:

None.

BROOKLAND:

C-3C-09 Ralph L. "Bill" Axselle, Jr. for Staples Mill Marketplace, LLC: Request to conditionally rezone from R-3 One-Family Residence District to B-2C Business District (Conditional), Parcels 767-757-8360 and 767-756-9991 and part of Parcel 767-757-6317, containing approximately 28.914 acres, located between the southwest line of Staples Mill Road (U. S. Route 33), the east line of Hungary Spring Road, and the north line of Lucas Road. The applicant proposes commercial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration and Office. **Staff – Ben Sehl Recommended for Approval**

(Deferred from the September 10, 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 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**
Deferred to the November 12, 2009 Meeting

(Deferred from the September 10, 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 (Deferral requested to the November 12, 2009 Meeting)** **Deferred to the November 12, 2009 Meeting**

VARINA:

None.

FAIRFIELD:

None.

APPROVAL OF MINUTES: Planning Commission September 10, 2009
Approved

Acting on a motion by Mr. Branin, seconded by Mr. Archer, the Planning Commission adjourned its meeting at 8:04 p.m. on October 15, 2009.

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