

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

JANUARY 14, 2010

7:00 P.M.



PLANNING COMMISSION

Ernest B. Vanarsdall, C.P.C., Chairperson (Brookland)
C. W. Archer, C.P.C., (Fairfield)
Tommy Branin (Three Chopt)
E. Ray Jernigan, C.P.C. (Varina)
Bonnie-Leigh Jones, (Tuckahoe)
David A. Kaechele, Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

**COMPREHENSIVE DIVISION – DEPARTMENT
OF PLANNING**

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
Paul Stewart, GIS Technician
Justin Doyle, Planning Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JANUARY 14, 2010**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (2)

ELECTION OF CHAIRMAN: [Mr. Ernest Vanarsdall](#)

ELECTION OF VICE-CHAIRMAN: [Mr. Chris Archer](#)

CASES TO BE HEARD: (3)

BROOKLAND:

None.

VARINA:

C-31C-09 Andrew M. Conclin for White Oak Crossing Acquisition, LLC: Request to conditionally rezone from A-1 Agricultural District, R-5 General Residence District and M-1 Light Industrial District to R-5C General Residence District (Conditional) and M-1C Light Industrial District (Conditional), Parcels 811-719-8863, 812-719-1130, 811-718-1589 and part of Parcel 813-720-9405, containing approximately 30.9 acres, located at the northwest intersection of S. Laburnum Avenue and Interstate 64, south of the Southern Railway right-of-way. The applicant proposes a multi-family development of no more than three hundred fifty (350) dwelling units and retail/business uses. The R-5 District allows a maximum gross density of 14.52 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Planned Industry and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Jamie Sherry (Deferral requested to the February 11, 2010 Meeting) [Deferred to the February 11, 2010 Meeting](#)**

FAIRFIELD:

C-32C-09 John J. Hanky, III for Barrington Investors LTD and Elder Homes Corporation: Request to amend proffered conditions accepted with Rezoning Case C-65C-06, on Parcels 799-732-4991, 799-733-5351, -7350, -7644, -7938, -8231, -8525, -8819, -9113, -9209, -9504, -8204, -7808, -7513, -7318, -7023, -6728, -6533, -6338, -6143, -4535, -4830, -5025, -5223, -5419, -5614, -5810, 799-732-8887, -8597, and -6697, located between the east line of the Chesapeake and Ohio Railway right-of-way

January 19, 2010

and the west line of Barrington Road at its intersection with Springton Road. The applicant proposes to amend Proffer 2 related to exterior materials, Proffer 3 related to foundations, Proffer 12 related to garages and Proffer 21 related to compliance certification. The applicant also proposes to delete Proffer 18 related to the walking trail. The existing zoning is R-5AC General Residence District (Conditional). The Land Use Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. **Staff – Rosemary Deemer**
Recommended for Approval

THREE CHOPT:

(Deferred from the December 10, 2009 Meeting)

C-35C-09 Webb L. Tyler for Oglethorpe Park LLC: Request to conditionally rezone from R-3C One-Family Residence District (Conditional) to R-5AC General Residence District (Conditional), Parcels 745-764-6608, 745-764-7122, 745-764-7834, 745-764-1645, 745-764-2159 and 745-764-1031, containing 12.373 acres, located on the south line of Dublin Road between the east line of Belfast Road and the west line of Glasgow Road. The applicant proposes a zero lot line development with a density not to exceed 49 dwelling units. 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 Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Lisa Taylor** **Recommended for Approval**

P-12-09 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 extend the height of an existing telecommunications tower from 150 feet to 169 feet, on part of Parcel 739-760-8865, located on the east line of Pump Road approximately 640 feet north of Three Chopt Road (Short Pump Park). The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Open Space/Recreation. The site is in the West Broad Street Overlay District. **Staff – Roy Props (Expedited Agenda Requested)** **Recommended for Approval**

P-1-10 Jeffrey D. Mahler for Advance Auto Parts: Request for a Provisional Use Permit under Sections 24-58.2(c), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow auto parts sales in an existing commercial building, on part of Parcel 752-759-9472, located on the east line of Gaskins Road approximately 400 feet north of W. Broad Street. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Arterial. **Staff – Rosemary Deemer (Expedited Agenda Requested)** **Recommended for Approval**

TUCKAHOE:

(Deferred from the December 10, 2009 Meeting)

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**
Recommended for Approval

DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM: The Commission will discuss scheduling a Public Hearing for February 11, 2010 at 6:00 p.m., to consider the FY 2010-2011 through FY 2014 – 2015 Capital Improvement Program.

Approved

APPROVAL OF MINUTES: Planning Commission December 10, 2009

Approved

Acting on a motion by Mr. Archer, seconded by Mr. Branin, the Planning Commission adjourned its meeting at 9:53 p.m. on January 14, 2010.

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