

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

June 10, 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
J. David Conmy, County Planner
Paul Stewart, GIS Technician
Justin Doyle, Planning Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JUNE 10, 2010**

BEGINNING AT 5:30 P.M.

DINNER AND WORK SESSION: Innsbrook Area Land Use Study in County Manager's Conference Room.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (1)

BROOKLAND:

(Deferred from the April 15, 2010 Meeting)

C-6C-10 Carol LeRoy for Kneading Therapy, Inc.: Request to amend proffered conditions accepted with Rezoning Case C-36C-92 on Parcel 755-758-3580, located at the southeast intersection of Springfield Road (State Route 157) and Huron Avenue. The applicant proposes to amend Proffer 1(a) related to landscaped buffers, amend Proffer 5(a) related to permitted uses, and amend Proffer 6 related to hours of service. The existing zoning is B-2C. The Land Use Plan recommends Commercial Arterial. **Staff – Lisa Taylor (Deferral requested to the July 15, 2010 Meeting) [Deferred to the July 15, 2010 Meeting](#)**

VARINA:

C-9C-10 Bob Nelson for John D. Weis, Jr.: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional), Parcels 837-704-0031 and 837-704-6522, containing 19.9 acres, located on the north line of Portugee Road approximately 135 feet east of La France Road. The applicant proposes a vehicular

June 11, 2010

parking lot and other permitted uses. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Traditional Neighborhood Development. This site is in the Airport Safety Overlay District. **Staff – Livingston Lewis (Deferral requested to the July 15, 2010 Meeting) Deferred to the July 15, 2010 Meeting**

FAIRFIELD:

C-10C-10 Mark Rempe for Emerald Land Development LLC: Request to amend proffered conditions accepted with Rezoning Case C-59C-07, on Parcels 790-746-1573 and 790-746-1765 containing 1.56 acres located at the southeast intersection of North Road and Edgefield Street. The applicant proposes to amend Proffer 1 to increase the number of dwelling units from 2 to 3 and Proffer 2 to decrease the minimum dwelling size from 1,800 to 1,500 square feet. The existing zoning is R-2AC One-Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. This site is located in the Airport Safety Overlay District. **Staff – Lisa Taylor Deferred to the July 15, 2010 Meeting**

THREE CHOPT:

None.

TUCKAHOE:

None.

DISCUSSION ITEM: The Commission will discuss scheduling a Public Hearing for July 15, 2010 at 6:00 p.m., to consider the Innsbrook Area Land Use Study.

Approved

APPROVAL OF MINUTES: Planning Commission May 13, 2010

Approved

Acting on a motion by Mr. Jernigan, seconded by Mr. Archer, the Planning Commission adjourned its meeting at 7:09 p.m. on June 10, 2010.

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