

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

October 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, 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
Lisa Taylor, County Planner
Roy Props, County Planner
Paul Stewart, GIS Technician
Justin Doyle, Planning Technician
Sylvia Ray, Office Assistant/Recording Secretary

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

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (3)

VARINA:

C-16C-10 Robert M. Atack for KCA/Camp Hill Investments, LC: Request to amend proffered condition accepted with Rezoning Case C-18C-05, on Parcels 833-686-7681 and 832-688-9219 and part of Parcels 833-686-5297 and 829-681-6852 located along the north line of New Market (State Route 5) and Long Bridge Roads between the east line of Turner Road and the west line of Yahley Mill Road. The applicant proposes to amend Proffer 25 to alter the timing of construction for recreational amenities. The existing zoning is R-2AC One-Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 1, density not to exceed 2.4 units per acre. A portion of the site is in the Airport Safety Overlay District.
Staff – Ben Sehl [Recommended for Approval](#)

C-17C-10 Larry Horton for New Market Village Development Company, LLC: Request to amend proffered conditions accepted with Rezoning Case C-79C-05, and amended with C-15C-09, on Parcels 812-701-4052, -3753, -3355, -3156, -2757, -5849, -5450, -5150, -8519, -8623, -8726, -8830, -8233, 8130, -8026, -7923, -5542, -5438, -5335, -5232, -3133, -3237, -3340, -3443, -3547, -5027, -4923, -4820, -4717, -5312, -5415, -5519, -5622, -7615, -7512, -7409, -7305, -8108, -8211, -8314, -2146, -3371, -3578, -3785, -4192, -6095, -7391, -8385, -9958, -4979, -6277, -6874, -7572, -8069, -8766, -7760, -6565, -5967, -5268, -4569, -7581, 813-701-0279, -0878, -0164, 812-700-8596, and part of Parcel 812-700-4749 located along the south line of Darbytown Road approximately 300 feet west of its intersection with S. Laburnum Avenue. The applicant proposes to amend Proffers 1, 3, and 17 related to roofing shingles, house size, and

October 15, 2010

sod and irrigation systems. The existing zoning is RTHC Residential Townhouse District (Conditional) and R-5AC General Residence District (Conditional). The Land Use Plan recommends Urban Residential and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Roy Props Recommended for Approval**

P-11-10 Glenn R. Moore for SS Acquisitions, LLC: Request for a provisional use permit under Section 24-58.2(a) of Chapter 24 of the County Code for extended hours of operation on Parcel 816-714-1137 containing approximately 1 acre located along the west line of S. Laburnum Avenue, approximately 300 feet north of its intersection with Williamsburg Road (U.S. Route 60). The applicant proposes a restaurant with 24 hour operations. The existing zoning is B-2 Business District and B-3 Business District. The Land Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District and the Enterprise Zone. **Staff – Livingston Lewis (*Deferral requested to the November 10, 2010 Meeting*) Deferred to the November 10, 2010 Meeting**

FAIRFIELD:

C-19-10 Robert M. Atack for KCA/Laburnum, LLC: Request to rezone from RTHC Residential Townhouse District (Conditional) to A-1 Agricultural District, Parcel 808-731-7728 containing approximately 10.33 acres, located at the southeast intersection of N. Laburnum Avenue and Watts Lane. The A-1 District allows a minimum lot size of 43,560 square feet and a maximum gross density of 1.0 unit per acre. The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends Urban Residential; density should range from 3.4 to 6.8 units per acre. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer Recommended for Approval**

THREE CHOPT:

None.

TUCKAHOE:

None.

BROOKLAND:

(Deferred from the July 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 (Expedited Agenda Requested) Recommended for Approval**

DISCUSSION ITEM: The Planning Commission will discuss scheduling a work session for November 10, 2010 to review potential amendments to the County Code regarding Public Street Frontage Requirements for Family Subdivisions.

Approved

APPROVAL OF MINUTES: Planning Commission September 9, 2010

Approved

Acting on a motion by Mr. Jernigan, seconded by Mr. Archer, the Planning Commission adjourned its meeting at 7:30 p.m. on October 14, 2010.

View the Planning Commission agendas at

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