

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**REZONINGS AND PROVISIONAL USE PERMITS**

**September 9, 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  
SEPTEMBER 9, 2010**

**BEGINNING AT 7:00 P.M.**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

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

**REQUESTS FOR EXPEDITED ITEMS: (2)**

**CASES TO BE HEARD: (0)**

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**PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS:**

To Amend and Reordain Section 24-3 Titled "Enumerated," Section 24-30.2 Titled "Development standards – Multifamily development," Section 24-34 Titled "Development standards," Section 24-50.4 Titled "Required conditions," Section 24-50.9 Titled "Required conditions," Section 24-50.14 Titled "Required conditions," Section 24-50.22 Titled "Development standards," Section 24-50.33 Titled "Development standards and use restrictions," Section 24-57 Titled "Development standards and conditions for permitted uses," Section 24-61 Titled "Development standards and conditions for permitted uses," Section 24-65 Titled "Development standards and conditions for permitted uses," Section 24-69 Titled "Required conditions," and Section 24-79 Titled "Required conditions," and to Add Sections 24-13.01, 24-13.5, 24-27.1, 24-30.3, 24-37.2, 24-44, 24-53.1, 24-72.1, 24-75.1, and 24-90.1 Each Titled "Development standards and conditions for permitted uses" to the Code of the County of Henrico to Minimize the Impact of Refuse Container Servicing on Adjacent Properties. **Staff – Ben Blankinship [Recommended for Approval](#)**

**THREE CHOPT:**

**(Deferred from the March 11, 2010 Meeting)**

**C-4C-10 Andrew M. Conclin, Esq. for Reynolds Holdings, LLC and Reynolds Crossing Property Owners Association, Inc.:** Request to amend proffered conditions accepted with Rezoning Case C-13C-07, on part of Parcels 765-744-6557 and 767-744-6325, located at the eastern intersection of Forest Avenue and Glenside Drive. The applicant proposes to amend Proffer 3 to allow one direct vehicular access from

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Glenside Drive to the site. The existing zoning is B-2C and B-3C Business Districts (Conditional) and O-3C Office District (Conditional). The Land Use Plan recommends Commercial Concentration and Office. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Withdrawn by Applicant) [Withdrawn](#)**

**TUCKAHOE:**

None.

**FAIRFIELD:**

None.

**BROOKLAND:**

**C-15C-10** **Brett Davis for Wistar Commons Condo Assoc.:** Request to amend proffered condition accepted with Rezoning Case C-11C-08, on Parcel 772-752-0526, located approximately 445 feet east of Staples Mill Road (U. S. Route 33), approximately 335 feet north of Wistar Road, and approximately 230 feet west of Kimway Drive. The applicant proposes to delete Proffer 3 related to screening of roof-mounted mechanical equipment. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Light Industry and Environmental Protection Area. **Staff – Roy Props (Expedited Agenda Requested) [Recommended for Approval](#)**

**VARINA:**

**P-10-10** **Bonnie Belair for American Tower Corp:** 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 increase the height of an existing communications tower (P-1-97) and add obstruction lighting on part of Parcel 857-713-7587 located approximately 500' northwest of the intersection of E. Williamsburg (U.S. Route 60) and White Oak Roads. The existing zoning is C-1 Conservation District. The Land Use Plan recommends Environmental Protection Area. **Staff – Livingston Lewis (Expedited Agenda Requested) [Recommended for Approval](#)**

**RESOLUTION: SIA-1-10 – Bacova Drive Water Pumping Station and Storage Site** – Substantially In Accord with the County of Henrico Comprehensive Plan. (Three Chopt District) **Staff – Rosemary Deemer [Recommended for Approval](#)**

**DISCUSSION ITEM:** The Planning Commission will discuss scheduling a work session for September 22, 2010 to review permitted automobile repair uses in B Districts and potential code amendments.

**[Approved](#)**

**PRESENTATIONS:** Richmond Association of REALTORS®

“Examining the Impact of Mixed Use/Mixed Housing Developments in the Richmond Region”

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“Sustainable Communities: Building for the Future”

**APPROVAL OF MINUTES: Planning Commission August 12, 2010**  
**Approved**

Acting on a motion by [Mrs. Jones](#), seconded by [Mr. Archer](#), the Planning Commission adjourned its meeting at [7:55 p.m.](#) on [September 9, 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>