

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

April 14, 2011

7:00 P.M.



PLANNING COMMISSION

C. W. Archer, C.P.C., Chairman (Fairfield)
Ernest B. Vanarsdall, C.P.C., (Brookland)
Tommy Branin (Three Chopt)
E. Ray Jernigan, C.P.C. (Varina)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Patricia O'Bannon, 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, LLA, 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
Justin Doyle, Planning Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
APRIL 14, 2011**

BEGINNING AT 5:30 P.M.

5:30 P.M. Dinner and Work Session: County Manager's Conference Room to discuss Menu Order Board Signs at Drive Through Restaurants.

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: (0)

CASES TO BE HEARD: (4)

BROOKLAND:

None.

VARINA:

(Deferred from the February 10, 2011 Meeting)

C-1C-11 Bay Design Group for Godsey Properties, Inc.: Request to conditionally rezone from M-1 Light Industrial District to RTHC Residential Townhouse District (Conditional) part of Parcel 817-721-5981 containing approximately 60.7 acres, located on the north line of Oakleys Lane approximately 300' west of its intersection with S. Holly Avenue. The applicant proposes a residential townhouse development of no more than 135 homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Planned Industry, Environmental Protection Area, and Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**
Recommended for Approval

April 14, 2011

C-5C-11 Ronald Taylor: Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional) Parcel 808-722-7565 containing approximately 1.26 acres, located on the north line of Nine Mile Road (State Route 33) approximately 250' west of its intersection with East Richmond Road. The applicant proposes a carwash. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office/Service. The site is located in the Enterprise Zone and partially in the Airport Safety Overlay District. **Staff – Lisa Taylor (Deferral requested to the May 12, 2011 Meeting) Deferred to the May 12, 2011 Meeting**

FAIRFIELD:

P-5-11 Russ Holland for W.H. Capital, LLC: Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow 24 hour operation of a proposed restaurant on part of Parcel 802-736-8028, located on the west line of Mechanicsville Turnpike (U.S. Route 360) approximately 225' north of its intersection with E. Laburnum Avenue. The existing zoning is B-2 Business District. The Land Use Plan recommends Commercial Concentration. The site is located in the Enterprise Zone and the Airport Safety Overlay District. **Staff – Roy Props Recommended for Denial**

P-6-11 T.V. Wilson: Request for a Provisional Use Permit under Sections 24-62.2(a), 24-62.2(b), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow festivals and assembly halls in an existing building on Parcel 797-736-6692, located on the east line of Carolina Avenue at its intersection with Pensacola Avenue. The existing zoning is M-1 Light Industrial District. The Land Use Plan recommends Light Industry. The site is located in the Enterprise Zone and partially in the Airport Safety Overlay District. **Staff – Ben Sehl Recommended for Denial**

THREE CHOPT:

P-7-11 Michael J. Rothermel for Virginia CVS Pharmacy, LLC: Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow 24 hour operation of an existing pharmacy on part of Parcel 747-759-8591, located in the southwest quadrant of the intersection of W. Broad Street (U.S. Route 250) and Cox Road. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Urban Mixed-Use. **Staff – Lisa Taylor Recommended for Approval**

TUCKAHOE:

None.

APPROVAL OF MINUTES: Planning Commission March 10, 2011
Approved

Acting on a motion by Mr. Vanarsdall, seconded by Mr. Branin, the Planning Commission adjourned its meeting at 8:40 p.m. on April 14, 2011.

April 14, 2011

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