

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

February 10, 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
FEBRUARY 10, 2011**

BEGINNING AT 5:30 P.M.

5:30 P.M. Dinner and update on the PC Portal: County Manager's Conference Room.

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM: Public Hearing to consider the FY 2011-12 through FY 2015-16 Capital Improvement Program for February 10, 2011 at 6:00 p.m.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (4)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (4)

FAIRFIELD:

P-4-11 Gloria L. Freye for Richmond MHz, 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 construct a 158' telecommunications tower and related equipment on part of Parcel 799-733-1982, located approximately 390' south of the intersection of Dill Road and Vawter Avenue. The existing zoning is M-2 General Industrial District. The Land Use Plan recommends Suburban Residential 2, density should not exceed 3.4

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units per acre, and Environmental Protection Area. **Staff – Roy Props Recommended for Approval**

THREE CHOPT:

P-3-11 James W. Theobald for Southland Corporation: Request for a Provisional Use Permit under Section 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 gas station and convenience store on Parcel 748-760-7489, located at the southeast intersection of Cox Road and Innslake Drive. 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.

BROOKLAND:

(Deferred from the December 9, 2010 Meeting).

C-20C-10 Revardo C. Pretlow for Thelma W. Pretlow: Request to amend proffered condition accepted with Rezoning Case C-30C-96, on Parcel 758-770-0117, -0207, 758-769-0297, -0186, 757-769-9875, -9665, -9453, -8161, -7468, -7275, -7998, -5690, -3698 located at the intersection of Springfield Road (State Route 157) and Echo Lake Drive. The applicant proposes to amend Proffer 4 related to the number of single family homes developed on the property in order to allow one additional dwelling unit. The existing zoning is R-3C One-Family Residence (Conditional). The Land Use Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Lisa Taylor (Deferral requested to the February 9, 2012 Meeting) Deferred to the February 9, 2012 Meeting**

(Deferred from the January 13, 2011 Meeting).

C-21C-10 Fred S. Kirby for Old Glen Allen Properties, LLC: Request to conditionally rezone from R-2A One-Family Residence District to B-1C Business District (Conditional), Parcel 770-767-3587 containing approximately 1.83 acres located along the north line of Mountain Road approximately 150' west of its intersection with John Cussons Dive. The applicant proposes retail and office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Roy Props (Deferral requested to the April 14, 2011 Meeting) Deferred to the March 10, 2011 Meeting**

(Deferred from the January 13, 2011 Meeting).

C-25C-10 Robert Atack for Atack Properties, Inc.: Request to conditionally rezone from O/SC Office Service District (Conditional) to RTHC Residential Townhouse District (Conditional), part of Parcel 761-775-6361 containing 3.3 acres, located along the north line of Hunton Park Boulevard approximately 200' west of its intersection with Hunton Ridge Lane. The applicant proposes a residential townhouse development of no more than thirteen (13) homes. The use will be controlled by zoning ordinance

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regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, and Environmental Protection Area. **Staff – Livingston Lewis Recommended for Approval**

VARINA:

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 (Deferral requested to the April 14, 2011 Meeting) Deferred to the April 14, 2011 Meeting**

C-3C-11 Alvin S. Mistr, Jr. for Eugene Ray Jernigan: Request to conditionally rezone from R-4 One-Family Residence District to B-3C Business District (Conditional) Parcels 815-714-1027, -0737, and -1837 containing .8 acres, located at the northeast corner of Williamsburg Road (US Route 60) and Leonard Avenue. The applicant proposes retail or office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration 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 (Deferral requested to the March 10, 2011 Meeting) Deferred to the March 10, 2011 Meeting**

C-4C-11 John P. Olenic: Request to conditionally rezone from C-1 Conservation District to A-1C Agricultural District (Conditional) part of Parcel 852-717-9330 containing approximately 7.23 acres, located on the north line of the Southern Railway right of way approximately 660' north of the terminus of Perth Lane. The applicant proposes a residential addition to an existing home. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Rural Residential, density should not exceed 1 unit per acre. **Staff – Ben Sehl Recommended for Approval**

DISCUSSION ITEM: Discussion to potentially set a public hearing date on March 10, 2011 for an Amendment to the County Code regarding Public Street Frontage Requirements for Family Subdivisions.

Approved

APPROVAL OF MINUTES: Planning Commission January 13, 2011

Approved

Acting on a motion by Mrs. Jones, seconded by Mr. Vanarsdall, the Planning Commission adjourned its meeting at 8:43 p.m. on February 10, 2011.

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