

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

**June 9, 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  
JUNE 9, 2011**

**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: (1)**

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**THREE CHOPT:**

**C-8C-11 Webb Tyler for Dalton Park Land Development Company:** Request to conditionally rezone from R-3C One-Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) parts of Parcels 743-763-3572, 743-764-4622, and -6363 containing 9.3 acres (Parcel 1) located on the east line of Interstate 295 approximately 630' west of the southern terminus of Allenbend Road and from R-3C One-Family Residence District (Conditional) to R-5AC General Residence District (Conditional) Parcels 743-763-8655, -3527, -9269, 744-764-5770, -5157, -4443, -3831, -3317, -2703, 744-763-2190, -1576 and parts of Parcels 743-763-3572, 743-764-4622, and -6363 containing 36.7 acres (Parcels 2 and 3) located between the west line of Belfast Road and the northeast intersection of Interstates 64 and 295. The RTH District allows a maximum density of nine (9) units per acre. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum density of six (6) units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Traditional Neighborhood Development to support a mixture of residential, nonresidential and open space uses with 60% of the land consisting of residential uses at a density not to exceed 12 units per acre; however, the site is also within the Innsbrook Area Study which recommends a maximum density of 8 units per acre for residential uses. **Staff – Ben Sehl (Deferral requested to the August 11, 2011 Meeting) [Deferred to the August 11, 2011 Meeting](#)**

**TUCKAHOE:**

None.

**June 10, 2011**

**BROOKLAND:**

None.

**VARINA:**

***(Deferred from the May 12, 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 0.8 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 Recommended for Approval**

**C-7-11 Lillie B. Taylor for Laura B. Pleasants:** Request to rezone from B-3 Business District to A-1 Agricultural District, Parcels 831-689-8077 and 831-689-9276 containing approximately 2.43 acres, located along the south line of Darbytown Road approximately 250 feet east of its intersection with Turner Road. 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 Suburban Residential 1, density should not exceed 2.4 units per acre. This site is in the Airport Safety Overlay District. **Staff – Ben Sehl (Expedited Agenda Requested) Recommended for Approval**

**FAIRFIELD:**

None.

**DISCUSSION ITEM:** The Commission will discuss recent state mandated changes regarding Group Home and Assisted Living regulations.

**DISCUSSION ITEM:** The Commission will discuss scheduling a work session and a potential Public Hearing to consider an Amendment to the County Code regarding the UMU Ordinance.

**Approved**

**APPROVAL OF MINUTES: Planning Commission May 12, 2011**

**Approved**

Acting on a motion by Mr. Vanarsdall, seconded by Mrs. Jones, the Planning Commission adjourned its meeting at 9:57 p.m. on June 9, 2011.

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>

**June 10, 2011**