

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

**October 13, 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, 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  
David Conmy, County Planner  
Justin Doyle, Planning Technician  
Paul Stewart, GIS Technician  
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
OCTOBER 13, 2011**

**BEGINNING AT 5:30 P.M.**

**5:30 P.M. Dinner and Work Session:** County Manager's Conference Room to review and discuss a revision to the County's Zoning Ordinance to permit Places of Worship in additional Zoning Districts.

---

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

**WELCOME**

**PLEDGE OF ALLEGIANCE**

**RECOGNITION OF NEWS MEDIA**

**CALL TO ORDER**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)**

**REQUESTS FOR EXPEDITED ITEMS: (0)**

**CASES TO BE HEARD: (6)**

---

**THREE CHOPT:**

**Deferred from the June 9, 2011 Meeting.**

**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 2026 Comprehensive Plan recommends Traditional Neighborhood Development to

**October 14, 2011**

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 January 12, 2012 Meeting.)** **Deferred to the January 12, 2012 Meeting**

**Deferred from the September 15, 2011 Meeting.**

**C-9C-11 Andrew M. Condlin for Bacova, LLC:** Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), parts of Parcels 739-766-2504 and 739-765-0785 containing 6.439 acres (Tract A) located at the northwest intersection of Pouncey Tract Road (State Route 271) and Bacova Drive; from A-1 Agricultural District to R-3C One-Family Residence District (Conditional), Parcel 737-766-1902 and parts of Parcels 738-765-2372, 736-766-7163, 739-766-2504, and 739-765-0785 containing 79.234 acres (Tracts B and C) located along the west line of Bacova Drive approximately 675' west of its intersection with Pouncey Tract Road; from A-1 Agricultural District to R-6C General Residence District (Conditional), Parcels 736-765-2998, 736-766-0319, 735-766-7333, 735-766-4550, 735-766-2261 and parts of Parcels 736-766-7163 and 735-767-9459 containing 30.012 acres (Tracts D and E) located at the eastern corner of the N. Gayton Road Extension and Bacova Drive intersection; and from A-1 Agricultural District to R-5AC General Residence District (Conditional), parts of Parcels 735-767-9459 and 736-768-5323 containing 19.481 acres (Tract F) located along the east line of the N. Gayton Road Extension approximately 530' southwest of its intersection with Kain Road. The applicant proposes office uses, and up to 135 single-family dwellings, 45 zero-lot-line dwellings, and 430 multi-family residential units. The uses will be controlled by zoning ordinance regulations and proffered conditions. The R-3 District allows a minimum lot size of 11,000 square feet and a maximum gross density of 3.96 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 R-6 District allows a maximum gross density of 19.8 units per acre. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, Suburban Mixed-Use, density should not exceed 4.0 units per acre, Open Space/Recreation, and Environmental Protection Area. The site is partially in the West Broad Street Overlay District. **Staff – Livingston Lewis** **Deferred to the October 26, 2011 Meeting**

**TUCKAHOE:**

None.

**BROOKLAND:**

None.

**VARINA:**

**Deferred from the July 14, 2011 Meeting.**

**C-6C-11 Brian Mitchell for J & B Realty, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 843-701-2778 containing approximately 24.4 acres, located along the south line of Portugee Road approximately 2,300 feet east of its intersection with Memorial Drive. The

**October 14, 2011**

applicant proposes a zero-lot-line residential development. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum density of (6) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Livingston Lewis Recommended for Denial**

**Deferred from the September 15, 2011 Meeting.**

**P-11-11 Andrew M. Condlin for Michael J. Carroll:** Request for a Provisional Use Permit required under proffered condition #9 accepted with C-60C-06 to allow twenty-four (24) hour operation of a convenience store with gas pumps (Wawa) on Parcel 816-712-7504 located at the northeast intersection of S. Laburnum Avenue and Eubank Road. The existing zoning is B-3C Business District (Conditional). The site is located in the Airport Safety Overlay District. **Staff – Roy Props Deferred to the November 10, 2011 Meeting**

**C-11C-11 Steve Faris for Osborne Glen, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) on part of Parcel 800-695-7559 containing approximately 32.2 acres located at the northwest intersection of Sholey Road and Osborne Turnpike. The applicant proposes a zero-lot-line subdivision of no more than 100 lots. 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 use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development, Suburban Mixed-Use, and Environmental Protection Area. **Staff – Rosemary Deemer (Deferral requested to the November 10, 2011 Meeting.) Deferred to the November 10, 2011 Meeting**

**FAIRFIELD:**

**C-16C-11 Edward B. Kidd for Sauer Properties, Inc.:** Request to conditionally rezone from O-2C Office District (Conditional) to R-2AC One-Family Residence District (Conditional) part of Parcel 784-766-6082 containing 1.018 acres located at the northwest intersection of Francis Road and Battlefield Road and on the north line of Francis Road approximately 500 feet west of its intersection with Battlefield Road and from R-2A One-Family Residence District, O-2C Office District (Conditional), and O-3C Office District (Conditional) to B-3C Business District (Conditional) part of Parcels 784-766-6082, 784-766-7982, 784-766-6565, 784-766-7467, and 784-767-4440 containing approximately 18.58 acres located at the southeast intersection of Brook Road (U.S. Route 1) and Virginia Center Parkway. The applicant proposes retail and residential uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial and Office. **Staff – Lisa Taylor Recommended for Approval**

**RESOLUTION: SIA-002-11 - Varina Area Library Site:** Substantially in Accord with the 2026 County Comprehensive Plan (Varina District). **Staff – Roy Props Resolution Approved**

**October 14, 2011**

**RESOLUTION: SIA-003-11 - 10785 & 10791 Old Washington Highway:**  
Substantially in Accord with the 2026 County Comprehensive Plan (Brookland District).  
**Staff – Rosemary Deemer**  
**Resolution Approved**

**APPROVAL OF MINUTES: Planning Commission September 15, 2011**  
**Approved**

Acting on a motion by Mr. Archer, seconded by Mr. Branin, the Planning Commission adjourned its meeting at 10:06 p.m. on October 13, 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>