

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

September 15, 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
SEPTEMBER 15, 2011**

BEGINNING AT 5:30 P.M.

5:30 P.M. Dinner and Work Session: County Manager's Conference Room to review and discuss an Urban Mixed-Use (UMU) Ordinance Amendment and to 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: (2)

TUCKAHOE:

None.

BROOKLAND:

None.

VARINA:

Deferred from the August 11, 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

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located in the Airport Safety Overlay District. **Staff – Roy Props (Deferral requested to the October 13, 2011 Meeting) [Deferred to the October 13, 2011 Meeting](#)**

C-14C-11 Shurm Construction Inc.: Request to amend proffered conditions accepted with Rezoning Cases C-78C-05 and C-36C-07 on Parcel 803-696-9576 located between the south line of Harmony Avenue approximately 90' west of its intersection with Woodside Street and the northern terminus of Woodside Street approximately 155' north of Woodside Court. The applicant proposes to amend Proffers 2, 6, 12 and 13 related to minimum house size, roads/curb and gutter, construction materials, and garages, and add proffer 16 related to elevations. The existing zoning is R-3C One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Miguel Madrigal [Recommended for Approval](#)**

FAIRFIELD:

None.

THREE CHOPT:

C-9C-11 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 (Deferral requested to the October 13, 2011 Meeting) [Deferred to the October 13, 2011 Meeting](#)**

SIA-001-11 Nuckols Road Dominion Virginia Power Electric Substation Substantially in Accord with the 2026 Comprehensive Plan: Per Virginia Code 15.2-2232, Dominion Virginia Power is requesting a substantially in accord finding for a proposed electric substation on part of Parcel 747-770-5210, consisting of 15.45 acres, located along the west line of Nuckols Road and the north line of the entrance ramp to Interstate-295. The proposed use would be located on approximately 4.83 acres of the site near the center of its southern boundary. The existing zoning is A-1, Agricultural District. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – David Conmy Recommended for Approval**

APPROVAL OF MINUTES: Planning Commission August 11, 2011
Approved

Acting on a motion by Mr. Vanarsdall, seconded by Mr. Branin, the Planning Commission adjourned its meeting at 7:33 p.m. on September 15, 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>