

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

August 9, 2012

7:00 P.M.



PLANNING COMMISSION

Tommy Branin, Chairperson (Three Chopt)
Bonnie-Leigh Jones, C.P.C. Vice-Chairperson (Tuckahoe)
C. W. Archer, C.P.C. (Fairfield)
Eric S. Leabough (Varina)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton, Board of Supervisors
Representative
R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

**COMPREHENSIVE DIVISION – DEPARTMENT
OF PLANNING**

Jean M. Moore, Assistant Director of Planning
Jim Strauss, PLA, Principal Planner
Rosemary Deemer, AICP, County Planner
Seth Humphreys, County Planner
Ben Sehl, County Planner
Livingston Lewis, County Planner
Lisa T. Blankinship, County Planner
David Conmy, County Planner
Justin Doyle, Planning Technician
Paul Stewart, GIS Technician
Eric Dykstra, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
AUGUST 9, 2012**

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: (1)

CASES TO BE HEARD: (1)

BROOKLAND:

C-22C-12 HHHunt Communities for HHHunt Homes, LC: Request to amend proffered conditions accepted with Rezoning Case C-24C-04 on Parcels 761-769-5168 and 761-769-5274 located on the south line of Springfield Road (State Route 157) approximately 260' west of its intersection with Staples Mill Road (U.S. Route 33). The applicant proposes to amend Proffer 22 related to garages. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre.
Staff – Ben Sehl [Recommended for Approval](#)

VARINA:

None

FAIRFIELD:

C-17C-12 Jennifer D. Mullen for Weatherfield Farms, LLC: Request to conditionally rezone from R-3C One-Family Residence District (Conditional) to R-5AC General Residence District (Conditional) part of Parcel 811-732-3013 containing 31.02 acres located on the north line of Creighton Road at its intersection with Carolee Drive and from R-3C One-Family Residence District (Conditional) to C-1 Conservation District part of Parcel 811-732-3013 containing 21.22 acres located approximately 1,500' north of Creighton Road at its intersection with Carolee Drive. The applicant proposes no more than 81 residential lots and a conservation district. The R-5A District allows a minimum of 5,625 square feet and a maximum density of 6.0 units per acre. The uses

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will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. **Staff – Lisa Blankinship (Deferral Requested to the September 13, 2012 Meeting) [Deferred to the September 13, 2012 Meeting](#)**

C-23C-12 Delores Johnson for Dana’s Habitat, Inc./Unique Lessons: Request to amend proffered conditions accepted with Rezoning Case C-35C-93 on Parcel 783-762-9328 located on the west line of Brook Road (U.S. Route 1) between New York and Pennsylvania Avenues. The applicant proposes to amend Proffer 2 related to prohibited uses to allow for adult day services. The existing zoning is O-1C Office District (Conditional). The 2026 Comprehensive Plan recommends Office. **Staff – Lisa Blankinship (Expedited Agenda Requested) [Recommended for Approval](#)**

THREE CHOPT:

C-18C-12 James Theobald for Attack WB Investors, LLC: Request to rezone from A-1 Agricultural District to B-2C Business District (Conditional) part of Parcel 730-765-7288 containing 5.0 acres located along the north line of W. Broad Street (U.S. Route 250) at the Goochland County line; from A-1 Agricultural District to O-3C Office District (Conditional) part of Parcels 730-765-7288, 730-766-8989, 731-766-6068, and 731-766-8757 containing 16.6 acres located along the north line of W. Broad Street (U.S. Route 250) approximately 730’ east of the Goochland County line; from A-1 Agricultural District to R-6C General Residence District (Conditional) part of Parcels 730-766-8989, 731-766-6068, 731-766-8757, and 730-765-7288 containing 38.0 acres located on the north line of W. Broad Street (U.S. Route 250) bounded by the Goochland County line to the west and Interstate 64 to the north; and from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) part of Parcel 730-766-8989 containing 10.7 acres located 1000’ north of the north line of W. Broad Street (U.S. Route 250) bounded by the Goochland County line to the west and Interstate 64 to the north. The applicant proposes a development consisting of office, retail, residential townhouses, and multifamily dwelling units. The R-6 District allows a maximum gross density of 19.8 units per acre. The RTH District allows a maximum gross density of nine (9) units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Ben Sehl (Deferral Requested to the September 13, 2012 Meeting) [Deferred to the September 13, 2012 Meeting](#)**

TUCKAHOE:

None

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS- To Amend and Reordain Section 24-106 Titled “Plan of development (POD), administrative and schematic site plans” and Section 24-106.2 Titled “Landscaping, tree cover, screen and buffer requirements, transitional buffering and design standards” of the Code of the County of Henrico to Repeal Provisions for Appealing to the Board of Supervisors.

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Staff – Ben Blankinship **Recommended for Approval**

DISCUSSION ITEM: DISCUSSION AND APPROVAL OF 2013 PLANNING COMMISSION CALENDAR **Approved**

APPROVAL OF MINUTES: Planning Commission July 12, 2012 **Approved as Corrected**

Acting on a motion by Mr. Archer, seconded by Mr. Leabough, the Planning Commission adjourned its meeting at 7:40 on August 9, 2012.

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