

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

July 12, 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, CLA, 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
JULY 12, 2012**

BEGINNING AT 5:30 P.M.

5:30 P.M. Closed Meeting: County Manager's Conference Room pursuant to Section 2.2-3711(A)(7) of the Code of Virginia for consultation with legal counsel for legal advice regarding proposed changes to the Code of the County of Henrico regarding signs.

6:00 P.M. Dinner and Work Session: County Manager's Conference Room to discuss:

Proposed Changes to Section 24-104 of the Code of the County of Henrico Regarding Signs.

Proposed Changes to Section 24-106 of the Code of the County of Henrico Regarding POD Appeal Process.

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)

BROOKLAND:
None

VARINA:
None

FAIRFIELD:
(Deferred from the June 14, 2012 Meeting)

July 13, 2012

C-15C-12 William Burfield: Request to amend proffered conditions accepted with Rezoning Case C-87C-97 on Parcel 774-758-0179 located on the south line of Hungary Road approximately 130 feet west of its intersection with Woodman Road. The applicant proposes to amend the proffer related to uses to allow gun shop, sales, and repair. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral Requested to the January 10, 2013 Meeting)**

Deferred to the January 10, 2013 Meeting

(Deferred from the June 14, 2012 Meeting)

C-8C-12 Kim B. Kacani for HHHunt Corporation: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) part of Parcels 774-765-4173 and 775-765-1587 containing 25.904 acres located between the eastern termini of Park Green Way and Indale Road, the west line of Woodman Road, and the north line of Woodman Hills Court and from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) part of Parcel 775-765-1587 containing 21.688 acres located along the west line of Woodman Road approximately 300 feet south of its intersection with Mountain Road. The applicant proposes a development of no more than 60 single family homes and no more than 80 townhomes. 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 RTH District allows a maximum density of nine (9) units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends SR2 Suburban Residential 2, density should not exceed 3.4 units per acre, UR Urban Residential, density should range from 3.4 to 6.8 units per acre, and Environmental Protection Area. **Staff – Livingston Lewis**

Recommended for Approval

THREE CHOPT:

P-14-12 John Sheppard for Whole Foods Market: Request for a Provisional Use Permit under Section 24.32.1(t), 24-120, and 24-122.1 of the County Code in order to allow a community garden and production farm on part of Parcel 744-760-7007 as required by Condition 17 of P-6-10, located on the south line of the entrance ramp from W. Broad Street (U.S. Route 250) to Interstate 64 (West Broad Village). The existing zoning is UMUC Urban Mixed Use District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed Use. The site is in the West Broad Street Overlay District. **Staff – Rosemary Deemer (Expedited Agenda Requested)**

Recommended for Approval

TUCKAHOE:

None

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS: To Amend and Reordain Section 24-104 Titled “Signs” of the Code of the County of Henrico to Allow More Noncommercial Signage Without a Sign Permit **Staff – Ben Blankinship**

Recommended for Approval

July 13, 2012

APPROVAL OF MINUTES: Planning Commission June 14, 2012
Approved as Corrected

Acting on a motion by [Mr. Archer](#), seconded by [Mr. Witte](#), the Planning Commission adjourned its meeting at [9:21 p.m.](#) on [July 12, 2012](#).

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>