

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

May 10, 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
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
MAY 10, 2012**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

RESOLUTIONS OF APPRECIATION: Former Planning Commissioners
Ernest Vanarsdall and Ray Jernigan

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (1)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (3)

VARINA:

C-9C-12 Michael J. Rothermel for Nelwood, LC: Request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional) Parcel 814-716-9454 containing 1.747 acres located along the southwest line of S. Laburnum Avenue approximately 500 feet north of its intersection with Audubon Drive. The applicant proposes office uses and a reception center. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is in the Airport Safety Overlay District. **Staff – Lisa Blankinship [Recommended for Approval](#)**

P-9-12 Michael J. Rothermel for Nelwood, LC: Request for a Provisional Use Permit under Sections 24-62.2(b), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow auditorium and assembly hall uses for a proposed reception center in an existing building on part of Parcel 814-716-9454, located along the southwest line of S. Laburnum Avenue approximately 500 feet north of its intersection with Audubon Drive. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Office. The site is in the Airport Safety Overlay District. **Staff – Lisa Blankinship [Recommended for Approval](#)**

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C-10C-12 James W. Theobald for KCA/Camp Hill Investments, LC: Request to conditionally rezone from R-2AC One-Family Residence District (Conditional) to R-2AC One-Family Residence District (Conditional) Parcels 832-688-9219, 833-686-7681, and part of Parcel 833-682-5297 containing 319.78 acres (Parcel A) located at the northwest intersection of Yahley Mill and Long Bridge Roads; from B-2C Business District (Conditional) to B-2C Business District (Conditional) parts of Parcels 829-681-6852 and 833-682-5297 containing 28.20 acres (Parcel B) located at the northwest intersection of Long Bridge Road and New Market Road (State Route 5); from C-1C Conservation District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 833-682-5297 containing 4.67 acres (Parcel C) located along the east line of Turner Road approximately 1600 feet south of its intersection with Turner Forest Road; from A-1C Agricultural District (Conditional) to A-1C Agricultural District (Conditional) part of Parcel 833-682-5297 containing 13.70 acres (Parcel D) located approximately 1500 feet east of the intersection of Turner Road and Turner Forest Road; from R-2AC One-Family Residence District (Conditional) to R-5AC General Residence District (Conditional) parts of Parcels 829-681-6852 and 833-682-5297 containing 93.41 acres (Parcel E) located along the north line of Long Bridge Road east of its intersection with New Market Road (State Route 5); from R-2AC One-Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) parts of Parcels 829-681-6852 and 833-682-5297 containing 45.39 acres (Parcel F) located approximately 1200 feet northeast of the intersection of New Market Road (State Route 5) and Kingsland Road; and from R-2AC One-Family Residence District (Conditional) to R-2AC One-Family Residence District (Conditional) part of Parcel 833-682-5297 containing 111.02 acres (Parcel G) located at the northeast intersection of Turner Road and New Market Road (State Route 5). The applicant proposes a development of single family detached homes, zero lot line homes and townhomes totaling no more than 650 units, retail uses, and conservation areas. The R-2A District allows a minimum lot size of 13,500 square feet and a maximum density of 3.22 units per acre. The R-5A District allows a minimum of 5,625 square feet and a maximum density of 6.0 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 Suburban Residential 1, density should not exceed 2.4 units per acre, and Environmental Protection Area. Part of the site is in the Airport Safety Overlay District. **Staff – Ben Sehl (Deferral requested to the June 14, 2012 Meeting) [Deferred to the June 14, 2012 Meeting](#)**

FAIRFIELD:

None.

THREE CHOPT:

C-11C-12 Larry Horton for Pouncey Tract Company of Virginia, LLC: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcel 740-765-7333 containing 12.72 acres located along the east line of Pouncey Tract Road (State Route 271) approximately 600 feet south of its intersection with Twin Hickory Lake Drive. The applicant proposes a townhome development of no more than 70 units. The RTH District allows a maximum density of nine (9) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The

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2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre and Commercial Concentration. The site is in the West Broad Street Overlay District. **Staff – Livingston Lewis** [Deferred to the June 14, 2012 Meeting](#)

P-11-12 The Bay Companies for Pouncey Place, LLC: Request for a Provisional Use Permit under Section 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow 24 hour operation of a proposed gas station and convenience store on Parcel 740-765-2150, located at the southeast intersection of Pouncey Tract Road (State Route 271) and Twin Hickory Lake Drive. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the West Broad Street Overlay District. **Staff – Seth Humphreys (Withdrawn by Applicant)** [Withdrawn by Applicant](#)

TUCKAHOE:

C-12C-12 Christopher M. Shust for Meadow Glen of West End, LP: Request to amend proffered conditions accepted with Rezoning Cases C-62C-03 and C-10C-99 on Parcel 749-754-2538 located on the west line of Gaskins Road approximately 765 feet south of its intersection with Three Chopt Road. The applicant proposes to amend proffers related to architectural elevations, exterior materials, density, buffers, and a reserve area. The existing zoning is R-6C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre, and Environmental Protection Area. **Staff – Lisa Blankinship (Expedited Agenda Requested)** [Recommended for Approval](#)

BROOKLAND:

None.

Acting on a motion by [Mrs. Jones](#), seconded by [Mr. Witte](#), the Planning Commission adjourned its meeting at [7:43 p.m.](#) on [May 10, 2012](#).

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