

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

September 13, 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, C.P.C. (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
SEPTEMBER 13, 2012**

BEGINNING AT 5:30 P.M.

5:30 P.M. Dinner and Work Session: County Manager's Conference Room to discuss Statutory Updates. **Staff – Ben Blankinship**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (1)

VARINA:
None

BROOKLAND:
None

FAIRFIELD:
(Deferred from the August 9, 2012 Meeting).

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 maximum density of 6.0 units per acre. The uses will be controlled by zoning ordinance

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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 November 8, 2012 Meeting) [Deferred to the November 8, 2012 Meeting](#)**

THREE CHOPT:

(Deferred from the August 9, 2012 Meeting).

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 4.5 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 38.5 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 10.6 acres located 1,000' 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. A maximum of 178 townhouse-style condominiums, 78 townhouses, and 320 multifamily residential units are proposed. 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 [Recommended for Approval](#)**

C-21C-12 Bill Johns for Greg Cronkhite: Request to amend proffered conditions accepted with Rezoning Case C-12C-88 on Parcel 747-760-1291 located at the northwest intersection of W. Broad St. (U.S. Route 250) and Dominion Boulevard. The applicant proposes to amend Proffer 4 regarding landscape buffer and screening. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. **Staff – Livingston Lewis (Withdrawn by Applicant) [Withdrawn](#)**

C-24-12 Andrew M. Condlin for Bacova Road Apartments, LLC: Request to rezone from R-6C General Residence District (Conditional) to C-1 Conservation District part of Parcels 735-766-8340 and 735-767-8435 containing 4.396 acres located on the east line of N. Gayton Road approximately 350' north of its intersection with Bacova Drive. The applicant proposes a conservation district. The uses will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – Livingston Lewis (Expedited Agenda Requested) [Recommended for Approval](#)**

TUCKAHOE:
None

RESOLUTION: SIA-005-11 – Shane and Quioccasin Recycling Facility – Substantially in Accord with the County of Henrico Comprehensive Plan – Staff David Conmy
Approved

APPROVAL OF MINUTES: Planning Commission August 9, 2012
Approved

Acting on a motion by **Mrs. Jones**, seconded by **Mr. Leabough**, the Planning Commission adjourned its meeting at **7:36 p.m.** on **September 13, 2012.**

View the Planning Commission agendas at

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