

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

January 10, 2013

7:00 P.M.



PLANNING COMMISSION

Bonnie-Leigh Jones, C.P.C., Chairperson (Tuckahoe)
Eric S. Leabough, C.P.C. Vice-Chairperson (Varina)
C. W. Archer, C.P.C. (Fairfield)
Tommy Branin (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Richard W. Glover, 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 D. Deemer, AICP, County Planner
Seth Humphreys, County Planner
Ben Sehl, County Planner
Livingston Lewis, County Planner
Lisa Blankinship, County Planner
David Conmy, County Planner
Justin Doyle, Senior Planning Technician
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JANUARY 10, 2013**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (2)

REQUESTS FOR EXPEDITED ITEMS: (1)

ELECTION OF CHAIRMAN: Mrs. Jones

ELECTION OF VICE-CHAIRMAN: Mr. Leabough

CASES TO BE HEARD: (2)

THREE CHOPT:

Deferred from the December 6, 2012 Meeting.

P-18-12 Brian Menditto for Innsbrook Foundation: Request for a Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to continue operation of an outside concert pavilion on part of Parcel 750-768-4593, located at the southeast ramp of I-295 approximately 750' northeast of Nuckols Road. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. **Staff – Ben Sehl**
Recommended for Approval

REZ2013-00001 Danielle Kenny: Request to amend proffered conditions accepted with Rezoning Case C-4C-99 on Parcel 747-766-4732 located on the west line of Sadler Road approximately 165' south of its intersection with Sadler Green Place. The applicant proposes to amend Proffer 4 related to density. The existing zoning is R-3AC One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Lisa Blankinship (Deferral Requested to the February 14, 2013 Meeting)**
Deferred to the February 14, 2013 Meeting

January 11, 2013

BROOKLAND:

None.

VARINA:

C-2C-12 John W. Montgomery, Jr. for Copart of Connecticut, Inc.: Request to amend proffered conditions accepted with Rezoning Cases C-38C-89, C-45C-00 and C-31C-02 on Parcels 833-716-9203 and 833-717-8501 located on the north side of Old Williamsburg Road at its intersection with Whiteside Road. The applicant proposes to amend proffers related to site location restrictions of motor vehicle storage and auctions, buffers, fencing and landscaping. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. **Staff – Livingston Lewis (Expedited Agenda Requested)**
Recommended for Approval

Deferred from the December 6, 2012 Meeting.

C-28C-12 Brian C. Mitchell for E.J. Wade Construction: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) Parcel 843-701-2778 containing approximately 24.4 acres located along the south line of Portugee Road approximately 2,300' east of its intersection with Memorial Drive. The applicant proposes a contractor's equipment storage yard, office, and maintenance facility. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Livingston Lewis (Deferral Requested to the February 14, 2013 Meeting)**
Deferred to the February 14, 2013 Meeting

PUP2013-00001 Jennifer Mullen for BurgerBusters IV, LLC: Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow extended hours of operation for an existing restaurant (Taco Bell) on Parcel 813-718-7327 located on the west line of S. Laburnum Avenue approximately 176' north of its intersection with Gay Avenue. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Airport Safety Overlay District. **Staff – Rosemary Deemer**
Recommended for Approval

FAIRFIELD:**Deferred from the November 8, 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 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 (Withdrawn by Applicant)**
Withdrawn by Applicant

TUCKAHOE:

None.

DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM: The Commission will discuss scheduling a Public Hearing for February 14, 2013 at 6:00 p.m., to consider the FY 2013 - 2014 through FY 2017 - 2018 Capital Improvement Program.

Approved

APPROVAL OF MINUTES: Planning Commission December 6, 2012

Approved

Acting on a motion by **Mrs. Jones**, seconded by **Mr. Leabough**, the Planning Commission adjourned its meeting at **7:45 p.m.** on **January 10, 2013**,

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