

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

July 11, 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
Senior Planning Technician
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JULY 11, 2013**

BEGINNING AT 6:00 P.M.

DINNER AND WORK SESSION: County Manager's Conference Room. The Commission will have a brief discussion on Temporary Family Health Care Structures.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (0)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (3)

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS – To Amend and Reordain Section 24-3 Titled “Enumerated” and Section 24-100.1 Titled “Temporary Family Health Care Structures” of the Code of the County of Henrico to Allow Certain Married Occupants to Reside in Temporary Family Health Care Structures and to Extend the Removal Period for Such Structures. **Staff – Ben Blankinship**
Approved

TUCKAHOE:
None.

BROOKLAND:

REZ2013-00009 Neil Farmer for Wistar Place LLC: Request to conditionally rezone from R-3 One-Family Residence District and R-5 General Residence District to R-3C One-Family Residence District (Conditional) parcels 769-751-7510, -7755, and -6726 containing 8.314 acres located on the south line of Wistar Road at its intersection with Birchbrook Road. The applicant proposes a single family residential development.

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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 use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. **Staff – Rosemary Deemer**

Recommended for Approval

REZ2013-00010 Glenn R. Moore, Esquire for Impala Properties, LLC: Request to conditionally rezone from R-4 One-Family Residence District and M-1 Light Industrial District to M-1C Light Industrial District (Conditional) parcel 774-749-7580 containing 0.773 acres located in the northwest quadrant of the intersection of Impala Drive and Impala Place. The applicant proposes an animal kennel. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive plan recommends Light Industry and Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Ben Sehl**

Recommended for Approval

REZ2013-00011 Glenn R. Moore, Esquire for 613 Brook Avenue, LLC: Request to rezone from R-4 One-Family Residence District to M-1 Light Industrial District part of parcel 774-749-8360 containing 0.27 acres located in the southwest quadrant of the intersection of Impala Drive and Impala Place. The uses will be controlled by zoning ordinance regulations. The 2026 Comprehensive plan recommends Light Industry and Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Ben Sehl**

Recommended for Approval

VARINA:

None.

FAIRFIELD:

None.

THREE CHOPT:

None.

APPROVAL OF MINUTES: Planning Commission June 13, 2013

Approved

Acting on a motion by Mr. Branin, seconded by Mr. Leabough, the Planning Commission adjourned its meeting at 8:07 p.m. on July 11, 2013.

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>

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