

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**REZONINGS AND PROVISIONAL USE PERMITS**

**May 9, 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  
MAY 9, 2013**

**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: (0)**

**CASES TO BE HEARD: (4)**

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**TUCKAHOE:**

***(Deferred from the April 11, 2013 Meeting)***

**PUP2013-00003 Gloria L. Freye, Esquire for Richmond 20MHz, LLC (nTelos):** Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a 169' telecommunications tower on part of Parcel 748-746-6665 located on the north line of Quioccasin Road (State Route 157) approximately 650' north of its intersection with Shane Road (Byrd Middle School). The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Government. **Staff – Ben Sehl**

**Recommended for Approval**

**PUP2013-00009 Rob Heavner for Jeremy Reaves:** 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 until 1:00 a.m. for an existing restaurant (Cook-Out) on Parcel 754-743-5297 located on the south line of Eastridge Road approximately 300' east of its intersection with N. Parham Road. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the Enterprise Zone. **Staff – Lisa**

**Blankinship**

**Recommended for Approval**

**May 10, 2013**

**BROOKLAND:**

**REZ2013-00007 Harry Snipes:** Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) on part of Parcels 755-769-7664 and 755-769-3074 containing 11.16 acres located between the west line of Springfield Road at its intersection with Jacobs Creek Drive and the eastern terminus of Kimbermere Court. The applicant proposes a single-family residential development. The R-3C District allows a minimum of 11,000 square feet and a maximum density of 3.96 units per acre. The use 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. **Staff – Seth Humphreys (Deferral Requested to the June 13, 2013 Meeting)**  
[Deferred to the June 13, 2013 Meeting](#)

**VARINA:**

**(Deferred from the April 11, 2013 Meeting)**

**REZ2013-00005 James W. Theobald for Atack ME Tech Park Partners LLC:** Request to amend proffered conditions accepted with Rezoning Case C-60C-97 on part of Parcel 844-704-9230 located on the west line of Techpark Place approximately 1,500' south of its intersection with Technology Boulevard. The applicant proposes to amend Proffer 1 related to uses to allow outside storage. The existing zoning is M-2C General Industrial District (Conditional). The 2026 Comprehensive Plan recommends Office, Office/Service, and Environmental Protection Area. **Staff – Ben Sehl**  
[Recommended for Approval](#)

**FAIRFIELD:**

**PUP2013-00010 Carrie E. Coyner or Kristen D. Keatley for Haeja O. Namkoong:** 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 24 hour operation of a proposed restaurant (Waffle House) on Parcel 787-746-0898 located on the west line of Chamberlayne Road (U.S. Route 301) approximately 850' north of Wilmer Avenue. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Ben Sehl (Withdrawn by Applicant)**  
[Withdrawn](#)

**THREE CHOPT:**

**REZ2013-00008 Nate Van Epp or Mark Kukoski for Eagle Construction of Va., LLC:** Request to amend proffered conditions accepted with Rezoning Case C-7C-07 on Parcel 747-773-6860 located on the southeast line of Twin Hickory Road approximately 790' east of Nuckols Road. The applicant proposes to amend Proffer 3 related to architectural treatment. The existing zoning is RTHC Residential Townhouse District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential, density should not exceed 6.8 units per acre. **Staff – Livingston Lewis**  
[Recommended for Approval](#)

**APPROVAL OF MINUTES: Planning Commission April 11, 2013**  
[Approved](#)

**May 10, 2013**

Acting on a motion by Mr. Archer, seconded by Mr. Leabough, the Planning Commission adjourned its meeting at 9:09 p.m. on May 9, 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>