

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

October 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, PLA, 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
Billy Moffett, County Planner
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

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

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: (2)

CLOSED SESSION: The County Attorney's Office will give a presentation regarding the Federal Migratory Bird Treaty Act (Human Resources Conference Room).

TUCKAHOE:

None.

BROOKLAND:

REZ2013-00016 Christopher M. Shust for Redco Properties, LLC: Request to conditionally rezone from B-1C Business District (Conditional), M-1 Light Industrial, and M-1C Light Industrial (Conditional) to B-2C Business District (Conditional) part of Parcel 769-756-9510 containing 1.268 acres located on the east line of Staples Mill Road (U.S Route 33) approximately 175' south of its intersection with Old Staples Mill Road. The applicant proposes a restaurant with drive-thru service. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Lisa Blankinship**
Recommended for Approval

VARINA:

None.

FAIRFIELD:

None.

October 11, 2013

THREE CHOPT:***(Deferred from the September 12, 2013 Meeting).***

REZ2013-00012 Andrew M. Conclin or Jennifer D. Mullen for Welwood, LLC: Request to conditionally rezone from A-1 Agricultural District and R-2AC One-Family Residence District (Conditional) to R-2AC One-Family Residence District (Conditional) Parcels 736-769-4930, 736-769-7088, and 737-769-0243 containing 16.61 acres located between the southwest terminus of Porsche Drive and the northeast line of Kain Road approximately 200' west of its intersection with N. Gayton Road. The applicant proposes a single-family residential development not to exceed 2 units per acre. The R-2A district allows a minimum lot size of 13,500 square feet and a maximum gross density of 3.22 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Ben Sehl**
Recommended for Approval

RESOLUTION: SIA2013-00002 8511 Jesse Senior Drive: Substantially In Accord with the 2026 Comprehensive Plan (Tuckahoe District). **Staff – Rosemary Deemer**
Approved

APPROVAL OF MINUTES: Planning Commission September 12, 2013
Approved

Acting on a motion by [Mr. Leabough](#), seconded by [Mr. Branin](#), the Planning Commission adjourned its meeting at [8:02 p.m.](#) on [October 10, 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>