

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

DECEMBER 10, 2009

7:00 P.M.



PLANNING COMMISSION

Bonnie-Leigh Jones, Chairperson (Tuckahoe)
Ernest B. Vanarsdall, C.P.C., Vice-Chairperson
(Brookland)
Tommy Branin (Three Chopt)
E. Ray Jernigan, C.P.C. (Varina)
C. W. Archer, C.P.C., (Fairfield)
James B. Donati, Jr., Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

**COMPREHENSIVE DIVISION – DEPARTMENT
OF PLANNING**

Jean M. Moore, AICP, Asst. 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
Roy Props, County Planner
Lisa Taylor, County Planner
Jamie Sherry, County Planner
Audrey Anderson, County Planner
Paul Stewart, GIS Technician
Justin Doyle, Planning Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
DECEMBER 10, 2009**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (0)

VARINA:

None.

THREE CHOPT:

C-34-09 George M. Urban: Request to rezone from B-2C Business District (Conditional) to A-1 Agricultural District, Parcel 746-770-9777, containing approximately 5.52 acres, located between the south line of Hickory Park Drive and the north line of New Wade Lane approximately 725 feet southwest of Nuckols Road. The A-1 District allows a minimum lot size of 43,560 square feet and a maximum gross density of 1.0 unit per acre. The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Rosemary Deemer (Expedited Agenda Requested) [Recommended for Approval](#)**

C-35C-09 Webb L. Tyler for Oglethorpe Park LLC: Request to conditionally rezone from R-3C One-Family Residence District (Conditional) to R-5AC General Residence District (Conditional), Parcels 745-764-6608, 745-764-7122, 745-764-7834, 745-764-1645, 745-764-2159 and 745-764-1031, containing 12.373 acres, located on the south line of Dublin Road between the east line of Belfast Road and the west line of Glasgow Road. The applicant proposes a zero lot line development with a density not to exceed 3.4 dwelling units per gross acre. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum gross density of 6.0 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Lisa Taylor (Deferral requested to the January 14, 2010 Meeting) [Deferred to the January 14, 2010 Meeting](#)**

P-13-09 Denise Kranich for The Innsbrook Foundation: Request for a Provisional Use Permit under Sections 24-62.2(f), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to renew an existing provisional use permit to continue to

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operate a temporary outdoor entertainment pavilion (Snag-A-Job Pavilion), on part of Parcel 750-768-4593, located approximately 750' northeast of the intersection of Nuckols Road and Interstate 295. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Office. **Staff – J. David Conmy (Expedited Agenda Requested) Recommended for Approval**

TUCKAHOE:

(Deferred from the November 12, 2009 Meeting)

C-30C-09 James W. Theobald for Patterson Investments, Inc.: Request to conditionally rezone from R-2A One-Family Residence District to R-5AC General Residence District (Conditional), Parcel 748-741-8046, containing approximately 6.059 acres, located at the southeast intersection of Patterson Avenue (State Route 6) and Maybeury Drive. The applicant proposes a residential development of no more than thirty (30) homes. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum gross density of 6.0 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Urban Residential, with density ranging from 3.4 to 6.8 units per acre. **Staff – Ben Sehl (Deferral requested to the January 14, 2010 Meeting) Deferred to the January 14, 2010 Meeting**

BROOKLAND:

None.

**APPROVAL OF MINUTES: Planning Commission November 12, 2009
Approved**

Acting on a motion by Mr. Vanarsdall, seconded by Mr. Archer, the Planning Commission adjourned its meeting at 7:10 p.m. on December 10, 2009.

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