

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

August 12, 2010

7:00 P.M.



PLANNING COMMISSION

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

**COMPREHENSIVE DIVISION – DEPARTMENT
OF PLANNING**

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

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
AUGUST 12, 2010**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (0)

REQUESTS FOR EXPEDITED ITEMS: (3)

CASES TO BE HEARD: (3)

THREE CHOPT:

P-7-10 Albert Diradour: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120, and 24-122.1 of the County Code in order to allow outside dining for an existing restaurant in Westpark Shopping Center, on Parcel 754-758-6408, located at the southwest intersection of W. Broad Street (U.S. Route 250) and Pemberton Road (State Route 157). The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Arterial. **Staff – Lisa Taylor Recommended for Approval**

P-8-10 Brian Revere for Towne Center West, LLC: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120, and 24-122.1 of the County Code in order to allow outside dining for a proposed restaurant in the Towne Center West Shoppes, on part of Parcel 735-764-7376, located approximately 1,100 feet north of W. Broad Street (U. S. Route 250) approximately 1,400 feet east of its intersection with N. Gayton Road. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Arterial. The site is in the West Broad Street Overlay District. **Staff – Ben Sehl (Expedited Agenda Requested) Recommended for Approval**

TUCKAHOE:

None.

August 13, 2010

BROOKLAND:

(Deferred from the July 15, 2010 Meeting)

C-11C-10 Thomas R. Towers, Jr. for Hallmark Home Builders, Inc.: Request to amend proffered conditions accepted with Rezoning Case C-66C-03 on Parcels 771-774-3218, -1883, -3818, -1877, -4418, -1871, -5017, -1765, -5617, -1858, -5837, -1853, -5137, -1747, -4537, -1840, -3937, -1735, -3337, -1729, -3449, -1723, -4049, -4648, -5248, -5847, -6067, -5366, -4765, -4165, -3565 located along the south line of Mill Road approximately 300 feet east of LaVecchia Way. The applicant proposes to amend Proffer 13 related to fence height and type. The existing zoning is R-5AC General Residence District (Conditional). The Land Use Plan recommends Suburban Residential 2, density not to exceed 3.4 units per acre. **Staff – Seth Humphreys (Expedited Agenda Requested) Recommended for Approval**

C-14C-10 Ron Swinson: Request to conditionally rezone from R-2 One-Family Residence District to R-2AC One-Family Residence District (Conditional), Parcels 766-762-5366 and 766-762-6067 containing .658 acres, located at the northeast intersection of Staples Mill Road (U.S. Route 33) and Attems Way. The applicant proposes to construct one additional dwelling unit. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, density not to exceed 2.4 units per acre. **Staff – Ben Sehl Recommended for Denial**

VARINA:

(Deferred from the July 15, 2010 Meeting)

C-9C-10 Bob Nelson for John D. Weis, Jr.: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional), Parcels 837-704-0031 and 837-704-6522, containing 19.9 acres, located on the north line of Portugee Road approximately 135 feet east of La France Road. The applicant proposes a vehicular parking lot and other permitted uses. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Traditional Neighborhood Development. This site is in the Airport Safety Overlay District. **Staff – Livingston Lewis (Withdrawn by Applicant) Withdrawn**

FAIRFIELD:

(Deferred from the July 15, 2010 Meeting)

C-13C-10 Guy Blundon for Brook Run Somerset LLC: Request to amend proffered conditions accepted with rezoning case C-33C-04 on Parcels 784-749-1627 and 784-748-0982, located on the west line of Brook Road (U.S. Route 1), approximately 875 feet south of its intersection with Hilliard Road (State Route 161). The applicant proposes to amend Proffer 2 related to age restrictions and Proffer 3 related to enforcement of age restrictions. The existing zoning is R-5C General Residence District (Conditional). The Land Use Plan recommends Multi-Family Residential and Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Ben Sehl Recommended for Denial**

P-9-10 Brian Bolt for Clearwire US LLC: 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 retain one (1) microwave dish, replace one (1) microwave dish, and add two (2) new microwave dishes to an existing communications tower, on part of Parcel 784-758-8385, located approximately 575 feet east of the intersection of Mountain and Telegraph Roads. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Planned Industry. This site is in the Enterprise Zone. **Staff – Roy Props (Expedited Agenda Requested) Recommended for Approval**

APPROVAL OF MINUTES: Planning Commission July 15, 2010
Approved

Acting on a motion by [Mrs. Jones](#), seconded by [Mr. Branin](#), the Planning Commission adjourned its meeting at [7:55 p.m.](#) on [August 12, 2010](#).

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