

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

**December 9, 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  
DECEMBER 9, 2010**

**BEGINNING AT 5:30 P.M.**

**5:30 P.M. Dinner and Work Session:** County Manager's Conference Room to continue discussion on the potential amendments to the County Code regarding Public Street Frontage Requirements for Family Subdivisions.

[Deferred to the December 15, 2010 Meeting](#)

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**BEGINNING AT 7:00 P.M.**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

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

**REQUESTS FOR EXPEDITED ITEMS: (1)**

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

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**TUCKAHOE:**

None.

**BROOKLAND:**

**(Deferred from the November 10, 2010 Meeting)**

**C-20C-10 Revado C. Pretlow for Thelma W. Pretlow:** Request to amend proffered condition accepted with Rezoning Case C-30C-96, on Parcel 758-770-0117, -0207, 758-769-0297, -0186, 757-769-9875, -9665, -9453, -8161, -7468, -7275, -7998, -5690, -3698 located at the intersection of Springfield Road (State Route 157) and Echo Lake Drive. The applicant proposes to amend Proffer 4 related to the number of single family homes developed on the property in order to allow one additional dwelling unit. The existing zoning is R-3C One-Family Residence (Conditional). The Land Use Plan recommends Suburban Residential 2, density not to exceed 3.4 units per acre. **Staff – Lisa Taylor** [Deferred to the February 10, 2011 Meeting](#)

**December 10, 2010**

**C-24C-10 IHH Properties, LLC:** Request to conditionally rezone from B-3C Business District (Conditional) to B-3C Business District (Conditional) part of Parcel 764-752-9619 containing 1.91 acres, located between the western terminus of Fountain Avenue and Shrader Road. The applicant proposes a medical office. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Arterial. **Staff – Lisa Taylor (Expedited Agenda Requested) Recommended for Approval**

**C-25C-10 Robert Atack for Atack Properties, Inc.:** Request to conditionally rezone from O/SC Office Service District (Conditional) to RTHC Residential Townhouse District (Conditional), part of Parcel 761-775-6361 containing 3.3 acres, located along the north line of Hunton Park Boulevard approximately 200 feet west of its intersection with Hunton Ridge Lane. The applicant proposes a residential townhouse development of no more than thirteen (13) homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, where density should not exceed 2.4 units per acre and Environmental Protection Area. **Staff – Livingston Lewis Deferred to the January 13, 2011 Meeting**

**C-28C-10 Robert Atack for Atack Properties, Inc.:** Request to conditionally rezone from R-3 One-Family Residence District, O/SC Office Service District (Conditional), and B-3 Business District to R-5AC General Residence District (Conditional), Parcels 761-774-1070, -2729, and 760-774-7961 containing 13.284 acres, located along the south line of Hunton Park Boulevard between Old Mountain Road and Hunton Park Lane. The applicant proposes a single-family zero lot line development of no more than forty-nine (49) homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and Urban Residential, where density should range from 3.4 to 6.8 units per acre. **Staff – Livingston Lewis Deferred to the January 13, 2011 Meeting**

**C-26C-10 G. Stuart Grattan for Sky 88 LLC:** Request to conditionally rezone from O-2 Office District to B-1C Business District (Conditional), Parcel 769-741-6348 containing 0.47 acres, located on the east line of Morningside Drive approximately 160 feet south of its intersection with W. Broad Street (U. S. Route 250). The applicant proposes a hair salon. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre and Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Ben Sehl Recommended for Approval**

**VARINA:**

**C-22C-10 Felts & Kilpatrick Construction Co. Inc.:** Request to conditionally rezone from R-3 One-Family Residence District, B-1 Business District, and B-1C Business District (Conditional) to R-3 One-Family Residence District and B-1C Business District (Conditional), Parcels 802-702-8535, -8929, -9916, 803-702-2315, -1801, and part of parcels 803-701-8673 and 803-702-3300, containing 3.825 acres, located at the northeast intersection of New Market Road (State Route 5) and Midview Road. The applicant proposes retail and single family uses. The uses 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 – Ben Sehl (Deferral Requested to the January 13, 2011 Meeting) [Deferred to the January 13, 2011 Meeting](#)**

**FAIRFIELD:**

None.

**THREE CHOPT:**

None.

**APPROVAL OF MINUTES:            Planning Commission November 10, 2010**  
**[Approved](#)**

Acting on a motion by [Mr. Archer](#), seconded by [Mrs. Jones](#), the Planning Commission adjourned its meeting at [8:35 p.m.](#) on [December 9, 2010.](#)

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