

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

August 11, 2011

7:00 P.M.



PLANNING COMMISSION

C. W. Archer, C.P.C., Chairman (Fairfield)
Ernest B. Vanarsdall, C.P.C. (Brookland)
Tommy Branin (Three Chopt)
E. Ray Jernigan, C.P.C. (Varina)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Patricia O'Bannon, 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, LLA, 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
David Conmy, County Planner
Justin Doyle, Planning Technician
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
AUGUST 11, 2011**

BEGINNING AT 5:00 P.M.

5:00 P.M. Dinner and Work Session: County Manager's Conference Room to review and discuss an Urban Mixed-Use application for portions of Innsbrook by Highwoods Properties (C-13C-11 and P-10-11).

BEGINNING AT 6:30 P.M.

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENT:

To Amend and Reordain Article VIII of Chapter 24 of the Code of the County of Henrico Including Section 24-31 Titled "Purpose of district," Section 24-32 Titled "Principal uses permitted," Section 24-32.1 Titled "Provisional uses permitted," Section 24-33 Titled "Accessory uses permitted," Section 24-34 Titled "Development standards," to Remove Section 24-34.1 Titled "Submission requirements" and Section 24-34.2 Titled "Procedures," and to Add Section 24-31.1 Titled "Procedures to establish a UMU district" and Section 24-31.2 Titled "Submission requirements," All to Revise the Urban Mixed Use District to Further the District's Original Intent of Creating Mixed-Use and Pedestrian-Oriented Developments Containing a Variety of Uses **Staff – Ben Sehl**

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: (1)

BROOKLAND:

None.

August 12, 2011

VARINA:

P-11-11 Andrew M. Condlin for Michael J. Carroll: Request for a Provisional Use Permit required under proffered condition #9 accepted with C-60C-06 to allow twenty-four (24) hour operation of a convenience store with gas pumps (Wawa) on Parcel 816-712-7504 located at the northeast intersection of S. Laburnum Avenue and Eubank Road. The existing zoning is B-3C Business District (Conditional). The site is located in the Airport Safety Overlay District. **Staff – Roy Props [Deferred to the September 15, 2011 Meeting](#)**

FAIRFIELD:

C-12C-11 Bobby L. Fulk for F&M Bank – Richmond (BB&T): Request to rezone from R-4 One-Family Residence District, B-3 Business District, and O-2 Office District to B-3C Business District (Conditional) Parcel 783-756-2866 containing 2.706 acres located at the northwest intersection of E. Parham Road and Hungary Road. The applicant proposes a bank. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. **Staff – Roy Props (Expedited Agenda Requested) [Recommended for Approval](#)**

THREE CHOPT:

[\(Deferred from the June 9, 2011 Meeting\)](#)

C-8C-11 Webb Tyler for Dalton Park Land Development Company: Request to conditionally rezone from R-3C One-Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) parts of Parcels 743-763-3572, 743-764-4622, and -6363 containing 9.3 acres (Parcel 1) located on the east line of Interstate 295 approximately 630' west of the southern terminus of Allenbend Road and from R-3C One-Family Residence District (Conditional) to R-5AC General Residence District (Conditional) Parcels 743-763-8655, -3527, -9269, 744-764-5770, -5157, -4443, -3831, -3317, -2703, 744-763-2190, -1576 and parts of Parcels 743-763-3572, 743-764-4622, and -6363 containing 36.7 acres (Parcels 2 and 3) located between the west line of Belfast Road and the northeast intersection of Interstates 64 and 295. The RTH District allows a maximum density of nine (9) units per acre. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum density of six (6) units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Traditional Neighborhood Development to support a mixture of residential, nonresidential and open space uses with 60% of the land consisting of residential uses at a density not to exceed 12 units per acre; however, the site is also within the Innsbrook Area Study which recommends a maximum density of 8 units per acre for residential uses. **Staff – Ben Sehl (Deferral requested to the October 13, 2011 Meeting) [Deferred to the October 13, 2011 Meeting](#)**

TUCKAHOE:

None.

APPROVAL OF MINUTES: Planning Commission July 14, 2011
[Approved](#)

August 12, 2011

Acting on a motion by Mr. Branin, seconded by Mr. Jernigan, the Planning Commission adjourned its meeting at 7:43 p.m. on August 11, 2011 .

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