

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

**January 13, 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  
Justin Doyle, Planning Technician  
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
JANUARY 13, 2011**

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

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (4)**

**REQUESTS FOR EXPEDITED ITEMS: (0)**

**ELECTION OF CHAIRMAN: [Mr. Archer](#)**

**ELECTION OF VICE-CHAIRMAN: [Mr. Branin](#)**

**CASES TO BE HEARD: (3)**

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**THREE CHOPT:**

**P-1-11 J. Thomas O'Brien, Jr. and Michael J. Rothermel for Regal Cinemas, Inc.:** Request for a Provisional Use Permit under Section 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow extended hours of operation for an existing movie theater on part of Parcel 739-762-4639, located on the north line of W. Broad Street (U.S. Route 250) approximately 600' west of its intersection with Pouncey Tract Road (State Route 271). The existing zoning is B-2C Business District (Conditional) and M-1 Light Industrial District. The Land Use Plan recommends Commercial Arterial. The site is located in the West Broad Street Overlay District. **Staff – Lisa Taylor (Deferral requested to the March 10, 2011 Meeting) [Deferred to the March 10, 2011 Meeting](#)**

**P-2-11 Gloria L. Freye for New Cingular Wireless PCS, 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 replace an existing 106' light pole with a 125' lightpole style telecommunications tower and related equipment, on part of Parcel 743-770-4669, located approximately 880' northwest of the intersection of Twin Hickory Lake Drive and Twin Hickory Road (Deep Run High School). The existing zoning is A-1 Agricultural

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District. The Land Use Plan recommends Government. **Staff – Roy Props Recommended for Approval**

**TUCKAHOE:**

None.

**BROOKLAND:**

**C-21C-10 Fred S. Kirby for Old Glen Allen Properties, LLC:** Request to conditionally rezone from R 2A One-Family Residence District to B-1C Business District (Conditional), Parcel 770-767-3587 containing approximately 1.83 acres located along the north line of Mountain Road approximately 150' west of its intersection with John Cussons Dive. The applicant proposes retail and office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Roy Props (Deferral requested to the February 10, 2011 Meeting) Deferred to the February 10, 2011 Meeting**

*(Deferred from the December 9, 2010 Meeting).*

**C-25C-10 Robert Attack for Attack 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' 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 (Deferral requested to the February 10, 2011 Meeting) Deferred to the February 10, 2011 Meeting**

*(Deferred from the December 9, 2010 Meeting).*

**C-28C-10 Robert Attack for Attack 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 Recommended for Approval**

**VARINA:**

*(Deferred from the December 9, 2010 Meeting).*

**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

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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 March 10, 2011 Meeting) Deferred to the March 10, 2011 Meeting**

**C-2C-11 Randy Hooker for Slurry Pavers, Inc.:** Request to conditionally rezone from B-3 Business District, M-1 Light Industrial District, and M-2 General Industrial District to M-2C General Industrial District (Conditional), Parcels 805-722-3777 and 805-722-9069 containing 14.87 acres, located on the south line of Nine Mile Road (State Route 33) at its intersection with Echo Avenue. The applicant proposes a contractor's equipment storage yard. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Light Industry, Environmental Protection Area, and Office. The site is in the Enterprise Zone and is part of the Nine Mile Road Corridor Revitalization/Reinvestment Opportunity Area. **Staff – Livingston Lewis Recommended for Approval**

**FAIRFIELD:**

None.

**RESOLUTION: SIA-2-10 – East Area High School Site** – Substantially In Accord with the County of Henrico Comprehensive Plan. (Varina District) **Staff – Ben Sehl Approved**

**DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM:** The Commission will discuss scheduling a Public Hearing for February 10, 2011 at 6:00 p.m., to consider the FY 2011-2012 through FY 2015 – 2016 Capital Improvement Program. **Approved**

**APPROVAL OF MINUTES: Planning Commission December 9, 2010**  
**Approved**

Acting on a motion by Mr. Branin, seconded by Mr. Jernigan, the Planning Commission adjourned its meeting at 8:41 p.m. on January 13, 2011.

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