

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

March 10, 2011

6:30 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
MARCH 10, 2011**

BEGINNING AT 6:30 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (2)

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS:

To Amend and Reordain Section 19-2 Titled "Definitions," Section 19-60 Titled "Required," Section 19-134 Titled "Lot frontage," and Section 24-9 Titled "Street frontage required," and to Add Division 4 Titled "Family subdivisions" and consisting of Section 19-97 Titled "Required," Section 19-98 Titled "Application for approval," Section 19-99 Titled "Review of plat; action by planning commission," Section 19-100 Titled "Standards for review," and Section 19-101 Titled "Recording," All of the Code of the County of Henrico to Regulate Family Subdivisions and Amend Street Frontage Requirements. **Staff – Ben Blankinship**

Approved

VARINA:

(Deferred from the January 13, 2011 Meeting).

C-22C-10 Felts & Kilpatrick Construction Co. Inc.: Request to conditionally rezone from R-3 One-Family Residence District and B-1 Business District, to R-3 One-Family Residence District and B-1C Business District (Conditional), Parcels 802-702-8535, -8929, -9916, and 803-702-2315 containing 3.08 acres (.58 acres R-3 and 2.50 acres B-1C), 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 Recommended for Approval**

March 11, 2011

(Deferred from the February 10, 2011 Meeting).

C-3C-11 Alvin S. Mistr, Jr. for Eugene Ray Jernigan: Request to conditionally rezone from R-4 One-Family Residence District to B-3C Business District (Conditional) Parcels 815-714-1027, -0737, and -1837 containing .8 acres, located at the northeast corner of Williamsburg Road (US Route 60) and Leonard Avenue. The applicant proposes retail or office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration and Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl (Deferral requested to the May 12, 2011 Meeting) [Deferred to the May 12, 2011 Meeting](#)**

FAIRFIELD:

None.

THREE CHOPT:**(Deferred from the January 13, 2011 Meeting).**

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 [Recommended for Approval](#)**

TUCKAHOE:

None.

BROOKLAND:**(Deferred from the February 10, 2011 Meeting).**

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 April 14, 2011 Meeting) [Recommended for Denial](#)**

APPROVAL OF MINUTES: Planning Commission February 10, 2011

Acting on a motion by [Mr. Branin](#), seconded by [Mr. Vanarsdall](#), the Planning Commission adjourned its meeting at [8:02 p.m.](#) on [March 10, 2011](#).

March 11, 2011

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