

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

**December 6, 2012**

**7:00 P.M.**



**PLANNING COMMISSION**

Tommy Branin, Chairperson (Three Chopt)  
Bonnie-Leigh Jones, C.P.C. Vice-Chairperson (Tuckahoe)  
C. W. Archer, C.P.C. (Fairfield)  
Eric S. Leabough, C.P.C. (Varina)  
Robert H. Witte, Jr. (Brookland)  
Frank J. Thornton, Board of Supervisors  
Representative  
R. Joseph Emerson, Jr., AICP, Director of Planning,  
Secretary

**COMPREHENSIVE DIVISION – DEPARTMENT  
OF PLANNING**

Jean M. Moore, Assistant Director of Planning  
Jim Strauss, CLA, Principal Planner  
Rosemary D. Deemer, AICP, County Planner  
Seth Humphreys, County Planner  
Ben Sehl, County Planner  
Livingston Lewis, County Planner  
Lisa T. Blankinship, County Planner  
David Conmy, County Planner  
Justin Doyle, Senior Planning Technician  
Paul Stewart, GIS Technician  
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
DECEMBER 6, 2012**

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

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

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

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

**CASES TO BE HEARD: (1)**

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**TUCKAHOE:**

None.

**BROOKLAND:**

None.

**VARINA:**

**C-27C-12 Randy Hooker for Slurry Pavers, Inc:** Request to conditionally rezone from B-3 Business District to M-2C General Industrial District (Conditional) Parcel 806-722-0882 consisting of 0.244 acres located on the south line of Nine Mile Road (State Route 33) approximately 250' east of 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 2026 Comprehensive Plan recommends Office. The site is in the Enterprise Zone and is part of the Nine Mile Road Corridor Revitalization/Reinvestment Opportunity Area. **Staff – Livingston Lewis (Expedited Agenda Requested)**

**Recommended for Approval**

**C-28C-12 Brian C. Mitchell for E.J. Wade Construction:** Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) Parcel 843-701-2778 containing approximately 24.4 acres located along the south line of Portugee Road approximately 2,300' east of its intersection with Memorial Drive. The applicant proposes a contractor's equipment storage yard, office, and maintenance

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facility. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Livingston Lewis (Deferral requested to the January 10, 2013 Meeting)**

**Deferred to the January 10, 2013 Meeting**

**FAIRFIELD:**

None.

**THREE CHOPT:**

**C-29C-12 James W. Theobald for Cox Road, LLC:** Request to amend proffered conditions accepted with Rezoning Case C-63C-98 on Parcel 748-759-3503 located on the east side of Cox Road at its intersection with Westerre Parkway. The applicant proposes to amend Proffer 7 to allow a satellite wagering facility. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. **Staff – Lisa Blankinship**

**Recommended for Approval**

**P-18-12 Brian Menditto for Innsbrook Foundation:** Request for a Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-120 and 24-122.1 of Chapter 24 the County Code in order to continue operation of an outside concert pavilion on part of Parcel 750-768-4593, located at the southeast ramp of I-295 approximately 750' northeast of Nuckols Road. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. **Staff – Ben Sehl (Deferral requested to the January 10, 2013 Meeting)**

**Deferred to the January 10, 2013 Meeting**

**APPROVAL OF MINUTES: Planning Commission November 8, 2012**

**Approved**

Acting on a motion by Mr. Archer, seconded by Mr. Witte, the Planning Commission adjourned its meeting at 8:03 p.m. on December 6, 2012.

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