

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

January 12, 2012

7:00 P.M.



PLANNING COMMISSION

Tommy Branin, Chairman (Three Chopt)
Bonnie-Leigh Jones, C.P.C., Vice Chairman (Tuckahoe)
C. W. Archer, C.P.C. (Fairfield)
Eric S. Leabough (Varina)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton (Fairfield),
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 T. Blankinship, 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
JANUARY 12, 2012**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (0)

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

ELECTION OF VICE-CHAIRMAN: [Mrs. Jones](#)

CASES TO BE HEARD: (4)

BROOKLAND:

None.

VARINA:

None.

FAIRFIELD:

C-3C-12 [Skip Gelletly for Gelletly and Associates, Inc.](#): Request to amend proffered conditions accepted with Rezoning Case C-9C-09 on part of Parcel 813-720-0581 and Parcels 811-721-9726, 812-721-0529, -3036, -3833, -4629, -5428, -6327, -7027, -8026, and 813-720-5594 located on the southeast line of Thornhurst Street east of S. Laburnum Avenue. The applicant proposes to amend proffers related to density, dwelling design, landscaping, roads, restrictive covenants, posting of construction signs, compliance certification, recreational amenities, signage, access, and conceptual plan. The existing zoning is R-3C One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. The site is located in the Airport Safety Overlay District. **Staff – [Ben Sehl](#) [Recommended for Approval](#)**

January 17, 2012

C-4C-12 Skip Gelletly for Gelletly and Associates, Inc: Request to amend proffered conditions accepted with Rezoning Case C-58C-07 on Parcels 814-720-6887, -6991, -7099, -8869, -8877, -9084, -9193, -9252, 814-721-7007, -7214, -7322, -7530, -7738, -7846, -7954, -8062, -8169, -8377, -8484, -8694, -9201, -9308, -9516, -9624, -9733, -9940, -9965, 814-722-8801, -9225, 815-720-0480, -0687, -0895, -2466, -2873, -3081, -3388, -3696, 815-721-0048, -0277, -0484, -0492, -0699, -0965, -1002, -1037, -1310, -1317, -1325, -1859, -1934, -2653, -3348, -3804, -3914, -6748, and 815-722-0708 located between the south line of Oakleys Lane and the north line of the Southern Railway east of the Hechler Village subdivision. The applicant proposes to amend proffers related to density, dwelling design, and elevations, landscaping, and conceptual site plan. The existing zoning is R-3C One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. The site is located in the Airport Safety Overlay District. **Staff – Ben Sehl Recommended for Approval**

THREE CHOPT:

Deferred from the October 13, 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, -3527, 743-764-4622, containing 14.3 acres (Parcels 1 and 3) located on the east line of Interstate 295 approximately 630 feet west of the southern terminus of Allenbend Road and on the east line of Interstate 295 approximately 350 feet west of the western terminus of Edinburgh Road and from R-3C One-Family Residence District (Conditional) to R-5AC General Residence District (Conditional) Parcels 743-763-8655, -9269, and 744-763-1576 and parts of Parcels 743-763-3527, -3572, 744-764-4443, -3831, -3317, -2703, 744-763-2190, 743-764-4622, and -6363 containing 21.5 acres (Parcel 2) located between the west line of Belfast Road and the northeast intersection of Interstates 64 and 295. The applicant proposes a residential development of no more than 180 units. 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 2026 Comprehensive 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 February 9, 2012 Meeting) Deferred to the February 9, 2012 Meeting**

TUCKAHOE:

P-2-12 Jeffrey D. Mahler for Parham Development Company: Request for a Provisional Use Permit under Sections 24-58.2(c), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow auto parts sales in an existing commercial building, on part of Parcel 753-745-5901 located on the west line of N. Parham Road approximately 600 feet south of its intersection with Fargo Road. The existing zoning is

B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the Enterprise Zone. **Staff – Lisa T. Blankinship (Withdrawn by Applicant) [Withdrawn by Applicant](#)**

C-5C-12 Paul S. Kellinger, Esq. for Schmud, Inc.: Request to amend proffered conditions accepted with Rezoning Case C-64C-83 on parts of Parcels 732-749-5494 and 732-749-6497 located on the east line of Gayton Road approximately 900 feet south of its intersection with Gayton Centre Drive. The applicant proposes to amend proffers related to uses and hours of operation. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration and Office. **Staff – Livingston Lewis [Recommended for Denial](#)**

P-3-12 Paul S. Kellinger, Esq. for Schmud, Inc.: Request for a Provisional Use Permit under Sections 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 restaurant on part of Parcel 732-749-5494 located on the east line of Gayton Road approximately 900 feet south of its intersection with Gayton Centre Drive. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Livingston Lewis [Recommended for Denial](#)**

DISCUSSION ITEM: The Commission will discuss scheduling a work session for January 25, 2012 to consider an Amendment to the County Code regarding Parking of Commercial Vehicles in Residential Areas.

[Approved](#)

APPROVAL OF MINUTES: Planning Commission December 8, 2011

[Approved](#)

Acting on a motion by [Mrs. Jones](#), seconded by [Mr. Leabough](#), the Planning Commission adjourned its meeting at [8:33 p.m.](#) on [January 12, 2012](#).

View the Planning Commission agendas at

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