

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

June 14, 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 (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 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, Planning Technician
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JUNE 14, 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: (2)

CASES TO BE HEARD: (4)

BROOKLAND:

C-13C-12 James W. Theobald for Westview Investments, LLC: Request to conditionally rezone from O-2 Office District to B-1C Business District (Conditional) Parcel 774-745-5455 containing 1.469 acres located along the east line of Staples Mill Road (U.S. Route 33) approximately 220 feet north of its intersection with Northside Avenue. The applicant proposes a veterinarian office and a studio for yoga, pilates, massage and other therapies. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is in the Enterprise Zone. **Staff – Seth Humphreys (Expedited Agenda Requested) [Recommended for Approval](#)**

C-14-12 Brad Schurman for 1241 Associates, LLC: Request to rezone from R-2AC One-Family Residence District (Conditional) to C-1 Conservation District part of Parcel 775-749-1480 containing 1.032 acres located on the east line of Impala Drive at its intersection with Impala Place. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area and Office. **Staff – Lisa Blankinship (Expedited Agenda Requested) [Recommended for Approval](#)**

VARINA:

(Deferred from the May 10, 2012 Meeting)

C-10C-12 James W. Theobald for KCA/Camp Hill Investments, LC: Request to conditionally rezone from R-2AC One-Family Residence District (Conditional) to R-2AC

June 15, 2012

One-Family Residence District (Conditional) Parcels 832-688-9219, 833-686-7681, and part of Parcel 833-682-5297 containing 319.78 acres (Parcel A) located at the northwest intersection of Yahley Mill and Long Bridge Roads; from B-2C Business District (Conditional) to B-2C Business District (Conditional) parts of Parcels 829-681-6852 and 833-682-5297 containing 28.20 acres (Parcel B) located at the northwest intersection of Long Bridge Road and New Market Road (State Route 5); from C-1C Conservation District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 833-682-5297 containing 4.67 acres (Parcel C) located along the east line of Turner Road approximately 1600 feet south of its intersection with Turner Forest Road; from A-1C Agricultural District (Conditional) to A-1C Agricultural District (Conditional) part of Parcel 833-682-5297 containing 13.70 acres (Parcel D) located approximately 1500 feet east of the intersection of Turner Road and Turner Forest Road; from R-2AC One-Family Residence District (Conditional) to R-5AC General Residence District (Conditional) parts of Parcels 829-681-6852 and 833-682-5297 containing 93.41 acres (Parcel E) located along the north line of Long Bridge Road east of its intersection with New Market Road (State Route 5); from R-2AC One-Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) parts of Parcels 829-681-6852 and 833-682-5297 containing 45.39 acres (Parcel F) located approximately 1200 feet northeast of the intersection of New Market Road (State Route 5) and Kingsland Road; and from R-2AC One-Family Residence District (Conditional) to R-2AC One-Family Residence District (Conditional) part of Parcel 833-682-5297 containing 111.02 acres (Parcel G) located at the northeast intersection of Turner Road and New Market Road (State Route 5). The applicant proposes a development of single family detached homes, zero lot line homes and townhomes totaling no more than 650 units, retail uses, and conservation areas. The R-2A District allows a minimum lot size of 13,500 square feet and a maximum density of 3.22 units per acre. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum density of 6.0 units per acre. The RTH District allows a maximum density of nine (9) units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, and Environmental Protection Area. Part of the site is in the Airport Safety Overlay District. **Staff – Ben Sehl Recommended for Approval**

P-12-12 Richard Souter for CVI/Rocketts Landing, LLC: Request for a Provisional Use Permit under Sections 24-32.1(u), 24-32.1(v), 24-32.1(w), 24-34.1 (c), 24-120 and 24-122.1 of Chapter 24 of the County Code on part of Parcels 797-712-4180 and 797-711-6071 in order to allow an increase in building height limitations for residential townhomes, office and commercial buildings, and an increase in density for multifamily and residential townhomes. The applicant also proposes a Master Plan for Land Bay 5 under Section 24-34.1(c). The subject site is in Rocketts Landing located between Old Osborne Turnpike (State Route 5) and the James River approximately 440 feet south of the City of Richmond. The existing zoning is UMUC Urban Mixed Use District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed Use and Environmental Protection Area. **Staff – Ben Sehl Recommended for Approval**

FAIRFIELD:

C-8C-12 Kim B. Kacani for HHHunt Corporation: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) part of Parcels 774-765-4173 and 775-765-1587 containing 25.904 acres located between the eastern termini of Park Green Way and Indale Road, the west line of Woodman Road, and the north line of Woodman Hills Court and from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) part of Parcel 775-765-1587 containing 21.688 acres located along the west line of Woodman Road approximately 300 feet south of its intersection with Mountain Road. The applicant proposes a development of no more than 60 single family homes and no more than 80 townhomes. The R-3 District allows a minimum lot size of 11,000 square feet and a maximum gross density of 3.96 units per acre. The RTH District allows a maximum density of nine (9) units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends SR2 Suburban Residential 2, density should not exceed 3.4 units per acre, UR Urban Residential, density should range from 3.4 to 6.8 units per acre, and Environmental Protection Area. **Staff – Livingston Lewis (Deferral requested to the July 12, 2012 Meeting)**
Deferred to the July 12, 2012 Meeting

C-15C-12 William Burfield: Request to amend proffered conditions accepted with Rezoning Case C-87C-97 on Parcel 774-758-0179 located on the south line of Hungary Road approximately 130 feet west of its intersection with Woodman Road. The applicant proposes to amend the proffer related to uses to allow gun shop, sales, and repair. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral requested to the July 12, 2012 Meeting)**
Deferred to the July 12, 2012 Meeting

THREE CHOPT:

(Deferred from the May 10, 2012 Meeting)

C-11C-12 Larry Horton for Pouncey Tract Company of Virginia, LLC: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcel 740-765-7333 containing 12.72 acres located along the east line of Pouncey Tract Road (State Route 271) approximately 600 feet south of its intersection with Twin Hickory Lake Drive. The applicant proposes a townhome development of no more than 70 units. The RTH District allows a maximum density of nine (9) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre, and Commercial Concentration. The site is in the West Broad Street Overlay District. **Staff – Livingston Lewis Recommended for Approval**

C-16C-12 Neil Farmer for CHD2, LLC: Request to rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 738-755-8984 containing 4.717 acres located at the southwest intersection of Old Pump Road and Thaddeus Drive. The applicant proposes a single family residential development. The

R-3 District allows a minimum lot size of 11,000 square feet and a maximum gross density of 3.96 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Rosemary Deemer Recommended for Approval**

TUCKAHOE:
None

DISCUSSION ITEM: The Commission will discuss scheduling a work session for June 27, 2012 to consider an Amendment to the County Code regarding Noncommercial Signs. **Approved**

APPROVAL OF MINUTES: Planning Commission May 10, 2012
Approved

Acting on a motion by [Mrs. Jones](#), seconded by [Mr. Leabough](#), the Planning Commission adjourned its meeting at [8:56 p.m.](#) on [June 14, 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>