

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

March 15, 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
MARCH 15, 2012**

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM: Public Hearing to consider the FY 2012-13 through FY 2016-17 Capital Improvement Program.

Approved

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (0)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (3)

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS: ORDINANCE - To Amend and Reordain the Code of the County of Henrico, Section 24-3 Titled "Enumerated," Section 24-11 Titled "Principal uses permitted," Section 24-13 Titled "Accessory uses permitted," Section 24-58.1 Titled "Principal uses permitted," Section 24-96 Titled "Off-street parking requirements," and Section 24-102 Titled "Trailers and trailer parks" to Revise the Regulation of Commercial Vehicles in Residential Areas.

Staff – Ben Blankinship

Approved

TUCKAHOE:

C-6C-12 Bruce D. Grossberg for Buz and Ned's of Parham and Broad Land, LLC: Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional) Parcel 762-753-4189 containing approximately 1.8 acres located at

March 16, 2012

the southwest intersection of Old Parham Road and W. Broad Street (US Route 250). The applicant proposes a restaurant with outdoor dining, catering, and retail sales. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Lisa T. Blankinship**

Recommended for Approval

P-4-12 Bruce D. Grossberg for Buz and Ned's of Parham and Broad Land, LLC: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120, and 24-122.1 of the County Code in order to allow outside dining for a restaurant (Buz and Ned's) on Parcel 762-753-4189 located at the southwest intersection of Old Parham Road and W. Broad Street (US Route 250). The existing zoning is B-1 Business District. The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Lisa T. Blankinship**

Recommended for Approval

BROOKLAND:

(Deferred from the February 9, 2012 Meeting)

C-1C-12 Randy Hooker for Hermitage Investment Group, LLC: Request to conditionally rezone from R-3 One-Family Residence District to M-1C Light Industrial District (Conditional) Parcel 771-752-7780 containing 9.29 acres located at the southeast intersection of Staples Mill Road (US Route 33) and Hermitage Road. The applicant proposes light industrial, office/warehouse, and specialty retail uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Light Industrial, and Environmental Protection Area. **Staff – Ben Sehl**

Recommended for Approval

VARINA:

None.

FAIRFIELD:

None.

THREE CHOPT:

(Deferred from the February 9, 2012 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 and -6363, containing 12.2 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, 744-764-2703, 744-763-2190 and 743-764-4622, containing 16.9 acres (Parcel 2) located between the

March 16, 2012

west line of Belfast Road and the northeast intersection of Interstates 64 and 295. The applicant proposes a residential development of no more than 140 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 (Withdrawn by Applicant)**
Withdrawn by Applicant

DISCUSSION ITEM: Resolutions of Appreciation – Former Planning Commissioners Ernest Vanarsdall and Ray Jernigan.

Approved

APPROVAL OF MINUTES: Planning Commission February 9, 2012

Approved

Acting on a motion by Mrs. Jones , seconded by Mr. Witte , the Planning Commission adjourned its meeting at 8:06 p.m. on March 15, 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>