

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
FEBRUARY 14, 2013**

BEGINNING AT 5:00 P.M.

DINNER AND WORK SESSION: County Manager's Conference Room. The Commission will have a brief discussion on Planning Commission procedures.

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM: Public Hearing to consider the FY 2013-14 through FY 2017-18 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: (0); (2)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (3)

FAIRFIELD:

PUP2013-00004 Andrew Condlin and Jennifer Mullen for The Rebkee Company: 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 24 hour operation of a proposed convenience store with fuel pumps (Wawa) on part of Parcel 807-730-9116 located in the northwest quadrant of the intersection of N. Laburnum Avenue at its intersection with Creighton Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Office. The site is located in

February 15, 2013

the Airport Safety Overlay District. **Staff – Lisa Blankinship (Deferral Requested to the March 14, 2013 Meeting)**

Deferred to the April 11, 2013 Meeting

THREE CHOPT:

Deferred from the January 10, 2013 Meeting.

REZ2013-00001 Danielle Kenny: Request to amend proffered conditions accepted with Rezoning Case C-4C-99 on Parcel 747-766-4732 located on the west line of Sadler Road approximately 165' south of its intersection with Sadler Green Place. The applicant proposes to amend Proffer 4 related to density. The existing zoning is R-3AC One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre.

Staff – Lisa Blankinship (Expedited Agenda Requested)

Recommended for Approval

TUCKAHOE:

None.

BROOKLAND:

PUP2013-00002 Ryan Ritterskamp for Chipotle Mexican Grill, Inc.: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow outdoor dining for a proposed restaurant (Chipotle) on Parcel 769-757-0921 located on the north line of Staples Mill Road (U.S. Route 33) approximately 965' northwest of its intersection with Old Staples Mill Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration.

Staff – Livingston Lewis

Recommended for Approval

REZ2013-00003 James W. Theobald for GGC Associates, LLC: Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional) Parcels 774-740-7574, -7856, and -8370 containing 1.351 acres and from B-2 Business District to B-2C Business District (Conditional) Parcel 774-740-8236 containing .807 acres, all located in the southeast quadrant of the intersection of Staples Mill Road (U. S. Route 33) and Bethlehem Road. The applicant proposes a convenience store with fuel pumps. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Light Industry. The site is located in the Enterprise Zone.

Staff – Ben Sehl

Recommended for Approval

PUP2013-00005 James W. Theobald for GGC Associates, LLC: 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 24 hour operation of a proposed convenience store with fuel pumps (Wawa) on Parcels 774-740-7574, -7856, -8236, and -8370 located in the southeast quadrant of the intersection of Staples Mill Road (U. S. Route 33) and Bethlehem Road. The existing zoning is B-1 Business District and B-2 Business District.

The 2026 Comprehensive Plan recommends Light Industry. The site is located in the Enterprise Zone. **Staff – Ben Sehl**
Recommended for Approval

VARINA:

Deferred from the January 10, 2013 Meeting.

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 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 March 14, 2013 Meeting)**

Deferred to the March 14, 2013 Meeting

RESOLUTION: SIA2013-00001 Fairfield Area Library: Substantially In Accord with the 2026 Comprehensive Plan (Fairfield District). **Staff – Rosemary Deemer**
Approved

APPROVAL OF MINUTES: Planning Commission January 10, 2013
Approved

Acting on a motion by Mr. Archer, seconded by Mr. Leabough, the Planning Commission adjourned its meeting at 7:37 p.m. on February 14, 2013.

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>