

1 Minutes of the regular monthly meeting of the Planning Commission of the
2 County of Henrico held in the County Administration Building in the Government
3 Center at Parham and Hungary Spring Roads, beginning at 7:00 p.m. March 14,
4 2013 Display Notice having been published in the Richmond Times-Dispatch on
5 February 25, 2013 and March 4, 2013.
6

Members Present: Mrs. Bonnie-Leigh Jones, C.P.C., Chairman (Tuckahoe)
Mr. Eric Leabough, C.P.C., Vice-Chairman (Varina)
Mr. Tommy Branin (Three Chopt)
Mr. Robert H. Witte, Jr. (Brookland)
Ms. Jean M. Moore, Assistant Director of Planning,
Acting Secretary
Mr. Richard W. Glover,
Board of Supervisors' Representative

Members Absent Mr. C. W. Archer, C.P.C. (Fairfield)
Mr. R. Joseph Emerson, Jr., AICP,
Director of Planning, Secretary

Also Present: Mr. James P. Strauss, PLA, Principal Planner
Mr. Livingston Lewis, County Planner
Mr. Justin Doyle, County Planner
Ms. Sylvia Ray, Recording Secretary

7
8 **Mr. Richard W. Glover, the Board of Supervisors' representative, abstains**
9 **on all cases unless otherwise noted.**
10

11 Mrs. Jones - This is the March 14th Rezoning meeting for the
12 Planning Commission in Henrico County. Thank you all for being here. I'd like to
13 ask that you mute or turn off your cell phones so that they do not interrupt the
14 proceedings. With that, if you would please rise and join me for the Pledge of
15 Allegiance.
16

17 Do we have anyone from the news media with us this evening? No? Well then
18 we will continue. I want to note that we have one Commissioner who will not be
19 joining us tonight, but we do have a quorum and can conduct business. I'd like to
20 welcome Mr. Glover who sits with us this year from the Board of Supervisors. I
21 would like to as well let you know that our secretary, Mr. Joe Emerson, is not with
22 us tonight, but Ms. Jean Moore will be handling that role. So with that, I will turn it
23 over to you.
24

25 Ms. Moore - Thank you, Madam Chairman. We do have a very
26 short public hearing tonight. We have two items on the agenda, and both of those
27 are requesting deferral. Those will be presented by Mr. Jim Strauss.
28

29 Mr. Strauss - Thank you, members of the Commission. There are
30 two requests for deferral this evening. The first request is in the Varina District.
31 It's on page one of the agenda, case C-28C-12, J & B Realty. The applicant is
32 requesting deferral to the June 13, 2013 meeting.

33
34 **Deferred from the February 14, 2013 Meeting**

35 **C-28C-12 Brian C. Mitchell for J & B Realty:** Request to
36 conditionally rezone from A-1 Agricultural District to M-2C General Industrial
37 District (Conditional) Parcel 843-701-2778 containing approximately 24.4 acres
38 located along the south line of Portugee Road approximately 2,300' east of its
39 intersection with Memorial Drive. The applicant proposes a contractor's
40 equipment storage yard, office, and maintenance facility. The uses will be
41 controlled by zoning ordinance regulations and proffered conditions. The 2026
42 Comprehensive Plan recommends Office and Environmental Protection Area.

43
44 Mrs. Jones - Is there anyone with us tonight who is opposed to the
45 deferral of C-28C-12, Brian C. Mitchell for J & B Realty? There is no opposition.

46
47 Mr. Leabough - Madam Chair, I move that we defer C-28C-12, Brian
48 C. Mitchell for J & B Realty, to the June 13, 2013 meeting, per the applicant's
49 request.

50
51 Mr. Branin - Second.

52
53 Mrs. Jones - I have a motion by Mr. Leabough, seconded by
54 Mr. Branin. All in favor say aye. All opposed say no. The ayes have it; the motion
55 passes.

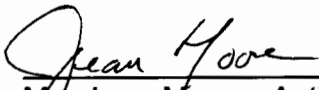
56
57 Mr. Strauss - The next request for deferral this evening is in the
58 Tuckahoe District on page one of the agenda. That's PUP2013-00003, Richmond
59 20MHz, LLC (nTelos). The applicant is requesting deferral to the April 11, 2013
60 meeting.

61
62 **PUP2013-00003 Gloria L. Freye, Esquire for Richmond 20MHz, LLC**
63 **(nTelos):** Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-
64 120 and 24-122.1 of Chapter 24 of the County Code in order to construct a 184'
65 telecommunications tower on part of Parcel 748-746-6665 located on the north
66 line of Quioccasin Road (State Route 157) approximately 850' northeast of its
67 intersection with Farmington Drive (Byrd Middle School). The existing zoning is
68 A-1 Agricultural District. The 2026 Comprehensive Plan recommends
69 Government.


70
71 Mrs. Jones - Is anyone with us tonight who is opposed to the
72 deferral of PUP2013-00003, Gloria L. Freye, Esquire for Richmond 20MHz, LLC
73 (nTelos)? No one. I would like to make a motion. I move that PUP2013-00003,

74 Gloria L. Freye, Esquire for Richmond 20MHz, LLC (nTelos), be deferred per the
75 applicant's request to the April 11, 2013 meeting.
76
77 Mr. Witte - Second.
78
79 Mrs. Jones - Motion by Mrs. Jones, seconded by Mr. Witte. All in
80 favor say aye. All opposed say no. The ayes have it; the motion passes.
81
82 Ms. Moore - Madam Chair, seeing there are no other items on the
83 regular agenda, that takes you to approval of the minutes for February 14, 2013.
84 I want to thank you for your corrections, and we do have an errata sheet that's in
85 front of you.
86
87 Mrs. Jones - Does everyone have their errata sheet? All right. I'll
88 entertain a motion.
89
90 Mr. Branin - Move to approve the changes on the errata sheet.
91
92 Mr. Witte - Second.
93
94 Mrs. Jones - I have a motion to approve the minutes with the
95 corrections on the errata sheet. That was moved by Mr. Branin, seconded by
96 Mr. Witte. All in favor say aye. All opposed say no. The ayes have it; the motion
97 passes.
98
99 Is there anything from Ms. Secretary for the Commission?
100
101 Ms. Moore - No, I have no other items at this time. Thank you,
102 Madam Chair.
103
104 Mrs. Jones - All right. Is there anything else that the Commission
105 wishes to bring forward? I didn't mean to set a record, but I think we just have. I
106 will entertain a motion for adjournment.
107
108 Mr. Leabough - So moved.
109
110 Mr. Witte - Second.
111
112 Mrs. Jones - I have a motion by Mr. Leabough, seconded by
113 Mr. Witte. Adjourned.
114
115
116
117
118
119

120
121
122
123
124
125
126
127
128
129



Ms. Jean Moore, Acting Secretary



Mrs. Bonnie Leigh Jones, Chairperson