

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

December 8, 2011

7:00 P.M.



PLANNING COMMISSION

C. W. Archer, C.P.C., Chairman (Fairfield)
Ernest B. Vanarsdall, C.P.C. (Brookland)
Tommy Branin (Three Chopt)
E. Ray Jernigan, C.P.C. (Varina)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Patricia O'Bannon, 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 Taylor, 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
DECEMBER 8, 2011**

BEGINNING AT 7:00 P.M.

WELCOME

PLEDGE OF ALLEGIANCE

RECOGNITION OF NEWS MEDIA

CALL TO ORDER

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

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (2)

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS:

To Amend and Reordain Section 24-3 Titled "Enumerated," Section 24-10 Titled "Distance requirements," Sections 24-11, 24-15, 24-32, 24-50.2, 24-50.6, 24-50.18, 24-54.1, 24-77, 24-88, and 24-91 Titled "Principal uses permitted," Section 24-13 Titled "Accessory uses permitted," Sections 24-52, 24-67, and 24-89 Titled "Conditional uses permitted by special exception," Sections 24-57, 24-61, and 24-65 Titled "Development standards and conditions for permitted uses," Section 24-94 Titled "Table of regulations," Section 24-95 Titled "Additional requirements, exceptions and modifications," Section 24-96 Titled "Off-street parking requirements," Section 24-98 Titled "Parking lot regulations," Section 24-99 Titled "Service stations and public garages," and Section 24-104 Titled "Signs" of the Code of the County of Henrico, All to Revise the County's Zoning Ordinance to Permit Places of Worship as a Matter of Right in Additional Zoning Districts. **Staff – Ben Blankinship**
Approved

VARINA:

None.

FAIRFIELD:

None.

December 9, 2011

THREE CHOPT:

C-20-11 Ed Hofmann, Jr. for Stable Hill Development Co., Inc.: Request to rezone from R-3C One-Family Residence District (Conditional) to C-1 Conservation District part of Parcels 748-776-3108 and 747-776-8848 containing 5.7 acres beginning approximately 680 feet northeast of the northern terminus of Holman Ridge Road continuing west along the west bank of the Chickahominy River to approximately 300 feet northeast of the northern terminus of Lemoore Drive. The applicant proposes a Conservation District within the 100-year floodplain. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – Ben Sehl**
Recommended for Approval

TUCKAHOE:

None.

BROOKLAND:

C-21C-11 Michael J. Rothermel for AJB Properties, LLC: Request to amend proffered conditions accepted with Rezoning Cases C-36C-92 and C-6C-10 on Parcel 755-758-3580 located at the southeast intersection of Springfield Road (State Route 157) and Huron Avenue. The applicant proposes to amend proffers related to landscape buffers, lighting, prohibited uses, trash receptacles, and HVAC Screening. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Lisa Taylor Blankinship**
Recommended for Approval

APPROVAL OF MINUTES: Planning Commission November 10, 2011
Approved

Acting on a motion by Mr. Archer, seconded by Mr. Jernigan, the Planning Commission adjourned its meeting at 7:27 p.m. on December 8, 2011.

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>