

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

May 12, 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, LLA, 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
Justin Doyle, Planning Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
MAY 12, 2011**

BEGINNING AT 6:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS:

To Amend and Reordain Section 24-104 Titled "Signs" of the Code of the County of Henrico to Regulate Menu Signs at Drive-Through Restaurants **Staff – Ben Blankinship**
Approved

To Amend and Reordain Section 24-3 Titled "Enumerated," Section 24-13 Titled "Accessory uses permitted," Section 24-53 Titled "Accessory uses permitted," and Section 24-96.1 Titled "Reserved," of the Code of the County of Henrico, to Allow Temporary Family Health Care Structures **Staff – Ben Blankinship**
Approved

To Amend and Reordain Section 24-3 Titled "Enumerated," and Sections 24-11, 24-13.1, 24-28, 24-32, 24-38, and 24-51, All Titled "Principal uses permitted," of the Code of the County of Henrico, to Regulate Group Homes and Assisted Living Homes **Staff – Ben Blankinship**
Approved

BEGINNING AT 7:00 P.M.

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (3)

May 13, 2011

TUCKAHOE:

P-8-11 Kristine Riley for West End Farmers' Market, LLC: Request to amend Conditions 1 and 3 approved with Provisional Use Permit P-3-10, on Parcels 732-751-4078, 732-751-0561, and 731-751-8088 located at the southwest intersection of Ridgefield Parkway and Gayton Road. The applicant proposes to change the annual opening date and add Sunday hours of operation for an existing farmers' market. The existing zoning is B-3 Business District. The Land Use Plan recommends Commercial Concentration. **Staff – Lewis Livingston (Expedited Agenda Requested)**
Recommended for Approval

BROOKLAND:

None.

VARINA:

(Deferred from the March 10, 2011 Meeting)

C-3C-11 Alvin S. Mistr, Jr. for Eugene Ray Jernigan: Request to conditionally rezone from R-4 One-Family Residence District to B-3C Business District (Conditional) Parcels 815-714-1027, -0737, and -1837 containing .8 acres, located at the northeast corner of Williamsburg Road (US Route 60) and Leonard Avenue. The applicant proposes retail or office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration and Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl** **Deferred to the June 9, 2011 Meeting**

(Deferred from the April 14, 2011 Meeting)

C-5C-11 Ronald Taylor: Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional) Parcel 808-722-7565 containing approximately 1.26 acres, located on the north line of Nine Mile Road (State Route 33) approximately 250' west of its intersection with E. Richmond Road. The applicant proposes a carwash. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office/Service. The site is located in the Enterprise Zone and partially in the Airport Safety Overlay District. **Staff – Lisa Taylor** **Recommended for Approval**

C-6C-11 Brian Mitchell for J & B Realty, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 843-701-2778 containing approximately 24.4 acres, located along the south line of Portugee Road approximately 2,300 feet east of its intersection with Memorial Drive. The applicant proposes a zero lot line single-family residential development. The R-5A District permits residential development at a density not to exceed six (6) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and Environmental Protection Area. **Staff – Livingston Lewis (Deferral requested to the July 14, 2011 Meeting)** **Deferred to the July 14, 2011 Meeting**

FAIRFIELD:

C-19C-10 Robert M. Atack for KCA/Laburnum, LLC: Request to amend proffered conditions accepted with Rezoning Case C-68C-03, on Parcel 808-731-7728, located at the southeast intersection of N. Laburnum Avenue and Watts Lane. The proposed amendments would allow townhomes in lieu of condominiums and modify proffers related to architectural treatment and renderings, maximum number of consecutive units, unit size, garages, conceptual site plan, curb and gutter and improvements for Watts Lane. The maximum amount of units (78) would not change. The existing zoning is RTHC Residential Townhouse District (Conditional). The Land Use Plan recommends Urban Residential; density should range from 3.4 to 6.8 units per acre. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer Recommended for Approval**

THREE CHOPT:

None.

APPROVAL OF MINUTES: Planning Commission April 14, 2011
Approved

Acting on a motion by Mr. Archer, seconded by Mr. Branin, the Planning Commission adjourned its meeting at 7:48 p.m. on May 12, 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>