

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**REZONINGS AND PROVISIONAL USE PERMITS**

**November 10, 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  
NOVEMBER 10, 2011**

**BEGINNING AT 5:30 P.M.**

**5:30 P.M. Dinner and Work Session:** Planning Department Large Conference Room to review and discuss a revision to the County's Zoning Ordinance to permit Places of Worship in additional Zoning Districts.

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**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: (1)**

**CASES TO BE HEARD: (5)**

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**FAIRFIELD:**

None.

**THREE CHOPT:**

**P-12-11 James W. Theobald and J. Thomas O'Brien, Jr. for RMA/Hunton, L.C.:** 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 (Hondos) on part of Parcel 748-761-5133, located at the northwest intersection of Cox Road and Innslake Drive. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. **Staff – Lisa Taylor**  
**Recommended for Approval**

**C-17C-11 Hunter D. Smith for University Park RE INV, LLC and University Park HLH INV, LLC:** Request to amend proffered conditions accepted with Rezoning Case C-42C-06 on Parcels 753-754-0908, 752-753-0071 and 752-753-4706 located on the east line of Pemberton Road (State Route 157) immediately south of Interstate 64. The

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applicant proposes to amend Proffer 21 regarding transportation improvements. The existing zoning is R-6C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Semi-Public and Environmental Protection Area. **Staff – Ben Sehl (Expedited Agenda Requested) Recommended for Approval**

#### **TUCKAHOE:**

**P-13-11 William C. Frazier for Wal-Mart:** Request for a Provisional Use Permit under Section 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow seasonal twenty-four (24) hour operation of a retail store (Wal-Mart) on Parcel 753-744-5576, located at the northwest intersection of N. Parham Road and Quioccasin Road. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the Enterprise Zone. **Staff – Roy Props Recommended for Approval**

#### **BROOKLAND:**

**C-18C-11 Robert Atack for Hunton Park Land Partners, LC:** Request to amend proffered conditions accepted with Rezoning Case C-25C-10 on Parcel 763-774-5187 located along the north line of Hunton Park Boulevard approximately 200 feet west of its intersection with Hunton Ridge Lane. The applicant proposes to amend Proffers 3, 13, 14, & 15 related to the site plan, tree save area, and streets. The existing zoning is RTHC Residential Townhouse District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, and Environmental Protection Area. **Staff – Livingston Lewis Recommended for Approval**

#### **VARINA:**

**Deferred from the October 13, 2011 Meeting.**

**P-11-11 Andrew M. Condlin for Michael J. Carroll:** Request for a Provisional Use Permit required under proffered condition #9 accepted with C-60C-06 to allow twenty-four (24) hour operation of a convenience store with gas pumps (Wawa) on Parcel 816-712-7504 located at the northeast intersection of S. Laburnum Avenue and Eubank Road. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Airport Safety Overlay District. **Staff – Roy Props Recommended for Denial**

**Deferred from the October 13, 2011 Meeting.**

**C-11C-11 Steve Faris for Osborne Glen, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcel 800-695-7559 containing approximately 58.7 acres located at the northwest intersection of Sholey Road and Osborne Turnpike. The applicant proposes a zero-lot-line subdivision of no more than 119 lots. 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 use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development, Suburban Mixed-Use, and Environmental Protection Area. **Staff – Rosemary Deemer Recommended for Denial**

**APPROVAL OF MINUTES:      Planning Commission October 13, 2011**  
**Approved**

Acting on a motion by Mr. Archer, seconded by Mr. Jernigan, the Planning Commission adjourned its meeting at 9:41 p.m. on November 10, 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>