

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

**February 9, 2012**

**7:00 P.M.**



**PLANNING COMMISSION**

Tommy Branin, Chairman (Three Chopt)  
Bonnie-Leigh Jones, C.P.C., Vice Chairman (Tuckahoe)  
C. W. Archer, C.P.C. (Fairfield)  
Eric S. Leabough (Varina)  
Robert H. Witte, Jr. (Brookland)  
Frank J. Thornton (Fairfield),  
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 T. Blankinship, 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  
FEBRUARY 9, 2012**

**BEGINNING AT 7:00 P.M.**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

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

**REQUESTS FOR EXPEDITED ITEMS: (1)**

**CASES TO BE HEARD: (1)**

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**TUCKAHOE:**

None.

**BROOKLAND:**

**(Deferred from the February 10, 2011 Meeting).**

**C-20C-10 Revardo C. Pretlow for Thelma W. Pretlow:** Request to amend proffered condition accepted with Rezoning Case C-30C-96, on Parcel 758-770-0117, -0207, 758-769-0297, -0186, 757-769-9875, -9665, -9453, -8161, -7468, -7275, -7998, -5690, -3698 located at the intersection of Springfield Road (State Route 157) and Echo Lake Drive. The applicant proposes to amend Proffer 4 related to the number of single family homes developed on the property in order to allow one additional dwelling unit. The existing zoning is R-3C One-Family Residence (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Lisa T. Blankinship (Withdrawn by Applicant) [Withdrawn by Applicant](#)**

**C-1C-12 Randy Hooker for Hermitage Investment Group, LLC:** Request to conditionally rezone from R-3 One-Family Residence District to M-1C Light Industrial District (Conditional) Parcel 771-752-7780 containing 9.29 acres located at the southeast intersection of Staples Mill Road (US Route 33) and Hermitage Road. The applicant proposes light industrial, office/warehouse, and specialty retail uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026

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Comprehensive Plan recommends Office, Light Industrial, and Environmental Protection Area. **Staff – Ben Sehl [Deferred to the March 15, 2012 Meeting](#)**

**C-7-12 Larry Horton for Hungry Creek Development Company, LLC:** Request to rezone from R-3C One-Family Residence District (Conditional) to C-1 Conservation District part of Parcel 759-765-8952 containing .202 acres located approximately 500 feet east of Francistown Road at its intersection with Nuckols Road. 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 (Expedited Agenda Requested) [Recommended for Approval](#)**

**VARINA:**

None.

**FAIRFIELD:**

None.

**THREE CHOPT:**

**[Deferred from the January 12, 2012 Meeting.](#)**

**C-8C-11 Webb Tyler for Dalton Park Land Development Company:** Request to conditionally rezone from R-3C One-Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) parts of Parcels 743-763-3572, -3527, 743-764-4622 and -6363, containing 12.2 acres (Parcels 1 and 3) located on the east line of Interstate 295 approximately 630 feet west of the southern terminus of Allenbend Road and on the east line of Interstate 295 approximately 350 feet west of the western terminus of Edinburgh Road and from R-3C One-Family Residence District (Conditional) to R-5AC General Residence District (Conditional) Parcels 743-763-8655, -9269, and 744-763-1576 and parts of Parcels 743-763-3527, -3572, 744-764-2703, 744-763-2190 and 743-764-4622, containing 16.9 acres (Parcel 2) located between the west line of Belfast Road and the northeast intersection of Interstates 64 and 295. The applicant proposes a residential development of no more than 140 units. The RTH District allows a maximum density of nine (9) units per acre. 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 uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development to support a mixture of residential, nonresidential and open space uses with 60% of the land consisting of residential uses at a density not to exceed 12 units per acre; however, the site is also within the Innsbrook Area Study which recommends a maximum density of 8 units per acre for residential uses. **Staff – Ben Sehl (Deferral requested to the March 15, 2012 Meeting) [Deferred to the March 15, 2012 Meeting](#)**

**RESOLUTION: SIA-004-11 Brook Road Neighborhood Park:** Substantially In Accord with the 2026 Comprehensive Plan (Fairfield District). **Staff – Rosemary Deemer [Approved](#)**

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**APPROVAL OF MINUTES:      Planning Commission January 12, 2012**  
**Approved**

Acting on a motion by     **Mr. Archer**    , seconded by     **Mrs. Jones**    , the  
Planning Commission adjourned its meeting at     **7:25 p.m.**     on     **February 9, 2012**     .  
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>