

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

February 11, 2010

7:00 P.M.



PLANNING COMMISSION

Ernest B. Vanarsdall, C.P.C., Chairperson (Brookland)
C. W. Archer, C.P.C., (Fairfield)
Tommy Branin (Three Chopt)
E. Ray Jernigan, C.P.C. (Varina)
Bonnie-Leigh Jones, (Tuckahoe)
David A. Kaechele, Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

**COMPREHENSIVE DIVISION – DEPARTMENT
OF PLANNING**

Jean M. Moore, AICP, 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
Roy Props, County Planner
Lisa Taylor, County Planner
Jamie Sherry, County Planner
J. David Conmy, County Planner
Paul Stewart, GIS Technician
Justin Doyle, Planning Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
FEBRUARY 11, 2010**

BEGINNING AT 5:00 P.M.

5:00 P.M. Dinner and Work Session: County Manager's Conference Room to discuss and receive comments regarding the implementation of the Planning Commission Portal.

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM: Public Hearing to consider the FY 2010-11 through FY 2014-15 Capital Improvement Program for February 11, 2010 at 6:00 p.m.

Approved

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (2)

TUCKAHOE:

None.

BROOKLAND:

None.

VARINA:

(Deferred from the January 14, 2010 Meeting)

C-31C-09 Andrew M. Conclin for White Oak Crossing Acquisition, LLC: Request to conditionally rezone from A-1 Agricultural District, R-5 General Residence District and M-1 Light Industrial District to R-5C General Residence District (Conditional) and M-1C Light Industrial District (Conditional), Parcels 811-719-8863, 812-719-1130,

February 12, 2010

811-718-1589 and part of Parcel 813-720-9405, containing approximately 30.9 acres, located at the northwest intersection of S. Laburnum Avenue and Interstate 64, south of the Southern Railway right-of-way. The applicant proposes a multi-family development of no more than three hundred fifty (350) dwelling units and retail/business uses. The R-5 District allows a maximum gross density of 14.52 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Planned Industry and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Jamie Sherry (Deferral requested to the March 11, 2010 Meeting) [Deferred to the March 11, 2010 Meeting](#)**

FAIRFIELD:

C-2C-10 Larry Horton for Saint Claire Ridge Development Company, LLC: Request to amend proffered conditions accepted with Rezoning Case C-58C-04, on Parcels 800-730-7438, 800-730-6327, 800-730-6531, 800-730-8916, and 800-730-5923 located on the north line of Elkridge Lane at its intersection with 20th Street. The applicant proposes to amend Proffer 1 related to entrance features, Proffer 10 related to density, Proffer 11 related to the illustrative master plan, and Proffer 19 related to conceptual elevations. 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. **Staff – Roy Props [Recommended for Denial](#)**

THREE CHOPT:

C-3C-10 Grattan Associates, P.C. for Edward Lee Clay and Carl John Bailey Clay: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional), Parcel 738-756-7754, containing 1.93 acres, located at the northwest intersection of Sunrise and Pump Roads. The applicants propose a single-family residential subdivision. The R-3 District allows a minimum lot size of 11,000 square feet and a maximum gross density of 3.96 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Rosemary Deemer [Recommended for Approval](#)**

C-4C-10 Andrew M. Conclin, Esq. for Reynolds Holdings, LLC and Reynolds Crossing Property Owners Association, Inc.: Request to amend proffered conditions accepted with Rezoning Case C-13C-07, on part of Parcels 765-744-6557 and 767-744-6325, located at the eastern intersection of Forest Avenue and Glenside Drive. The applicant proposes to amend Proffer 3 to allow one direct vehicular access from Glenside Drive to the site. The existing zoning is B-2C and B-3C Business Districts (Conditional) and O-3C Office District (Conditional). The Land Use Plan recommends Commercial Concentration and Office. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral requested to the March 11, 2010 Meeting) [Deferred to the March 11, 2010 Meeting](#)**

APPROVAL OF MINUTES: Planning Commission January 14, 2010
Approved

Acting on a motion by Mr. Branin, seconded by Mr. Archer, the Planning Commission adjourned its meeting at 7:41 p.m. on February 11, 2010.

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>