

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

**July 15, 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, 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  
JULY 15, 2010**

**BEGINNING AT 6:00 P.M.**

**PUBLIC HEARING:** Innsbrook Area Land Use Study – Comprehensive Plan  
Amendment  
[Recommended for Adoption](#)

---

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

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (3)**

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

**CASES TO BE HEARD: (4)**

---

**TUCKAHOE:**

None.

**BROOKLAND:**

**(Deferred from the June 10, 2010 Meeting)**

**C-6C-10 Carol LeRoy for Kneading Therapy, Inc.:** Request to amend proffered conditions accepted with Rezoning Case C-36C-92 on Parcel 755-758-3580, located at the southeast intersection of Springfield Road (State Route 157) and Huron Avenue. The applicant proposes to amend Proffer 1(a) related to landscaped buffers, amend Proffer 5(a) related to permitted uses, and amend Proffer 6 related to hours of service. The existing zoning is B-2C. The Land Use Plan recommends Commercial Arterial. **Staff – Lisa Taylor (Deferral requested to the October 14, 2010 Meeting) [Deferred to the October 14, 2010 Meeting](#)**

**C-11C-10 Thomas R. Towers, Jr. for Hallmark Home Builders, Inc.:** Request to amend proffered conditions accepted with Rezoning Case C-66C-03 on Parcels 771-774-

**July 16, 2010**

3218, -1883, -3818, -1877, -4418, -1871, -5017, -1765, -5617, -1858, -5837, -1853, -5137, -1747, -4537, -1840, -3937, -1735, -3337, -1729, -3449, -1723, -4049, -4648, -5248, -5847, -6067, -5366, -4765, -4165, -3565 located along the south line of Mill Road approximately 300 feet east of LaVecchia Way. The applicant proposes to amend Proffer 13 related to fence height and type. The existing zoning is R-5AC General Residence District (Conditional). The Land Use Plan recommends Suburban Residential 2, density not to exceed 3.4 units per acre. **Staff – Seth Humphreys (Deferral requested to the August 12, 2010 Meeting) [Deferred to the August 12, 2010 Meeting](#)**

**C-12C-10 Larry Horton for Stylecraft Homes, Inc. of Virginia:** Request to amend proffered conditions accepted with Rezoning Case C-61C-04 on Parcels 759-767-7960, -7852, -7644, -7537, -7430, -7115, and -7008 located on the west line of Francistown Road near its intersection with Castle Point Road. The applicant proposes to amend Proffer 12 related to rear entry garages for homes fronting Francistown Road. The existing zoning is R-5AC General Residence District (Conditional). The Land Use Plan recommends Suburban Residential 2, density not to exceed 3.4 units per acre. **Staff – Roy Props (Expedited Agenda Requested) [Recommended for Approval](#)**

**VARINA:**

**(Deferred from the June 10, 2010 Meeting)**

**C-9C-10 Bob Nelson for John D. Weis, Jr.:** Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional), Parcels 837-704-0031 and 837-704-6522, containing 19.9 acres, located on the north line of Portugee Road approximately 135 feet east of La France Road. The applicant proposes a vehicular parking lot and other permitted uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Traditional Neighborhood Development. This site is in the Airport Safety Overlay District. **Staff – Livingston Lewis [Deferred to the August 12, 2010 Meeting](#)**

**FAIRFIELD:**

**(Deferred from the June 10, 2010 Meeting)**

**C-10C-10 Mark Rempe for Emerald Land Development LLC:** Request to amend proffered conditions accepted with Rezoning Case C-59C-07, on Parcels 790-746-1573 and 790-746-1765 containing 1.56 acres located at the southeast intersection of North Road and Edgefield Street. The applicant proposes to amend Proffer 1 to increase the number of dwelling units from 2 to 3 and Proffer 2 to decrease the minimum dwelling size from 1,800 to 1,500 square feet. The existing zoning is R-2AC One-Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. This site is located in the Airport Safety Overlay District. **Staff – Lisa Taylor [Recommended for Approval](#)**

**C-13C-10 Guy Blundon for Brook Run Somerset LLC:** Request to amend proffered conditions accepted with rezoning case C-33C-04 on Parcels 784-749-1627 and 784-748-0982, located on the west line of Brook Road (U.S. Route 1), approximately 875 feet south of its intersection with Hilliard Road (State Route 161). The applicant proposes to amend Proffer 2 related to age restrictions and Proffer 3 related to enforcement of age

restrictions. The existing zoning is R-5C General Residence District (Conditional). The Land Use Plan recommends Multi-Family Residential and Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Ben Sehl (Deferral requested to the August 12, 2010 Meeting) [Deferred to the August 12, 2010 Meeting](#)**

**THREE CHOPT:**

**P-5-10 Bobby Walsh for RTF Sports and Entertainment, INC:** Request for a Provisional Use Permit under Sections 24-58.2(a) and (d), 24-120, and 24-122.1 of the County Code in order to allow outside dining and extended hours of operation until 2 a.m. for an existing restaurant (Short Pump Pour House) in Short Pump Crossing Shopping Center, on part of Parcel 738-760-8449, located on the west line of Pump Road approximately 600 feet north of its intersection with Three Chopt Road. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Arterial. The site is in the West Broad Street Overlay District. **Staff – Jamie Sherry [Recommended for Approval](#)**

**P-6-10 Eagle Construction of Virginia, LLC for West Broad Village, LLC:** Request for a Provisional Use Permit under Sections 24-32.1 (a) and (t), 24-120, and 24-122.1 of the County Code in order to allow outdoor produce displays and a community garden and production farm on part of Parcels 743-760-2155 and 744-760-7007, located on the south line of West Broad Street (U.S. Route 250) at its intersection with Brookriver Drive (West Broad Village). The existing zoning is UMUC Urban Mixed Use District (Conditional). The Land Use Plan recommends Urban Mixed-Use. The site is in the West Broad Street Overlay District. **Staff – Rosemary Deemer [Recommended for Approval](#)**

**APPROVAL OF MINUTES: Planning Commission June 10, 2010**  
**[Approved](#)**

Acting on a motion by [Mr. Archer](#), seconded by [Mr. Jernigan](#), the Planning Commission adjourned its meeting at [8:11 p.m.](#) on [July 15, 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>