

**COUNTY OF HENRICO**

**PLANNING COMMISSION REZONING HEARING**



**PLANNING COMMISSION**

Bonnie-Leigh Jones, Chairperson (Tuckahoe)  
Ernest B. Vanarsdall, C.P.C. Vice Chairperson,  
(Brookland)  
C. W. Archer, C.P.C., (Fairfield)  
Ray Jernigan, C.P.C., (Varina)  
Tommy Branin, (Three Chopt)  
James B. Donati, Jr. (Varina)  
Board of Supervisors Representative  
Ralph J. Emerson, Jr., Director of Planning, Secretary

**PLANNING STAFF**

Jean M. Moore, AICP, Asst. Director of Planning  
Jim Strauss, 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  
Audrey Anderson, County Planner  
Paul Stewart, Technology Support Technician  
Justin Doyle, Planning Technician  
Sylvia Ray, Office Assistant

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
SEPTEMBER 10, 2009**

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

**CALL TO ORDER:**

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

**REQUESTS FOR EXPEDITED ITEMS: (2)**

**CASES TO BE HEARD: (2)**

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**PLAN OF DEVELOPMENT (Deferred from the July 22, 2009 Meeting)**

**POD-17-09**

Quaker Steak and Lube –  
Redevelopment of 8000  
West Broad Street  
(POD-12-83 Rev.)

**Willmark Engineering, PLC for Virginia Lube Partners at Broad Street, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to redevelop an existing one story 6,400 square foot restaurant building and construct a patio area addition and pick-up window for drive-through facilities. The 1.56-acre site is located on the north line of W. Broad Street (U.S. Route 250) at the northeast corner of the intersection of Colyer Street and W. Broad Street (U.S. Route 250), on parcel 764-752-2945. The zoning is M-1, Light Industrial District. County water and sewer.  
**(Brookland)**

Since the last POD meeting on July 22, 2009, staff has received revised plans showing various changes to the proposal addressing staff's comments.

Foremost, the yellow arrow sign has been omitted from the plan, red brick columns with limestone bases and caps have been added, the EIFS color has been revised to an off-white shade, and planters have been added along the patio guardrail.

Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.

**September 11, 2009**

29. A concrete sidewalk meeting VDOT standards shall be provided along the north side of W. Broad Street (U.S. Route 250).
30. Outside storage shall not be permitted.
31. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
32. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Mark Williams)**  
**(Expedited Agenda Requested) [Approved](#)**

**TUCKAHOE:**  
None.

**BROOKLAND:**

**C-20C-09 Tom Kinter for David R. Gibbs and Clyde S. Taylor:** Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional), Parcels 759-765-5522, 759-765-7424, 759-765-8939 and 759-765-7456, containing 6.807 acres, located on the east line of Francistown Road at its intersection with Nuckols Road. The applicant proposes a single family detached residential subdivision with no more than fourteen (14) units. 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, and Environmental Protection Area. **Staff – Jamie Sherry (Deferral requested to the October 15, 2009 Meeting) [Deferred to the October 15, 2009 Meeting](#)**

**C-22C-09 James W. Theobald for CA, L.L.C.:** Request to amend proffered conditions accepted with Rezoning Cases C-67C-03 and C-38C-06, on part of Parcel 762-773-4696, located at the southeast intersection of Hunton Park Boulevard and Hunton Park Lane. The applicant proposes to amend proffers related to architectural treatment, unit type, sound suppression, and security systems. The existing zoning is RTHC Residential Townhouse District (Conditional). The Land Use Plan recommends Urban Residential, with density ranging from 3.4 to 6.8 units per acre. **Staff – Livingston Lewis [Recommended for Approval](#)**

**C-23C-09 Mayur Patel for Nobility Investments LLC:** Request to amend proffered conditions accepted with Rezoning Case C-11C-07, on Parcel 767-747-9248, located on the north line of Glenside Drive approximately 355 feet west of Bethlehem Road. The applicant proposes to amend Proffer 15 to require landscaping instead of a screening wall adjacent to a proposed hotel. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Arterial and Office. **Staff – Ben Sehl (Deferral requested to the October 15, 2009 Meeting) [Deferred to the October 15, 2009 Meeting](#)**

**VARINA:**  
None.

**FAIRFIELD:**  
None.

**THREE CHOPT:**

**P-11-09 Bruce D. Perretz:** Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code to permit outside dining for a restaurant on part of Parcel 737-761-2086, located on the east line of Lauderdale Drive approximately 480 feet north of Three Chopt Road (Shoppes at Westgate). 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 – Lisa Taylor [Recommended for Approval](#)**

**C-24C-09 George W. Moore, III for HHHunt Corporation:** Request to amend proffered conditions accepted with Rezoning Case C-72C-05, on Parcels 746-769-5893, 746-769-5289, 746-769-4786, 746-769-4184, 746-769-2878, 746-769-2890, 746-769-4197, 746-770-2806, 746-770-2317, 746-770-2222, 746-770-2128, 746-770-2034, 746-770-2139, 746-770-2048, 746-770-1150, 745-770-9942, 745-770-9934, 746-770-0129, 746-770-4605, 746-770-3446, 746-770-3436, 746-770-3430, 746-770-3425, and 746-770-3768, located at the southeast intersection of Hickory Bend Drive and Hickory Park Drive. The applicant proposes to amend Proffer 7 related to minimum square footage, delete Proffer 9 related to age restriction, and add Proffer 19 related to fences. The existing zoning is RTHC Residential Townhouse District (Conditional). The Land Use Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre. **Staff – Lisa Taylor (Expedited Agenda Requested) [Recommended for Approval](#)**

**DISCUSSION ITEM: Subdivision and Zoning Ordinance Amendments:** The Commission will set a public hearing for October 15, 2009 to amend the zoning and subdivision ordinances regarding recent statutory changes. **[Approved](#)**

**APPROVAL OF MINUTES: Planning Commission August 13, 2009**  
**[Approved](#)**

Acting on a motion by [Mr. Archer](#), seconded by [Mr. Branin](#), the Planning Commission adjourned its meeting at [7:40 p.m.](#) on [September 10, 2009](#).

**September 11, 2009**

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