

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

**January 9, 2014**

**7:00 P.M.**



**PLANNING COMMISSION**

Bonnie-Leigh Jones, C.P.C., Chairperson (Tuckahoe)  
Eric S. Leabough, C.P.C. Vice-Chairperson (Varina)  
C. W. Archer, C.P.C. (Fairfield)  
Tommy Branin (Three Chopt)  
Robert H. Witte, Jr. (Brookland)  
Board of Supervisors  
Representative  
R. Joseph Emerson, Jr., AICP, Director of Planning,  
Secretary

**COMPREHENSIVE DIVISION – DEPARTMENT  
OF PLANNING**

Jean M. Moore, Assistant Director of Planning  
Jim Strauss, PLA, Principal Planner  
Rosemary D. Deemer, AICP, County Planner  
Seth Humphreys, County Planner  
Ben Sehl, County Planner  
Livingston Lewis, County Planner  
Lisa Blankinship, County Planner  
David Conmy, County Planner  
Billy Moffett, County Planner  
Paul Stewart, GIS Technician  
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
JANUARY 9, 2014**

**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: (0)**

**ELECTION OF CHAIRMAN: [Mr. Eric Leabough](#)**

**ELECTION OF VICE-CHAIRMAN: [Mr. Robert Witte](#)**

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

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**SUBDIVISION**

SUB2013-00219  
West Broad Village  
(January 2014 Plan)  
3920 - 3930 Village  
Commons Walk

**[Approved](#)**

**Bay Companies, Inc. for Eagle Construction of Virginia, LLC and West Broad Village II, LLC:** The 0.202-acre site proposed for a subdivision of 6 residential townhouses for sale is located on the east line of Village Commons Walk (private), south of Old Brick Road (private), on parcels 741-760-2791, 741-760-2584, 741-760-2688, 741-760-2581, 741-760-2686, and 741-760-2479. The zoning is UMUC, Urban Mixed Use District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 6 Lots**

The proposed conditional plat would revise the width of a utility easement previously shown on West Broad Village December 2011 Plan. Due to a survey error, the foundations for a block of townhouses currently under construction encroach six inches into a utility easement recorded with West Broad Village Section 12. The subject utility easement extends across the rear of Lots 1-6 of Block A of West Broad Village Section 12. The width of the utility easement along the private alley at the rear of those lots

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would be reduced from 29 feet in width to 28 feet in width. Since the majority of utility easements along the alleys in West Broad Village are only 28 feet in width, the Department of Public Utilities has expressed no opposition to the reduction of the utility easement width at this location. No other revisions to the recorded plat are contemplated at this time.

The staff recommends approval subject to the annotations on the plans, the standard conditions for residential townhouses, and the following additional conditions:

15. The proffers approved as a part of zoning cases C-12C-06 and P-02-06 shall be incorporated in this approval.

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Daniel L. Caskie)**

**(Applicable Rezoning Cases and PUPS: C-12C-06; P-02-06)**

**VARINA:**

**(Deferred from the December 5, 2013 Meeting)**

**REZ2013-00022 D. Bryant Gammon:** Request to conditionally rezone from R-3 One-Family Residence District to B-1C Business District (Conditional) Parcel 815-688-4303 containing 1.88 acres located on the north line of New Market Road (State Route 5) approximately 970' west of its intersection with Strath Road. The applicant proposes retail uses. The uses will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration and the site is located in the Varina Village Mixed-Use/Village Special Focus Area.

The site is in the Airport Safety Overlay District. **Staff – Ben Sehl (Deferral Requested to the February 13, 2014 Meeting)**

**[Deferred to the February 13, 2014 Meeting](#)**

**(Deferred from the December 5, 2013 Meeting)**

**REZ2013-00023 James W. Theobald for Michael D. Sifen, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 821-678-7061 containing 79.813 acres located at the northwest intersection of Buffin and Kingsland Roads. The applicant proposes a single-family residential development of no more than 120 units. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Livingston Lewis (Deferral Requested to the March 13, 2014 Meeting)**

**[Deferred to the March 13, 2014 Meeting](#)**

**FAIRFIELD:**

None.

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**THREE CHOPT:****Deferred from the December 5, 2013 Meeting)**

**REZ2013-00014 HHHunt Communities:** Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcels 751-773-2046, 750-773-3322, and part of 749-771-6494 containing 56.43 acres located at the southern terminus of Holman Ridge Road between the northeast terminus of Opaca Lane and the Chickahominy River. The applicant proposes a single-family residential development not to exceed 100 residential 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 proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, Office, Rural Residential, and Environmental Protection Area. **Staff – Seth Humphreys**

**Recommended for Approval**

**REZ2014-00002 Michael J. Rothermel, Esq. for Continental – Copper Associates, L.P.:** Request to rezone from B-1C Business District (Conditional) to O-2 Office District part of Parcel 755-756-9391 containing .015 acres located approximately 665' south of W. Broad Street (U.S. Route 250) and 735' east of its intersection with Old Springfield Road. The applicant proposes office uses. The uses will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Multi-Family Residential, density should not exceed 19.8 units per acre. **Staff – Lisa Blankinship**

**Recommended for Approval****TUCKAHOE:**

None.

**BROOKLAND:****(Deferred from the November 14, 2013 Meeting)**

**REZ2013-00002 Cameron Palmore for Yunus Vohra:** Request to conditionally rezone from A-1 Agricultural District and R-2A One-Family Residence District to R-2AC One-Family Residence District (Conditional) Parcels 764-760-9037, 764-760-8515, 765-760-1906, and 765-760-0929 containing 5.14 acres, located on the south line of Hungary Road at its intersection with Hastings Mill Drive. The applicant proposes a single-family residential development not to exceed 10 residential units. The R-2A district allows a minimum lot size of 13,500 square feet and a maximum gross density of 3.22 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Seth Humphreys**

**(Deferral Requested to the March 13, 2014 Meeting)****Deferred to the March 13, 2014 Meeting**

**REZ2014-00004 James W. Theobald for Virginia Home for Boys and Girls:** Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to B-3C Business District (Conditional) Parcel 760-755-2884 and part of Parcel 760-757-5611 containing 3.91 acres located on the north line of W. Broad Street (U.S. Route

250) approximately 610' west of its intersection with N. Skipwith Road. The applicant proposes an automotive dealership and accessory uses. The uses will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Arterial and Semi-Public. **Staff – Lisa Blankinship**  
**Recommended for Approval**

**DISCUSSION ITEM:** The Commission will discuss scheduling a review of revisions to the Planning Commission Rules and Regulations.  
**Approved**

**DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM:** The Commission will discuss scheduling a Public Hearing for February 13, 2014 at 6:00 p.m., to consider the FY 2014 - 2015 through FY 2018 - 2019 Capital Improvement Program.  
**Approved**

**APPROVAL OF MINUTES: Planning Commission December 5, 2013**  
**Approved**

Acting on a motion by Mr. Archer, seconded by Mrs. Jones, the Planning Commission adjourned its meeting at 8:03 p.m. on January 9, 2014.

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<http://randolph.co.henrico.va.us/planning/meetnext.pdf>