

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

July 10, 2014

7:00 P.M.



PLANNING COMMISSION

Eric S. Leabough, C.P.C., Chair (Varina)
Robert H. Witte, Jr. (Brookland)
C. W. Archer, C.P.C. (Fairfield)
Tommy Branin (Three Chopt)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
David A. Kaechele (Three Chopt)
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
William Moffett, County Planner
Erin Puckett, County Planner
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JULY 10, 2014**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (9)

PLAN OF DEVELOPMENT – ARCHITECTURAL PLANS (Deferred from June 25, 2014)

POD2014-00250 Grocery Store at 5221 Brook Road – Brook Road (U.S. Route 1)	Balzer and Associates, Inc. for Makan Investments, Inc. and MVG Development, LLC: Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing motel, and construct a one-story, 41,839 square-foot grocery store with pharmacy drive-through facilities and a detached fueling center. The 5.617-acre site is located on the east line of Brook Road (U.S. Route 1), the south line of Wilmer Avenue, and the west line of W. Seminary Avenue, on part of parcel 785-745-9803. The zoning is B-3, Business District. County water and sewer. (Fairfield)
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The site layout and lighting plan for this plan of development were approved by the Planning Commission on June 25, 2014. Architectural plans were deferred at that time. As of the preparation date of the agenda, staff has not received additional information from the applicant. The staff recommendation will be made at the meeting.

Approved

July 11, 2014

BROOKLAND:**(Deferred from the May 15, 2014 Meeting)**

PUP2014-00001 Malachi M. Mills for Bobby Marchetti: 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 in order to allow outdoor dining for a proposed restaurant on part of Parcel 767-757-8360 located 95' east of the east line of Hungary Spring Road approximately 1,025' south of its intersection with Staples Mill Road (U.S. Route 33). The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration and Office. **Staff – Lisa Blankinship (Deferral Requested to the October 9, 2014 Meeting)**

Deferred to the October 9, 2014 Meeting**(Deferred from the May 15, 2014 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**

Recommended for Approval**(Deferred from the May 15, 2014 Meeting)**

REZ2014-00021 James W. Theobald for Riverview Green Investors, LLC: Request to amend proffered conditions accepted with Rezoning cases C-2C-09 and C-18C-08 on Parcel 775-771-7259 located in the northwest quadrant of Greenwood and Bent Pine Roads. The applicant proposes to amend proffers related to age restriction, the conceptual plan, amenities, emergency access, parking, recreational vehicles, tree save area, entrance feature, condominiums, architectural exhibits, land for park and recreation, number of units, and hours of construction. The existing zoning is R-5AC General Residence District (Conditional) and R-6C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Ben Sehl (Deferral Requested to the October 9, 2014 Meeting)**

Deferred to the October 9, 2014 Meeting**(Deferred from the June 12, 2014 Meeting)**

REZ2014-00005 Andrew M. Condlin for Nobility Investments, LLC: Request to amend proffered conditions accepted with Rezoning Case C-46C-83 on Parcel 768-747-0824 located on the north line of Glenside Drive approximately 385' west of its intersection with Bethlehem Road. The applicant proposes to replace all proffers in order to allow hotels as a permitted use. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Livingston Lewis**

Deferred to the August 14, 2014 Meeting**July 11, 2014**

VARINA:

None.

FAIRFIELD:

(Deferred from the June 12, 2014 Meeting)

REZ2014-00019 Andrew M. Conclin for Romm Development Company, LLC: Request to conditionally rezone from R-4 One-Family Residence District, R-5 General Residence District and O/SC Office/Service (Conditional) to RTHC Residential Townhouse District (Conditional) Parcels 782-757-2904, 782-756-3992, -4880, -6562, -6951, -9451, -6636, -4861, and part of Parcel 782-757-3717 containing 5.689 acres, located on the southwest line of E. Parham Road at its intersection with Villa Park Drive. The applicant proposes a residential townhouse development of no more than 49 units. The RTH District allows a maximum density of nine (9) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Office/Service. **Staff – Rosemary Deemer**

Recommended for Approval

REZ2014-00023 Joshua Rector, Bromont Group: Request to conditionally rezone from R-3 One-Family Residence District, B-1 Business District, B-2 Business District, and B-3C Business District (Conditional) to B-3C Business District (Conditional) Parcel 812-723-1692 containing 30.644 acres located on the south line of Nine Mile Road (State Route 33) approximately 750' east of its intersection with S. Laburnum Avenue. The applicant proposes retail uses. The uses will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Arterial, Environmental Protection Area, and Government. The site is located in the Airport Safety Overlay District and the Enterprise Zone. **Staff – Ben Sehl**

Recommended for Approval

REZ2014-00026 Ricky Wilkerson: Request to conditionally rezone from B-1 Business District to B-3C Business District (Conditional) Parcel 803-733-5576 containing .3961 acres, located on the south line of Byron Street at its intersection with Carlton Road. The applicant proposes an auto repair shop. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Airport Safety Overlay District and the Enterprise Zone. **Staff – Lisa Blankinship**

Recommended for Approval

REZ2014-00027 Peter Francisco: Request to amend proffered conditions accepted with Rezoning Case C-55C-07 on Parcel 780-749-9410 located on the west line of Lakeside Avenue at its intersection with Timberlake Avenue. The applicant proposes to amend Proffer 1 to allow a microbrewery accessory to a home brew supply store as a permitted use. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone. **Staff – Rosemary Deemer**

Recommended for Approval

July 11, 2014

THREE CHOPT:

REZ2014-00028 Gloria Freye, Esq. for NV Retail: Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional) Parcels 731-765-8473, 732-765-3978, -6671, 732-766-7723, -4043, 732-766-9300, 733-766-1630, and -6208 containing 62.33 acres located between the north line of W. Broad St. (U.S. Route 250) and the south line of Interstate 64 approximately 1,465' east of its intersection with N. Gayton Road. The applicant proposes retail and office uses. The uses will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Urban Mixed Use and Environmental Protection Area. The site is located in the West Broad Street Overlay District. **Staff – Ben Sehl**

Recommended for Approval

PUP2014-00015 Matt Wells for Zoës Kitchen: 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 in order to allow outdoor dining for a proposed restaurant (Zoës Kitchen) on part of Parcel 736-762-7338 located in the southwest quadrant of the intersection of W. Broad Street (U.S. Route 250) and Lauderdale Drive. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located West Broad Street Overlay District. **Staff – Rosemary Deemer**

Recommended for Approval

TUCKAHOE:

None.

APPROVAL OF MINUTES: Planning Commission June 10, 2014

Approved

Acting on a motion by Mr. Archer, seconded by Mrs. Jones, the Planning Commission adjourned its meeting at 9:58 p.m., on July 10, 2014.

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