

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

June 12, 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
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JUNE 12, 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: (2)

CASES TO BE HEARD: (1)

VARINA:
None.

FAIRFIELD:
(Deferred from the May 15, 2014 Meeting)

REZ2014-00019 Andrew M. Condlin 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 (Deferral Requested to the July 10, 2014 Meeting)**
[Deferred to the July 10, 2014 Meeting](#)

REZ2014-00022 Joshua Lutz for Dominion Youth Services: Request to conditionally rezone from O-1 Office District to B-1C Business District (Conditional) Parcel 787-746-8386 containing 1.338 acres located at the northeast intersection of Chamberlayne Road (U.S. Route 301) and Brook Hill Circle. The applicant proposes a private, therapeutic day school. The use will be controlled by zoning ordinance

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regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. **Staff – Livingston Lewis (Expedited Agenda Requested)**
Recommended for Approval

THREE CHOPT:

REZ2014-00024 Neil P. Farmer for Welford Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcels 737-755-5505 and 737-755-4807 containing 2.203 acres located on the north line of Church Road at its intersection with Retrievers Ridge Road. The applicant proposes a single family development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre.

Staff – Rosemary Deemer
Recommended for Approval

TUCKAHOE

REZ2014-00025 Mark Williams for B. Hunt Gunter: Request to conditionally rezone from R-5 General Residence District to B-1C Business District (Conditional) part of Parcel 732-750-7224 containing .414 acres located on the east line of Gayton Road approximately 1,685' south of its intersection with Ridgefield Parkway. The applicant proposes an access road and parking. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends, Commercial Concentration, Office, and Multifamily Residential. **Staff – Lisa Blankinship (Expedited Agenda Requested)**

Recommended for Approval

BROOKLAND:

(Deferred from the May 15, 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 (Deferral Requested to the July 10, 2014 Meeting)**

Deferred to the July 10, 2014 Meeting

APPROVAL OF MINUTES: Planning Commission May 15, 2014
Approved

Acting on a motion by Mr. Branin, seconded by Mrs. Jones, the Planning Commission adjourned its meeting at 7:55 p.m., on June 12, 2014.

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

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