

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

March 13, 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
MARCH 13, 2014**

BEGINNING AT 5:00 P.M.

WORK SESSION: County Manager's Conference Room. The Commission will have a brief discussion on Planning Commission rules and regulations.

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM: Public Hearing to consider the FY 2014-15 through FY 2018-19 Capital Improvement Program.
[Recommended for Approval](#)

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (5)

REQUESTS FOR EXPEDITED ITEMS: (3)

CASES TO BE HEARD: (5)

TUCKAHOE:

PUP2014-00008 GRM Management, LLC: Request for a Provisional Use Permit under Sections 24-62.2, 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a billiard parlor within an existing restaurant on part of Parcel 767-743-7902 located on the west line of W. Broad Street (U.S. Route 250) approximately 265' south of Dickens Road. The existing zoning is B-3 Business District, B-2 Business District, and R-6 General Residence District. The 2026 Comprehensive Plan recommends

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Commercial Arterial. The site is located in the Enterprise Zone. **Staff – Ben Sehl**
Withdrawn

BROOKLAND:

(Deferred from the January 9, 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**
(Deferral Requested to the April 10, 2014 Meeting)

Deferred to the April 10, 2014 Meeting

(Deferred from the February 17, 2014 Meeting)

REZ2014-00005 Andrew M. Conclin 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 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 April 10, 2014 Meeting)**

Deferred to the April 10, 2014 Meeting

(Deferred from the February 17, 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 May 15, 2014 Meeting)**

Deferred to the May 15, 2014 Meeting

REZ2014-00006 Hank Wilton for Wilton Acquisition, LLC: Request to conditionally rezone from R-3 One-Family Residence District to RTHC Residential Townhouse District (Conditional) Parcels 768-751-4119, -2435, -0638, -1362, 767-750-8298, 767-751-8651, and 768-750-0490 containing 24.54 acres, located on the south line of Wistar Road approximately 160' west of its intersection with Walkenhut Drive. The applicant proposes a residential townhouse development of no more than 115 units. The RTH District allows a maximum density of nine (9) units per acre. The use

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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 (Deferral Requested to the April 10, 2014 Meeting)**

Deferred to the April 10, 2014 Meeting

REZ2014-00007 Wilton Acquisition, LLC: Request to conditionally rezone from M-1 Light Industrial to RTHC Residential Townhouse District (Conditional) Parcels 777-742-4840, -5527, -6412, -3702, and 777-741-7198 containing 8.295 acres, located on the north and south lines of Gresham Avenue approximately 665' west of its intersection with Byrdhill Road. The applicant proposes a residential townhouse development of no more than 55 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 Light Industry. **Staff – Rosemary Deemer (Deferral Requested to the April 10, 2014 Meeting)**

Deferred to the April 10, 2014 Meeting

VARINA:

(Deferred from the February 17, 2014 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**

Recommended for Approval

(Deferred from the January 9, 2014 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) part of Parcel 821-678-7061 containing 77.81 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**

Recommended for Approval

FAIRFIELD:

None.

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THREE CHOPT:**(Deferred from the February 17, 2014 Meeting)**

REZ2013-00015 dAb Engineering Services for Kain Road, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 738-767-2794 containing 7.45 acres located on the north line of Kain Road approximately 1,100' west of its intersection with Pouncey Tract Road (State Route 271). The applicant proposes a single-family residential development not to exceed 18 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 Mixed-Use. **Staff – Ben Sehl**

Recommended for Approval

REZ2014-00013 Alan Ripley for Lexington Commons Richmond, VA L.P.: Request to conditionally rezone from B-1C Business District (Conditional), B-2C Business District (Conditional), and O-2C Office District (Conditional) to B-2C Business District (Conditional) Parcel 750-760-8220 containing 2.676 acres located in the northeast quadrant of the intersection of W. Broad Street (U.S. Route 250) and Lexington Farm Drive. The applicant proposes outdoor dining and retail uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Lisa Blankinship (Expedited Agenda Requested)**

Recommended for Approval

PUP2014-00011 Alan Ripley for Lexington Commons Richmond, VA L.P.: 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 an existing restaurant on part of Parcel 750-760-8220 located in the northeast quadrant of the intersection of W. Broad Street (U.S. Route 250) and Lexington Farm Drive. The existing zoning is B-1C Business District (Conditional), B-2C Business District (Conditional), and O-2C Office District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Lisa Blankinship (Expedited Agenda Requested)**

Recommended for Approval

PUP2014-00012 Andrew M. Condlin and Jennifer D. Mullen for Short Pump Medical, LLC: Request for a Provisional Use Permit under Sections 24-58.2(h), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow one (1) office building up to eighty (80) feet in height located on part of Parcels 735-763-9381, 735-764-8708, and Parcel 736-764-1136 located on the north line of W. Broad Street (U.S. Route 250) approximately 1940' east of its intersection with N. Gayton Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the West Broad Street Overlay District. **Staff – Rosemary Deemer (Expedited Agenda Requested)**

Recommended for Approval

REZ2014-00014 John J. Hankey III for Mary Chase Eck Layman: Request to conditionally rezone from R-3C One-Family Residence District (Conditional) and A-1 Agricultural District to R-3C One-Family Residence District (Conditional) part of Parcel 743-756-3353 containing .594 acres located at the northeast intersection of Bell Tower Lane and Bell Tower Court. The applicant proposes a residential lot. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Ben Sehl**
Recommended for Approval

APPROVAL OF MINUTES: Planning Commission February 12, 2014 and February 17, 2014
Approved

Acting on a motion by **Mrs. Jones**, seconded by **Mr. Branin**, the Planning Commission adjourned its meeting at **9:20 p.m.** on **March 13, 2014.**

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