

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

May 15, 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
MAY 15, 2014**

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: (1)

CASES TO BE HEARD: (2)

FAIRFIELD:

REZ2014-00018 Guy Blundon: Request to amend proffered conditions accepted with Rezoning case C-33C-04 on Parcels 784-749-1627 and 784-748-2576 located on the west line of Brook Road (U.S. Route 1), approximately 875' south of its intersection with Hilliard Road (State Route 161). The applicant proposes to amend Proffer 2 related to age restrictions and Proffer 3 related to enforcement of age restrictions. The existing zoning is R-5C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Multi-Family Residential, density should not exceed 19.8 units per acre and Environmental Protection Area. Part of the site is located in the Enterprise Zone. **Staff – Lisa Blankinship**
Recommended for Denial

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 June 12, 2014 Meeting)**
Deferred to the June 12, 2014 Meeting

May 16, 2014

THREE CHOPT:

None.

TUCKAHOE:

PUP2014-00013 Chip Yeager for T-Mobile NE, LLC: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code to regulate and bring an existing 164' high monopole-style telecommunications tower into conformance on Parcel 736-742-4060, located on the north line of Patterson Avenue (State Route 6) approximately 400' west of Westbriar Drive. The existing zoning is B-1 Business District. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – Livingston Lewis**
[Recommended for Approval](#)

BROOKLAND:

(Deferred from the March 13, 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 July 10, 2014 Meeting)**
[Deferred to the July 10, 2014 Meeting](#)

(Deferred from the April 10, 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 July 10, 2014 Meeting)**
[Deferred to the July 10, 2014 Meeting](#)

(Deferred from the April 10, 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 June 12, 2014 Meeting)**
[Deferred to the June 12, 2014 Meeting](#)

May 16, 2014

REZ2014-00020 Rick Melchor for North Mill Development, LLC: Request to rezone from R-1AC One-Family Residence District (Conditional) to C-1C Conservation District (Conditional) part of Parcels 767-779-4103, -5918, -7924, and -9912 containing 7.2 acres located on south line of the Chickahominy River approximately 4775' north of the north line of Mill Road at a point 1000' east of its intersection with Shae Place. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – William Moffett (Expedited Agenda Requested)**
Recommended for Approval

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 July 10, 2014 Meeting)**
Deferred to the July 10, 2014 Meeting

VARINA:
None.

RESOLUTION: SIA2014-00001 Henrico Police Division Central Precinct Building: Substantially in Accord (Fairfield District). **Staff – Ben Sehl**
Approved

APPROVAL OF MINUTES: Planning Commission April 10, 2014
Approved

Acting on a motion by Mr. Witte, seconded by Mrs. Jones, the Planning Commission adjourned its meeting at 7:41 p.m., on May 15, 2014.

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