

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

November 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
Erin Puckett, County Planner
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
NOVEMBER 13, 2014**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (1)

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (5)

LANDSCAPE PLAN (Deferred from October 22, 2014)

POD2014-00324

Lumber Liquidators East Coast Distribution Center – 5900 Elko Road (State Route 156)

Johnson Development for Lumber Liquidators:

Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 100.20-acre site is located at the terminus of White Oak Creek Drive and on the south line of Elko Road (State Route 156), approximately 2,850 feet east of the intersection of Elko Road (State Route 156) and Elko Tract Road, on parcel 851-705-5088. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

The applicant is requesting approval of a landscape plan for the recently approved Lumber Liquidators East Coast Distribution Center in the White Oak Technology Park. The plan provides street trees along White Oak Creek Drive and Engineers Way; evergreen plant material between the loading areas and Elko Road and Engineers Way; building foundation and parking lot planting; and supplemental planting between the office parking and White Oak Creek Drive. The plan has been reviewed and approved by the White Oak Technology Park Development Review Board, and also meets all technical requirements for staff to recommend approval. The application was deferred by the Planning Commission at its October 22, 2014 meeting, to allow time for the applicant to address noise concerns raised at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

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(Staff Report by Greg Garrison)
(Applicant's Representative: Scott Wiley)
(Deferral Requested to November 19, 2014)
[Deferred to the November 19, 2014 Meeting](#)

VARINA:

None.

FAIRFIELD:

None.

THREE CHOPT:

REZ2014-00046 James W. Theobald for Don Smith: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcel 754-757-4951 and part of Parcel 754-757-5501 containing 3.03 acres located on the east line of Pemberton Road (State Route 157) approximately 660' south of its intersection with W. Broad Street (U.S. Route 250). The applicant proposes a self-service storage facility. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office. **Staff – Livingston Lewis**
[Recommended for Approval](#)

REZ2014-00047 HHHunt Holloway, LLC: Request to rezone from R-3C One-Family Residence District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 751-773-2046 containing 3.9 acres located along the Chickahominy River approximately 150' north of the terminus of Westward Terrace. 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 and Suburban Residential 2. **Staff – Seth Humphreys (Expedited Agenda Requested)**
[Recommended for Approval](#)

TUCKAHOE:

PUP2014-00017 Sportspage West Inc.: 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 (Sportspage West) on part of Parcel 737-751-0067 located approximately 580' west of the west line of John Rolfe Parkway at its intersection with Ridgefield Green Drive. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration and Environmental Protection Area. **Staff – William Moffett (Expedited Agenda Requested)**
[Recommended for Approval](#)

REZ2014-00048 James W. Theobald for Bickford Senior Living: Request to conditionally rezone from R-0C One-Family Residence District (Conditional) to R-6C General Residence District (Conditional) Parcel 737-750-7485 containing 7.58 acres located on the southwest line of Ridgefield Green Drive between John Rolfe and Ridgefield Parkways. The applicant proposes an assisted living facility. The use will be **November 14, 2014**

controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Ben Sehl**
Recommended for Approval

BROOKLAND:

PUP2014-00019 Cugini, LLC: Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow a 24-hour fitness facility on part of Parcel 771-752-0193 located on the west line of Staples Mills Road (U.S. Route 33) at its intersection with Hermitage Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Ben Sehl**
Recommended for Denial

(Deferred from the October 9, 2014 Meeting)

REZ2014-00005 Andrew M. Condlin for Nobility Investments, LLC: Request to amend proffered conditions accepted with Rezoning Cases C-46C-83, C-11C-07 and C-23C-09 on parts of Parcels 768-747-0824 and 767-747-9248 located on the north line of Glenside Drive approximately 420' west of its intersection with Bethlehem Road. The applicant proposes to replace all proffers accepted with C-46C-83, C-11C-07 and C-23C-09 to allow a new hotel. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Livingston Lewis**
Recommended for Approval

(Deferred from the October 9, 2014 Meeting)

REZ2014-00042 Andrew M. Condlin for Nobility Investments, LLC: Request to amend proffered conditions accepted with Rezoning Cases C-46C-83, C-11C-07 and C-23C-09 on parts of Parcels 768-747-0824 and 767-747-9248 located on the north line of Glenside Drive approximately 315' west of its intersection with Bethlehem Road. The applicant proposes to replace all proffers accepted with C-46C-83 and amend proffers accepted with C-11C-07 and C-23C-09 related to sidewalks, conceptual plan, landscaping, buffers, and shared access and parking to allow reconfiguration of the property. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial and Office. **Staff – Livingston Lewis**
Recommended for Approval

APPROVAL OF MINUTES: Planning Commission October 9, 2014
Approved

Acting on a motion by Mr. Leabough, seconded by Mrs. Jones, the Planning Commission adjourned its meeting at 8:54 p.m., on November 13, 2014.

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

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