

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

September 11, 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
SEPTEMBER 11, 2014**

BEGINNING AT 5:15 P.M.

DINNER AND WORK SESSION: County Manager's Conference Room. The Commission will review and discuss Exterior Building Materials.

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: (4)

CASES TO BE HEARD: (4)

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS:

ORDINANCE – To Amend and Reordain Section 19-60 Titled “Required,” Section 19-89 Titled “Required; construction plans,” Section 19-90 Titled “Form and contents,” Section 19-95 Titled “Recording,” and Section 19-97 Titled “Required,” of the Code of the County of Henrico to Conform to State Legislation Providing for the Optional Submission of Preliminary Subdivision Plats Involving 50 or Fewer Lots

ORDINANCE – To Amend and Reordain Section 24-3 Titled “Enumerated” of the Code of the County of Henrico to Conform to State Legislation Clarifying the Definition of Group Homes

ORDINANCE – To Amend and Reordain Section 19-90 Titled “Form and contents,” Section 19-98 Titled “Family Subdivision Plat,” and Section 24-106.3 Titled “Chesapeake Bay preservation” of the Code of the County of Henrico to Conform to State Legislation Providing for Certification of Septic System Functioning by a Licensed or Certified Operator or Soil Evaluator **Staff – Ben Blankinship**

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THREE CHOPT:

REZ2014-00031 John Grier for Welwood I, LLC: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) part of Parcel 736-769-4930 containing .615 acres located approximately 475' northwest of the intersection of N. Gayton Road and Kain Road. The applicant proposes single-family residences. 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 1, density should not exceed 2.4 units per acre. **Staff – Ben Sehl (Expedited Agenda Requested)**

Recommended for Approval

REZ2014-00032 Andrew M. Condlin for PCG1, LLC: Request to conditionally rezone from B-1 Business District and B-1C Business District (Conditional) to B-2C Business District (Conditional) Parcel 747-757-0157 containing .959 acres located at the southeast intersection of Three Chopt and Church Roads. The applicant proposes a restaurant with catering. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Lisa Blankinship (Expedited Agenda Requested)**

Recommended for Approval

REZ2014-00033 Andrew M. Condlin for Windsor Enterprise Corp.: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence (Conditional) part of Parcels 740-770-9386 and 740-770-7171 containing 8.789 acres located approximately 125' south of the terminus of Grey Oaks Park Lane. The applicant proposes a maximum of 22 single-family residences. 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 1, density should not exceed 2.4 units per acre. **Staff – Ben Sehl**

Recommended for Approval

REZ2014-00034 Timmons Group for Attack WB Investors, LLC: Request to conditionally rezone from R-6C General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) to C-1C Conservation District (Conditional) part of Parcels 730-767-7336, 730-766-6366, and 731-766-4295 containing 6.422 acres located between the Gochland County line, W. Broad Street (U.S. Route 250), and Interstate 64. The applicant proposes a conservation district. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. The site is located in the West Broad Street Overlay District. **Staff – William Moffett (Expedited Agenda Requested)**

Recommended for Approval

TUCKAHOE:

REZ2013-00021 Geriel DeOliveira: Request to conditionally rezone from B-2 Business District to B-3C Business District (Conditional) Parcel 767-741-7271 containing .618 acres located on the north line of Horsepen Road at its intersection with Catawba Lane. The applicant proposes an automobile repair service. The use will be

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controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone. **Staff – Lisa Blankinship**
Recommended for Denial

REZ2014-00038 James W. Theobald for Weinstein Family, LLC: Request to rezone from O-2 Office District to R-6C General Residence District (Conditional) Parcel 742-741-5065 containing 1.833 acres located at the northwest intersection of Castile and Otlyn Roads. The applicant proposes a 30 unit apartment building. The R-6 District allows a minimum lot size of 2,200 square feet and a maximum gross density of 19.8 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office. **Staff – Rosemary Deemer**
Recommended for Approval

BROOKLAND:

PUP2014-00014 James W. Theobald for Gumenick Properties: Request for a provisional use permit under Sections 24-32.1(aa), 24-34(p), and 24-122.1 of Chapter 24 of the County Code, related to a parking plan and a comprehensive sign program for Libbie Mill Urban Mixed-Use Development on Parcels 771-740-9118, 772-740-0431, -1137, -1743, -2229, -2836, -4023, 773-739-8155, -6286, 773-740-5043, -8899, -9498, 773-741-2637, -3132, -3726, -4222, -5414, -6011, -6808, -7505, -8102, 774-739-4371, -5043, -5750, 774-740-0096, -0894, -1592, -2190, -2403, -2888, -3584, -4182, and 4708 located on the east line of Libbie Avenue approximately 310 feet north of W. Broad Street (U.S. Route 250) to its intersection with N. Crestwood Avenue, then along the east line of Spencer Road to the south line of Bethlehem Road and the west line of Staples Mill Road (U.S. Route 33). The applicant proposes alternative parking rates and signage regulations for the overall mixed-use development. The existing zoning is UMUC Urban Mixed-Use District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. A portion of the site along Libbie Avenue north of W. Broad Street (U.S. Route 250) and along Staples Mill Road (U.S. Route 33) is in the Enterprise Zone. **Staff – Livingston Lewis**
Recommended for Approval

VARINA:

REZ2014-00039 Randy Hooker for Becknell Services, LLC: Request to rezone from A-1 Agricultural District to M-1C Light Industrial (Conditional) part of Parcel 815-700-1434 containing .915 acre located approximately 400' from the west line of Darbytown Road approximately 1000' from its intersection with S. Laburnum Avenue. The applicant proposes truck/trailer parking. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. **Staff – Livingston Lewis (Expedited Agenda Requested)**
Recommended for Approval

FAIRFIELD:

REZ2014-00041 Bay Companies for Ample Storage Lake Worth, LLC: Request to rezone from R-5C General Residence District (Conditional) and B-2C Business District (Conditional) to M-1C Light Industrial District (Conditional) part of Parcels 804-737-1251, 804-737-7961 and 804-736-0481 containing 13.191 acres located on the east line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Evans Road. The applicant proposes a mini-storage facility. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration and Urban Residential. The site is located in the Airport Safety Overlay District. **Staff – Rosemary Deemer (Deferral Requested to the October 9, 2014 Meeting)**

Deferred to the October 9, 2014 Meeting

APPROVAL OF MINUTES: Planning Commission August 14, 2014

Approved

Acting on a motion by **Mrs. Jones**, seconded by **Mr. Archer**, the Planning Commission adjourned its meeting at **8:17 p.m.**, on **September 11, 2014.**

View the Planning Commission agendas at

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