

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

April 9, 2015

7:00 P.M.



PLANNING COMMISSION

Robert H. Witte, Jr., Chair (Brookland)
C. W. Archer, C.P.C. (Fairfield)
Eric S. Leabough, C.P.C. (Varina)
Tommy Branin (Three Chopt)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Patricia S. O'Bannon Tuckahoe)
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
Thomas Wysong, Planning Intern
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
APRIL 9, 2015**

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: (0)

CASES TO BE HEARD: (6)

VARINA:

(Deferred from the March 12, 2015 Meeting)

REZ2014-00016 Ross Run, LLC: Request to conditionally rezone from R-2AC One-Family Residence District (Conditional) and A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcel 824-689-0488 and Parcel 824-694-2155 containing 139.66 acres, located between the south line of Darbytown Road at its intersection with Macallan Parkway and the east line of Doran Road approximately 960' south of its intersection with Macallan Parkway. The applicant proposes a single-family residential development. The R-5A District allows a maximum density of six (6) units per acre. 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, and Environmental Protection Area. The site is located in the Airport Safety Overlay District. **Staff – Lisa Blankinship**
[Recommended for Approval](#)

(Deferred from the March 12, 2015 Meeting)

REZ2014-00040 Steve Smith for Antioch Plan Developers, LLC: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional) part of Parcel 848-710-9248 containing 8.44 acres located approximately 500' northwest of the intersection of Elko Road and Elko School Road. The applicant proposes a home for the aged with a maximum of 118 units. 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

April 10, 2015

regulations. The 2026 Comprehensive Plan recommends Semi-Public and Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Livingston Lewis Recommended for Approval**

REZ2015-00007 Ralph L. “Bill” Axselle, Jr. & T. Preston Lloyd, Jr. for Elko II, LLC: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) part of Parcel 845-706-5092 containing 46.045 acres located on the north line of Technology Boulevard at its intersection with Techpark Place. The applicant proposes a warehouse/distribution center with office. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service. **Staff – Livingston Lewis Recommended for Approval**

FAIRFIELD:

None.

THREE CHOPT:

PUP2015-00003 John Mizell for RTF Sports and Entertainment, Inc.: Request for a Provisional Use Permit under Sections 24-58.2(a) and (d), 24-120, and 24-122.1 of the County Code in order to amend Condition #5 of P-5-10 to reduce the width of a pedestrian path and to allow extended hours of operation until 2 a.m. for an existing restaurant (Short Pump Pour House) in Short Pump Crossing Shopping Center, on part of Parcel 738-760-8449, located on the west line of Pump Road approximately 600’ north of its intersection with Three Chopt Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the West Broad Street Overlay District. **Staff – Lisa Blankinship (Deferral Requested to the October 15, 2015 Meeting)**
Deferred to the October 15, 2015 Meeting

TUCKAHOE:

PUP2015-00004 Andrew Muhammad for L.I.M. Enterprises, LLC/DBA Anytime Fitness: 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 24-hour operation of an existing fitness facility on part of Parcel 737-742-5676 located in the northwest quadrant of Patterson Avenue (State Route 6) and Lauderdale Drive (Tuckahoe Village Shopping Center). The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – William Moffett Recommended for Denial**

BROOKLAND:

(Deferred from the March 12, 2015 Meeting)

REZ2014-00050 R. Christian Sowers for RCS Development Corporation: Request to conditionally rezone from [R-6C] General Residence District (Conditional) and R-2 One-Family Residence District to RTHC Residential Townhouse District (Conditional) Parcels 768-760-1507, 768-759-3393 and 767-760-8701 containing 5.432 acres located on the east line of Hungary Spring Road between Hungary Road and Old

Route 33. The applicant proposes a residential townhouse development of no more than 30 units. The RTH District allows a maximum density of nine (9) 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 – Rosemary Deemer**
Recommended for Approval

REZ2015-00010 David Hamnett for The Kittrell Company: Request to rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 755-769-5827 containing 1.51 acres located on the west line of Springfield Road (State Route 157) approximately 150' north of its intersection with Wintergreen Road. The applicant proposes single family homes. 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 – Seth Humphreys**
Recommended for Approval

APPROVAL OF MINUTES: Planning Commission March 12, 2015
Approved

Acting on a motion by Mr. Archer, seconded by Mr. Branin, the Planning Commission adjourned its meeting at 9:20 p.m. on April 9, 2015.

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