

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

January 15, 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
JANUARY 15, 2015**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (3)

REQUESTS FOR EXPEDITED ITEMS: (0)

ELECTION OF CHAIRMAN:

ELECTION OF VICE-CHAIRMAN:

CASES TO BE HEARD: (3)

TUCKAHOE:

REZ2014-00049 Michael C. Hanky for Hanky, LLC: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional) Parcel 750-755-0814 containing 3.65 acres located on the northeast line of Three Chopt Road approximately 420' north of its intersection with Gaskins Road. The applicant proposes a self-service storage facility and those uses first permitted in the O-1 District. The uses will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office. **Staff – Rosemary Deemer**
Recommended for Approval

PUP2014-00018 Michael C. Hanky for Hanky, LLC: Request for a Provisional Use Permit under Sections 24-58.2(b), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow a self-service storage facility on part of Parcel 750-755-0814 located on the northeast line of Three Chopt Road approximately 420' north of its intersection with Gaskins Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Office. **Staff – Rosemary Deemer**
Recommended for Approval

January 20, 2015

BROOKLAND:

(Deferred from the October 9, 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 768-757-2032 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 June 11, 2015 Meeting).**

[Deferred to the June 11, 2015 Meeting](#)

(Deferred from the December 11, 2014 Meeting)

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 (Withdrawn by Applicant).**

[Withdrawn by Applicant](#)

VARINA:

REZ2014-00045 Russell Jones: Request to amend proffered conditions accepted with Rezoning Case C-31C-08 on part of Parcel 832-714-1636 located on the south line of E. Williamsburg Road (U.S. Route 60) between the termini of Saw Set Lane and Whiteside Road. The applicant proposes to amend proffers related to building materials, minimum size, fire suppression, and windows. The existing zoning is RTHC Residential Townhouse District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre. The site is located in the Airport Safety Overlay District. **Staff – Livingston Lewis (Deferral Requested to the February 12, 2015 Meeting).**

[Deferred to the February 12, 2015 Meeting](#)

FAIRFIELD:

None.

THREE CHOPT:

REZ2014-00051 Gloria L. Freye for Gayton Properties, LLC: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) and R-6C General Residence District (Conditional) Parcels 732-760-0494 and 731-760-7868 containing 10.05 acres (4.75 acres R-2AC and 5.30 acres R-6C)

located on the west line of N. Gayton Road approximately 350' north of Favero Road. The applicant proposes no more than nine (9) age-restricted, single-family detached homes and an age-restricted assisted and independent living facility with a density not to exceed 19.8 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet and maximum density of 3.22 units per acre and the R-6 District allows a maximum density of 19.8 units per acre. The uses 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**
Deferred to the February 12, 2015 Meeting

REZ2015-00001 James W. Theobald for Carole M. Weinstein, LLC: Request to amend proffered conditions accepted with Rezoning Case C-36C-91 on part of Parcel 753-759-8339 located on the west line of Stillman Parkway approximately 330' north of its intersection with W. Broad Street (U.S. Route 250). The applicant proposes to amend Proffer 12 related to permitted uses to allow a gymnasium, sport or health club or spa. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Ben Sehl (Deferral Requested to the February 12, 2015 Meeting).**
Deferred to the February 12, 2015 Meeting

DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM: The Commission will discuss scheduling a Public Hearing for February 12, 2015 at 6:00 p.m., to consider the FY 2015 - 16 through FY 2019 - 20 Capital Improvement Program.
Approved

APPROVAL OF MINUTES: Planning Commission December 11, 2014
Approved

Acting on a motion by Mr. Leabough, seconded by Mr. Archer, the Planning Commission adjourned its meeting at 9:04 p.m. on January 15, 2015.

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