

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

June 11, 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
Laura Howell, Planning Intern
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JUNE 11, 2015**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (2)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (2)

TUCKAHOE:

REZ2015-00015 Steven W. Blaine, Esq. for MCAP West End LLC: Request to amend proffered conditions accepted with rezoning case C-12C-12 on part of Parcel 749-754-2538 located on the west line of Gaskins Road approximately 765 feet south of its intersection with Three Chopt Road. The applicant proposes to amend Proffers related to density, and building elevations and materials. The existing zoning is R-6C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre, and Environmental Protection Area. **Staff – Lisa Blankinship (Expedited Agenda Requested)**

Recommended for Approval

BROOKLAND:

(Deferred from the January 15, 2015 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 September 10, 2015 Meeting)**

Deferred to the September 10, 2015 Meeting

June 12, 2015

(Deferred from the May 14, 2015 Meeting)

REZ2015-00011 Harry Snipes: Request to amend proffered conditions accepted with rezoning case C-14C-06 on Parcel 759-765-0133 located on the south line of Nuckols Road at its intersection with Francistown Road. The applicant proposes to amend proffers to increase the density from 36 to 37 lots, and require 50% of all homes to have side or rear loaded garages. The existing zoning is R-3C One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Livingston Lewis**
[Recommended for Approval](#)

VARINA:

REZ2015-00016 Michael and Angela Kelly: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) Parcel 823-696-3910 containing 3.955 acres located on the northwest line of Henry Ward Boulevard approximately 490' north of Darbytown Road. The applicant proposes a single family development. The R-2A District allows a minimum lot area of 13,500 square feet and a gross density of 3.22 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. The site is located in the Airport Safety Overlay District. **Staff – Ben Sehl (Deferral Requested to the July 9, 2015 Meeting)**
[Deferred to the July 9, 2015 Meeting](#)

FAIRFIELD:

None.

THREE CHOPT:**(Deferred from the May 14, 2015 Meeting)**

REZ2015-00014 James W. Theobald for HHH Land, LLC: Request to rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) part of Parcel 749-771-6494 containing 63.409 acres (44.203 acres proposed for R-5AC and 19.206 acres proposed for RTHC) located on the east line of Nuckols Road approximately 800' southeast of its intersection with Opaca Lane. The applicant proposes no more than 130 single family detached homes on zero lot lines and no more than 110 attached townhomes. The R-5A District allows a maximum density of six (6) units per acre and the RTH District allows a maximum density of nine (9) units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Seth Humphreys**
[Recommended for Approval](#)

REZ2014-00035 Andrew M. Condlin for GAW, LLC: Request to conditionally rezone from B-2C Business District (Conditional) to R-5C General Residence District (Conditional) Parcel 743-762-1862 containing 4.083 acres located at the northern terminus of Tom Leonard Drive. The applicant proposes no more than 48 residential units. The R-5 District allows a maximum density of 12 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the West Broad Street Overlay District. **Staff – Seth Humphreys (Withdrawn by Applicant)**
Withdrawn

APPROVAL OF MINUTES: Planning Commission May 14, 2015

Approved

Acting on a motion by **Mr. Branin**, seconded by **Mr. Archer**, the Planning Commission adjourned its meeting at **8:20 p.m.** on **June 11, 2015** .

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