

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

August 11, 2016

7:00 P.M.



PLANNING COMMISSION

C. W. Archer, C.P.C., Chair (Fairfield)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Eric S. Leabough, C.P.C. (Varina)
Robert H. Witte, Jr. (Brookland)
Sandra M. Marshall (Three Chopt)
Frank J. Thornton (Fairfield)
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, Senior 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
AUGUST 11, 2016**

BEGINNING AT 5:30 P.M.

DINNER AND WORK SESSION: County Manager's Conference Room to review and discuss the following:

ORDINANCE – to Amend and Reordain Section 24-3 titled “Enumerated,” Section 24-34 titled “Development standards,” Section 24-62.1 titled “Permitted uses,” Section 24-85 titled “Signs permitted,” Section 24-86 titled “Signs prohibited,” and Section 24-104 titled “Signs,” of the Code of the County of Henrico, to Improve the Zoning Ordinance Regulation of Signs.

Consideration of an amendment to Chapter 24 of the County Code regarding setbacks for front porches on dwellings.

Consideration of an amendment to Planning Commission Rules and Regulations regarding Transfer of Approval of a Plan of Development.

Approved

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (6)

BROOKLAND:

None.

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VARINA:**(Deferred from the July 14, 2016 Meeting)**

PUP2016-00001 Wayne Phaup: Request for a Provisional Use Permit under Sections 24-62.2(i), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow four pool tables with extended hours of operation until 2 a.m. in a proposed restaurant on part of Parcel 824-716-7935 located along the north line of W. Williamsburg Road (U.S. Route 60) between Early and Jackson Avenues. The existing zoning is B-3 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone and the Airport Safety Overlay District. **Staff – William Moffett**
Recommended for Approval

REZ2016-00026 David L. and Charlotte Y. Holley: Request to rezone from B-1 Business District to B-2 Business District Parcel 826-716-2217 containing .427 acres located at the southwest intersection of W. Williamsburg Road (U.S. Route 60) and S. Confederate Avenue. The applicant proposes retail sales. The uses will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone and the Airport Safety Overlay District. **Staff – Rosemary Deemer (Deferral Requested to the September 15, 2016 Meeting)**

Deferred to the September 15, 2016 Meeting

FAIRFIELD:**(Deferred from the July 14, 2016 Meeting)**

REZ2016-00024 Henry Wilton for Wilton Acquisition, LLC: Request to conditionally rezone from R-3 One-Family Residence District, A-1 Agricultural District, and B-2 Business District to RTHC Residential Townhouse District (Conditional) Parcels 785-757-8737, 9998, 5477, 5749, and 6118 containing 16.412 acres located at the northwest corner of E. Parham Road (State Route 73) and Interstate 95. The RTH District allows a maximum gross density of nine (9) units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Urban Residential, density should range between 3.4 and 6.8 units per acre. **Staff – Ben Sehl**
Recommended for Approval

REZ2016-00028 James W. Theobald/Hirschler Fleischer for Earl Templeton: Request to conditionally rezone from R-4 One-Family Residence District and B-1 Business District to B-2C Business District (Conditional) Parcels 784-754-6140, 6324, 6505, 7628, 8004, and 8014 containing 2.910 acres located at the northeast intersection of Brook (U.S. Route 1) and Wilkinson Roads. The applicant proposes retail sales. The uses will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration and Suburban Residential 2, density should not exceed 3.4 units per acre. Part of the site is located in the Enterprise Zone. **Staff – Rosemary Deemer**
Recommended for Approval

THREE CHOPT:

REZ2016-00019 James W. Theobald for CP Other Realty, LLC: Request to amend proffered conditions accepted with rezoning case C-8C-09 on Parcel 735-763-6585 located on the north line of W. Broad Street (U.S. Route 250) approximately 400' east of Towne Center West Boulevard. The applicant proposes to amend Proffer 13 related to signage

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and Proffer 21 related to wall height. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the West Broad Street Overlay District. **Staff – Livingston Lewis (Deferral Requested to the October 13, 2016 Meeting)**
Deferred to the October 13, 2016 Meeting

REZ2016-00025 Joe Oley: Request to conditionally rezone from B-1 Business District, B-2C Business District (Conditional), and O-2 Office District to B-3C Business District (Conditional) Parcel 755-744-0869 containing 4.27 acres located at the northwest intersection of Three Chopt and Eastridge Roads. The applicant proposes a farmers' market. 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 Enterprise Zone. **Staff – William Moffett**
Recommended for Approval

PUP2016-00006 Joe Oley: Request for a Provisional Use Permit under Sections 24-62.2(g), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to operate a farmers' market on part of Parcel 755-744-0869 located at the northwest intersection of Three Chopt and Eastridge Roads. The existing zoning is B-1 Business District, B-2C Business District (Conditional), and O-2 Office District. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the Enterprise Zone. **Staff – William Moffett**
Recommended for Approval

REZ2016-00027 Nathalie Croft for Eagle Construction of VA, LLC: Request to conditionally rezone from A-1 Agricultural District and R-5AC General Residence District (Conditional) to R-5AC General Residence District (Conditional) Parcels 743-755-6947, -7544, -7943, -7959, -8021, -8027, -8266, -8441, -8571, -8860, -8877, -8912, -9039, -9357, -9579, -9715, -9856, -9921, -9967, 744-755-0172, -0227, -0386 -0433, -0739, -1145, -1350, and -1654 containing 7.46 acres located on the east line of Crown Grant Road at its intersection with Cedar Hill Court. The applicant proposes single-family detached homes on zero lot lines. The R-5A District allows a maximum density of six (6) 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 – Lisa Blankinship (Expedited Agenda Requested)**
Recommended for Approval

REZ2016-00029 Joshua Thornhill: Request to amend proffered conditions accepted with rezoning case C-7C-81 on part of Parcel 752-756-4991 located at the southeast intersection of Mayland Court and Independence Park Drive. The applicant proposes to amend Proffer 3 related to prohibited uses. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Office/Service. **Staff – Erin Puckett**
Recommended for Approval

TUCKAHOE:
None.

DISCUSSION ITEM: The Planning Commission will discuss scheduling work sessions regarding 1) Front Porches on Dwellings and 2) Zoning Regulations of Signs at 5:30 p.m. for their September 15, 2016 meeting.

Approved

APPROVAL OF MINUTES: Planning Commission July 14, 2016

Approved

Acting on a motion by _____

Mr. Archer, seconded by Mr. Witte, the Planning Commission adjourned its meeting at 9:50 p.m. on August 11, 2016,

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