

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

December 8, 2016

7:00 P.M.



PLANNING COMMISSION

C. W. Archer, C.P.C., Chair (Fairfield)
Gregory R. Baka (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
DECEMBER 8, 2016**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (3)

CASES TO BE HEARD: (3)

PUBLIC HEARING: ORDINANCE – To Amend and Reordain the Following Sections of the Code of the County of Henrico Titled: 24-3, “Enumerated;” 24-13, “Accessory uses permitted;” 24-13.2, “Accessory uses permitted;” 24-30, “Accessory uses permitted;” 24-34, “Development standards;” 24-37, “Accessory uses permitted;” 24-39, “Accessory uses permitted;” 24-50.3, “Accessory uses permitted;” 24-50.8, “Accessory uses permitted;” 24-50.13, “Accessory uses permitted;” 24-50.21, “Accessory uses permitted;” 24-50.32, “Accessory uses permitted;” 24-53, “Accessory uses permitted;” 24-56.1, “Accessory uses permitted;” 24-57, “Development standards and conditions for permitted uses;” 24-60, “Accessory uses permitted;” 24-62.1, “Permitted uses;” 24-64, “Accessory uses permitted;” 24-68, “Accessory uses permitted;” 24-72, “Accessory uses permitted;” 24-75, “Accessory uses permitted;” 24-101, “Neighborhood and community shopping centers;” 24-106.2, “Landscaping, tree cover, screen and buffer requirements, transitional buffering and design standards;” and 24-121, “Conditional zoning or zone approval;” To Repeal and Reserve the Following Sections of the Code of the County of Henrico Titled: 24-85, “Signs permitted;” 24-86, “Signs prohibited;” 24-104, “Signs;” and 24-105, “Planned neighborhood;” And to Add a New Section 24-104.1 “Signs” to Chapter 24 of the Code of the County of Henrico. This ordinance repeals the existing sign ordinance and enacts a new sign ordinance. The new sign ordinance is designed to comply with the U.S. Supreme Court’s ruling in Reed v. Town of Gilbert decided June 18, 2015. The new sign ordinance principally regulates the number, size, height, illumination, motion, construction, maintenance, and location of commercial and noncommercial signs within each of the various zoning districts of the County. The new sign ordinance specifies that a sign permit is required for each sign unless

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a specific exception applies, and it explains how a sign permit is obtained. The new sign ordinance specifies which signs are prohibited, which existing signs will be considered nonconforming, and how those nonconforming signs will be regulated. The new sign ordinance also regulates changeable message signs in the various zoning districts and outdoor advertising signs in the business and industrial districts. Under the new sign ordinance, signs are regulated without regard to the content of the sign. Also, the ordinance updates various sections of the County Code to cross-reference to the new sign ordinance instead of the old sign ordinance. Finally, the ordinance repeals regulations for the establishment of Planned Neighborhood Districts. **Staff – Ben Blankinship**
[Deferred to the January 12, 2017 Meeting](#)

VARINA:

None.

FAIRFIELD:

None.

THREE CHOPT:

(Deferred from the November 10, 2016 Meeting)

REZ2016-00035 Andrew M. Conclin for Carvana, LLC: Request to amend proffers accepted with rezoning cases C-76C-02 and C-31C-97 on part of Parcel 743-762-6518 containing 1.4 acres located on the east line of Tom Leonard Drive approximately 625' north of its intersection with W. Broad Street (U.S. Route 250). The applicant proposes to amend proffers related to prohibited uses, concept plan, hours of operation, signage, and development standards. The existing zoning is M-1C Light Industrial District (Conditional). 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 by Applicant](#)

(Deferred from the November 10, 2016 Meeting)

PUP2016-00009 Andrew M. Conclin for Carvana, LLC: Request for a Provisional Use Permit under Sections 24-66.1 (b), 24-120, and 24-122.1 of the County Code in order to allow a 75' high building on part of Parcel 743-762-6518, located on the east line of Tom Leonard Drive approximately 625' north of its intersection with W. Broad Street (U.S. Route 250). The existing zoning is M-1C Light Industrial District (Conditional). 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 by Applicant](#)

REZ2016-00039 Nathalie Croft for ME Sadler, LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) and A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcels 746-765-0309 and 746-764-2092 containing 8.5 acres located between the west line of Sadler Grove Road at its intersection with Sadler Road and the north line of Dublin Road. The applicant proposes a detached condominium unit development. The RTH District allows a maximum density of nine (9) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential

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2, density should not exceed 3.4 units per acre. **Staff – Lisa Blankinship (Expedited Agenda Requested)**
Recommended for Approval

REZ2016-00043 James W. Theobald for BHC Townes, LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to R-6C General Residence District (Conditional) part of Parcel 730-767-7336 containing 8.738 acres located on the south line of Interstate 64 along the western Henrico County line. The applicant proposes a condominium development. The R-6 District allows a maximum density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed Use and Environmental Protection Area. **Staff – Lisa Blankinship (Expedited Agenda Requested)**
Recommended for Approval

REZ2016-00044 James W. Theobald for P&F, LLC and North American Holdings, Inc.: Request to conditionally rezone from B-3C Business District (Conditional) and O-2C Office District (Conditional) to B-3C Business District (Conditional) Parcels 761-754-4773 and 761-754-2053 containing 4.01 acres located between the south line of W. Broad Street (U.S. 250) and Skipwith Road approximately 600' west of their intersections with N. Parham Road. The applicant proposes a car dealership and inventory. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial and Office. **Staff – Erin Puckett**
Recommended for Approval

TUCKAHOE:

REZ2016-00042 Rhonda Ledbetter for CFT NV Developments, LLC: Request to conditionally rezone from B-1 Business District and O-2C Office District (Conditional) to B-2C Business District (Conditional) Parcel 753-747-9823 containing .714 acres located on the west line of N. Parham Road approximately 275' south of its intersection with Three Chopt Road. The applicant proposes a restaurant with drive thru. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Ben Sehl**
Recommended for Approval

BROOKLAND:

REZ2016-00040 Ralph L. "Bill" Axselle, Jr. for BPMS Carriage Hill Holdings, LLC: Request to conditionally rezone from R-5 General Residence District to R-6C General Residence District (Conditional), Parcels 769-748-8819, 770-748-2488, and 770-748-3221 containing 47.03 acres located on the north and south sides of Glenside Drive at its intersection with Inglewood Street. The applicant proposes an expansion of an existing multi-family residential community. The R-6 District allows a maximum density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Multi-Family Residential, density should not exceed 19.8 units per acre. **Staff – Ben Sehl**
Recommended for Approval

REZ2016-00041 George B. Duke: Request to rezone from R-1AC One-Family Residence District (Conditional) to C-1 Conservation District part of Parcel 768-778-6296 containing 4.2 acres located on the west line of Greenwood Road along the Chickahominy River. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – Ben Sehl (Expedited Agenda Requested)**
Recommended for Approval

DISCUSSION ITEM: To set a work session for January 12, 2017.
Approved

APPROVAL OF MINUTES: Planning Commission November 10, 2016
Approved

Acting on a motion by Mr. Archer, seconded by Mr. Leabough, the Planning Commission adjourned its meeting at 8:32 p.m. on December 8, 2016.

View the Planning Commission agendas at
<http://henrico.us/pdfs/planning/meetnext.pdf>