

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

June 9, 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
PRELIMINARY/FINAL AGENDA
JUNE 9, 2016**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (3)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (7)

FAIRFIELD:

(Deferred from the May 12, 2016 Meeting)

REZ2016-00008 Guy Blundon: Request to amend proffered conditions accepted with rezoning case C-33C-04 on Parcels 784-749-1627 and 784-748-2576 located on the west line of Brook Road (U.S. Route 1), approximately 875' south of its intersection with Hilliard Road (State Route 161). The applicant proposes to amend Proffer 2 related to age restrictions and Proffer 3 related to enforcement of age restrictions. The existing zoning is R-5C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Multi-Family Residential, density should not exceed 19.8 units per acre, and Environmental Protection Area. Part of the site is located in the Enterprise Zone. **Staff – Ben Sehl**

REZ2016-00017 Ronald Taylor: Request to conditionally rezone from R-3 One-Family Residence District to B-3C Business District (Conditional) Parcel 809-722-9173 containing 1.225 acres located on the south line of Nine Mile Road (State Route 33) at its intersection with Meadowspring Road. The applicant proposes a car wash. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Airport Safety Overlay District and the Enterprise Zone. **Staff – Lisa Blankinship**

June 6, 2016

THREE CHOPT:**(Deferred from the April 14, 2016 Meeting)**

PUP2015-00003 John Mizell for RTF Sports and Entertainment, Inc.: Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120, and 24-122.1 of the County Code in order 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 located in the West Broad Street Overlay District. **Staff – Lisa Blankinship**

(Deferred from the May 12, 2016 Meeting)

REZ2016-00009 James W. Theobald for Wellesley LLC: Request to amend proffered conditions accepted with rezoning case C-109C-86 on Parcel 735-759-2130 located at the southwest intersection of Lauderdale and Park Terrace Drives. The applicant proposes to amend Proffer 8 pertaining to the detached signage in an existing shopping center. The existing zoning is B-1C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Lisa Blankinship**
(Deferral Requested to the July 14, 2016 Meeting)

REZ2016-00014 Ann Neil Cosby or Adena M. Patterson for Excel West Broad Marketplace, LLC: Request to conditionally rezone from B-3C Business District (Conditional) to C-1C Conservation District (Conditional) Parcels 732-765-8532, 733-765-1958, 733-765-6794 containing 8.715 acres located between the north line of W. Broad Street (U.S. Route 250) and the south line of Interstate 64 approximately 1000' west of N. Gayton Road. The applicant proposes a conservation district. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area and Urban Mixed-Use. The site is located in the West Broad Street Overlay District. **Staff – Erin Puckett**

REZ2016-00016 Locke A. Taylor, Jr.: Request to conditionally rezone from O-2 Office District to B-1C Business District (Conditional) Parcel 758-752-1178 containing .918 acres located at the southeast intersection of N. Parham Road and Mayland Drive. The applicant proposes a small animal hospital. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office. **Staff – William Moffett**

REZ2016-00018 James W. Theobald for Carole M. Weinstein, LLC: Request to amend proffered conditions accepted with rezoning cases REZ2015-00001 and C-36C-91 on 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 proffers related to signage, deliveries, permitted uses, hours of operation, and buffers to allow for automobile sales. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Livingston Lewis**

TUCKAHOE:**(Deferred from the May 12, 2016 Meeting)**

REZ2016-00010 Andrew M. Condlin for Wilkins-Bradley Realty Partners, LLC: Request to conditionally rezone from R-0C One-Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) Parcel 737-750-7485 containing 7.57 acres located on the southwest line of Ridgefield Green Drive between John Rolfe and Ridgefield Parkways. The RTH District allows a maximum of nine (9) units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Lisa Blankinship**

BROOKLAND:

None.

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

PUP2016-00003 Brad Roberts for Night Prowler Productions: Request for a Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-120 and 24-122.1 of Chapter 24 the County Code in order to allow 6 to 8 outdoor concerts annually on part of parcel 801-687-5117 located on the north side of Mill Road approximately 500' west of its intersection with Huckleberry Lane. The existing zoning is B-3 Business District. The 2026 Comprehensive Plan recommends Open Space/Recreation and Environmental Protection Area. **Staff – Ben Sehl (Deferral Requested to the July 14, 2016 Meeting)**

VARINA:**(Deferred from the March 10, 2016 Meeting)**

SIA2015-00002 Osborne Turnpike - Dominion Virginia Power Electric Substation: The Department of Planning has received a request from Dominion Virginia Power to initiate a Substantially In Accord study of a proposed site for an electric substation. The proposed substation site would use 1.53 acres of part of Parcel 798-696-8886 located along the west line of Osborne Turnpike approximately 1,150 feet south of Equestrian Way. The existing zoning of the subject area is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development. **Staff – William Moffett (Deferral Requested to the September 15, 2016 Meeting)**

APPROVAL OF MINUTES: Planning Commission May 12, 2016

Acting on a motion by _____, seconded by _____, the Planning Commission adjourned its meeting at _____ on _____.

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