

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

May 12, 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
MAY 12, 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: (3)

THREE CHOPT:

(Deferred from the April 14, 2015 Meeting)

REZ2016-00005 Youngblood, Tyler & Associates for Farmbrown, LLC: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 737-768-1291 containing 10.244 acres located at the northeast intersection of N. Gayton and Kain Roads. The applicant proposes a single-family residential development of no more than 25 units. The R-3 District allows a minimum lot area of 11,000 square feet and a maximum gross density of 3.96 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre. **Staff – Livingston Lewis**
Recommended for Approval

(Deferred from the April 14, 2015 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 June 9, 2016 Meeting).**
Deferred to the June 9, 2016 Meeting

May 13, 2016

REZ2016-00012 Andrew M. Condlin for SP Hotel, LLC: Request to conditionally rezone from A-1 to B-2C Business District (Conditional) Parcel 731-764-4292 containing 7.67 acres located on the south line of W. Broad Street (U.S. Route 250) approximately 2000' west of its intersection with N. Gayton Road. The applicant proposes a hotel. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is located in the West Broad Street Overlay District. **Staff – Ben Sehl**
Recommended for Approval

PUP2016-00004 Andrew M. Condlin for SP Hotel, LLC: Request for a Provisional Use Permit under Sections 24-58.2(h), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a six-story hotel on Parcel 731-764-4292 located on the south line of W. Broad Street (U.S. Route 250) approximately 2000' west of its intersection with N. Gayton Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is located in the West Broad Street Overlay District. **Staff – Ben Sehl**
Recommended for Approval

TUCKAHOE:

(Deferred from the April 14, 2015 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 applicant proposes no more than 61 residential townhomes. 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 (Deferral Requested to the June 9, 2016 Meeting).**

Deferred to the June 9, 2016 Meeting

BROOKLAND:

None.

VARINA:

None.

FAIRFIELD:

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**

Deferred to the June 9, 2016 Meeting

May 13, 2016

RESOLUTION PCR-4-16: The Planning Commission will consider a resolution to initiate consideration of an Amendment to the Zoning Ordinance regarding Signs.

Approved

APPROVAL OF MINUTES: Planning Commission April 14, 2016

Approved

Acting on a motion by **Mr. Witte** , seconded by **Mr. Archer** , the Planning Commission adjourned its meeting at **8:55 p.m.** on **May 12, 2016** ,

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