

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

November 10, 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
NOVEMBER 10, 2016**

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: (4)

CASES TO BE HEARD: (9)

PUBLIC HEARING: ORDINANCE – To Amend and Reordain Section 24-55 of the Code of the County of Henrico Titled “Provisional uses permitted” to Allow Early Hours of Service in the B-1 Business District by Provisional Use Permit.

Recommended for Approved

FAIRFIELD:

None.

THREE CHOPT:

(Deferred from the September 15, 2016 Meeting)

REZ2016-00001 Andrew M. Condlin for Windsor Enterprises Corp.: Request to conditionally rezone from A-1 Agricultural District and R-2AC One-Family Residence District (Conditional) to R-2AC One-Family Residence District (Conditional) Parcels 741-771-3734, 741-771-2432, and part of Parcels 740-771-9736, 741-771-6359, 741-772-9212, -5941,-4776, -0892, and 741-773-2144 containing 29.97 acres located at the terminus of Ellis Meadows Lane and along portions of the southern and eastern property boundaries of the Estates at Grey Oaks. The applicant proposes single-family residences. The R-2A District allows a minimum lot area of 13,500 square feet and a maximum gross density of 3.22 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre and Environmental Protection Area. **Staff**

– Lisa Blankinship

Recommended for Approval

November 14, 2016

(Deferred from the October 13, 2016 Meeting)

REZ2016-00030 James W. Theobald for Nuckols Storage, LLC: Request to conditionally rezone from O/SC Office/Service District (Conditional) to M-1C Light Industrial District (Conditional) Parcel 745-775-4352 containing 1.868 acres located on the north side of Nuckols Road approximately 500' west of its intersection with Concourse Boulevard. The applicant proposes a self-service storage facility. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office. **Staff – Livingston Lewis (Expedited Agenda Requested)**
Recommended for Approval

REZ2016-00033 Andrew M. Condlin for Bacova and Bacova Texas, LLCs: Request to conditionally rezone from A-1 Agricultural District and R-5AC General Residence District (Conditional) to R-5AC General Residence District (Conditional) Parcels 736-768-6361, -5323, and 736-767-2166 containing 23.1 acres located at the southeast intersection of N. Gayton and Kain Roads. The applicant proposes single family dwellings. 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 Mixed-Use and Environmental Protection Area. **Staff – Erin Puckett**
Recommended for Approval

REZ2016-00035 Andrew M. Condlin 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 (Deferral Requested to the December 8, 2016 Meeting)**
Deferred to the December 8, 2016 Meeting

PUP2016-00009 Andrew M. Condlin 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 (Deferral Requested to the December 8, 2016 Meeting)**
Deferred to the December 8, 2016 Meeting

REZ2016-00037 Melody Hackett for Alden Parke, LLC: Request to rezone from R-3C One-Family Residence District (Conditional) to C-1 Conservation District part of Parcels 746-768-7550 and 746-769-7205 containing 2.8 acres located on the north line of Interstate 295 at the on-ramp from southbound Nuckols Road. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area and Office. **Staff – Seth Humphreys (Expedited Agenda Requested)**
[Recommended for Approval](#)

TUCKAHOE:

REZ2016-00032 Steven W. Blaine for MCAP West End, LLC: Request to rezone from R-6C General Residence District (Conditional) and C-1 Conservation District to C-1 Conservation District part of Parcel 749-754-2538 containing 2.193 acres located on the west line of Gaskins Road approximately 765' south of its intersection with Three Chopt Road. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – Rosemary Deemer (Expedited Agenda Requested)**
[Recommended for Approval](#)

BROOKLAND:

(Deferred from the September 15, 2016 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 767-757-6829 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 (Expedited Agenda Requested)**
[Recommended for Approval](#)

VARINA:

None.

DISCUSSION ITEM: Summary presentation of the proposed public safety communication system upgrade, including details from the project team regarding network and project history, technical requirements, regional cooperation, and the site identification process.

THREE CHOPT:

SIA2016-00002 County of Henrico – Public Safety Telecommunications Tower: The County of Henrico Administration is requesting a Substantially In Accord finding for a proposed public safety telecommunications tower on part of Parcel 734-769-4535, located approximately 1,700' south of the intersection of Kain and Willane Roads. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Government and Environmental Protection Area. **Staff – Livingston Lewis**
[Recommended for Approval](#)

PUP2016-00010 County of Henrico: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a lattice-style public safety telecommunications tower up to 360.9' in height and related equipment on part of Parcel 734-769-4535, located approximately 1,700' south of the intersection of Kain and Willane Roads. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Government and Environmental Protection Area. **Staff – Livingston Lewis**
Recommended for Approval

TUCKAHOE:

SIA2016-00004 County of Henrico – Public Safety Telecommunications Tower: The County of Henrico Administration is requesting a Substantially In Accord finding for a proposed public safety telecommunications tower on part of Parcel 753-740-8228, located approximately 170' southeast of the intersection of Ridge Road and Henrico Avenue. The existing zoning is R-3 One-Family Residence District. The 2026 Comprehensive Plan recommends Government. **Staff – Livingston Lewis**
Recommended for Approval

PUP2016-00012 County of Henrico: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a lattice-style public safety telecommunications tower up to 174' in height and related equipment on part of Parcel 753-740-8228, located approximately 170' southeast of the intersection of Ridge Road and Henrico Avenue. The existing zoning is R-3 One-Family Residence District. The 2026 Comprehensive Plan recommends Government. **Staff – Livingston Lewis**
Recommended for Approval

FAIRFIELD:

SIA2016-00005 County of Henrico – Public Safety Telecommunications Tower: The County of Henrico Administration is requesting a Substantially In Accord finding for a proposed public safety telecommunications tower on part of Parcel 787-758-3213, located adjacent to the on-ramp from westbound E. Parham Road to northbound Interstate 95. The existing zoning is M-1 Light Industrial District, PMD Planned Industrial District, and O-3C Office District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. **Staff – Livingston Lewis**
Recommended for Approval

PUP2016-00013 County of Henrico: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a lattice-style public safety telecommunications tower up to 308' in height and related equipment on part of Parcel 787-758-3213, located adjacent to the on-ramp from westbound E. Parham Road to northbound Interstate 95. The existing zoning is M-1 Light Industrial District, PMD Planned Industrial District, and O-3C Office District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. **Staff – Livingston Lewis**
Recommended for Approval

SIA2016-00006 County of Henrico – Public Safety Telecommunications

Tower: The County of Henrico Administration is requesting a Substantially In Accord finding for a proposed public safety telecommunications tower on Parcel 800-741-8157, located on the east line of Vawter Avenue approximately 4,000' north of its intersection of E. Laburnum Avenue. The existing zoning is C-1 Conservation District (Conditional). The 2026 Comprehensive Plan recommends Open Space/Recreation. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**

Recommended for Approval

PUP2016-00014 County of Henrico: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a lattice-style public safety telecommunications tower up to 308' in height and related equipment on Parcel 800-741-8157, located on the east line of Vawter Avenue approximately 4,000' north of its intersection of E. Laburnum Avenue. The existing zoning is C-1 Conservation District. The 2026 Comprehensive Plan recommends Open Space / Recreation. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**

Recommended for Approval

VARINA:**SIA2016-00008 County of Henrico – Public Safety Telecommunications**

Tower: The County of Henrico Administration is requesting a Substantially In Accord finding for a proposed public safety telecommunications tower on part of Parcel 818-709-9610, located on the west line of Lewis Road approximately 1,000' north of its intersection with Charles City Road. The existing zoning is M-2C General Industrial District (Conditional). The 2026 Comprehensive Plan recommends Light Industry. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**

Recommended for Approval

PUP2016-00016 County of Henrico: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a lattice-style public safety telecommunications tower up to 208' in height and related equipment on part of Parcel 818-709-9610 located on the west line of Lewis Road approximately 1,000' north of its intersection with Charles City Road. The existing zoning is M-2C General Industrial District (Conditional). The 2026 Comprehensive Plan recommends Light Industry. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**

Recommended for Approval

SIA2016-00009 County of Henrico – Public Safety Telecommunications

Tower: The County of Henrico Administration is requesting a Substantially In Accord finding for a proposed public safety telecommunications tower on part of Parcel 842-709-3425, located on the east line of Technology Boulevard approximately 1,300' south of its intersection with E. Williamsburg Road (U.S. Route 60). The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Office. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**

Recommended for Approval

PUP2016-00017 County of Henrico: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a lattice-style public safety telecommunications tower up to 358' in height and related equipment on part of Parcel 842-709-3425, located on the east line of Technology Boulevard approximately 1,300' south of its intersection with E. Williamsburg Road (U.S. Route 60). The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Office. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**
Recommended for Approval

SIA2016-00010 County of Henrico – Public Safety Telecommunications Tower: The County of Henrico Administration is requesting a Substantially In Accord finding for a proposed public safety telecommunications tower on part of Parcel 823-674-9992, located on the east line of WRVA Road approximately 3,500' south of Kingsland Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Government and Environmental Protection Area. **Staff – Ben Sehl**
Recommended for Approval

PUP2016-00018 County of Henrico: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a lattice-style public safety telecommunications tower up to 313' in height and related equipment on part of Parcel 823-674-9992, located on the east line of WRVA Road approximately 3,500' south of Kingsland Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Government and Environmental Protection Area. **Staff – Ben Sehl**
Recommended for Approval

APPROVAL OF MINUTES: Planning Commission October 13, 2016
Approved

Acting on a motion by Mr. Archer, seconded by Mr. Leabough, the Planning Commission adjourned its meeting at 9:44 p.m. on November 10, 2016 .

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