

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

October 13, 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
OCTOBER 13, 2016**

BEGINNING AT 5:30 P.M.

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

- 1) Discuss potential changes for Provisional Use Permits allowed in the B-1 District.
- 2) Discuss potential changes to Zoning Regulation Signs.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (1)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (3)

PUBLIC HEARING: AMENDMENT TO THE MAJOR THOROUGHFARE PLAN: MTP2016-00001 Proposed Deletion of a Segment of Dominion Club Drive between Old Wyndham Drive and the Hanover County line.

Approved

PUBLIC HEARING: ORDINANCE – To Amend and Reordain Section 24-12.1 Titled “Provisional uses permitted,” Section 24-94 Titled “Table of regulations,” and Section 24-95 Titled “Additional requirements, exceptions and modifications” of the Code of the County of Henrico to Allow Front Porches on Certain Dwellings by Provisional Use Permit.

Approved

October 14, 2016

THREE CHOPT:**(Deferred from the August 11, 2016 Meeting)**

REZ2016-00019 James W. Theobald for CP Other Realty, LLC: Request to amend one proffered condition 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. 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 (Expedited Agenda Requested)**
Recommended for Approval

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 (Deferral Requested to the November 10, 2016 Meeting)**
Deferred to the November 10, 2016 Meeting

TUCKAHOE:

REZ2016-00036 James W. Theobald for Gaskins & Patterson, Inc: Request to amend proffers accepted with Rezoning case C-8C-07 on Parcels 745-739-4198, -4395, -4692, -4889, -5186, -6476, -6779, -7081, -7385, 745-740-3007, -3305, -3703, -4125, -4623, -4921, -5320, and part of 745-740-6503 located on the north line of Derbyshire Road approximately 1145' east of its intersection with N. Gaskins Road. The applicant proposes to amend proffers related to landscaping and fencing. The existing zoning is RTHC Residential Townhouse District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre. **Staff – Rosemary Deemer**
Recommended for Approval

BROOKLAND:

REZ2016-00034 Andrew M. Condlin for Discount Tire Company: Request to amend proffers accepted with Rezoning case C-31C-06 on Parcel 769-756-3889 located on the east line of Staples Mill Road (U.S. Route 33) approximately 485' north of its intersection with Old Staples Mill Road. The applicant proposes to amend proffers related to prohibited uses. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Lisa Blankinship**
Recommended for Approval

PUP2016-00008 Andrew M. Condlin for Discount Tire Company: Request for a Provisional Use Permit under Sections 24-58.2(c), 24-120, and 24-122.1 of the County Code in order to allow installation of tires on Parcel 769-756-3889 located on the east line of Staples Mill Road (U.S. Route 33) approximately 485' north of its intersection with Old Staples Mill Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Lisa Blankinship**
Recommended for Approval

October 14, 2016

VARINA:**(Deferred from the July 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 (Withdrawn by Applicant)**
Withdrawn by Applicant

FAIRFIELD:

None.

DISCUSSION ITEM: Set a Public Hearing for November 10, 2016, to review and discuss an amendment to the Code of the County of Henrico for Provisional Use Permits allowed in the B-1 District.

Approved

DISCUSSION ITEM: Set a Public Hearing for December 8, 2016, to review and discuss an amendment to the Code of the County of Henrico to Improve the Zoning Ordinance Regulation of Signs.

Approved**APPROVAL OF MINUTES: Planning Commission September 15, 2016****Approved**

Acting on a motion by Mr. Witte, seconded by Mr. Leabough, the Planning Commission adjourned its meeting at 8:55 p.m. on October 13, 2016.

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