

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**REZONINGS AND PROVISIONAL USE PERMITS**

**September 15, 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  
SEPTEMBER 15, 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) To receive information on the Board of Supervisors action authorizing the initiation of a study for an MTP Amendment regarding Dominion Club Drive.
  - 2) The Planning Commission will discuss potential changes to the Code of the County of Henrico to Allow Front Porches on Certain Dwellings by Provisional Use Permit.
  - 3) The Planning Commission will discuss potential changes to the Code of the County of Henrico to Improve the Zoning Ordinance Regulation of Signs.
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**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)**

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**TUCKAHOE:**

None.

**BROOKLAND:**

**(Deferred from the July 14, 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

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

**Deferred to the November 10, 2016 Meeting**

**VARINA:**

**Deferred from the June 9, 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 Recommended to the January 12, 2017 Meeting)**

**Deferred to the January 12, 2017 Meeting**

**(Deferred from the August 11, 2016 Meeting)**

**REZ2016-00026 David L. and Charlotte Y. Holley:** Request to rezone from B-1 Business District to B-2C Business District Parcel 826-716-2217 containing .427 acres located at the southwest intersection of W. Williamsburg Road (U.S. Route 60) and S. Confederate Avenue. The applicant proposes a gun shop. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone and the Airport Safety Overlay District. **Staff – Rosemary Deemer**

**Recommended for Denial**

**FAIRFIELD:**

**REZ2016-00031 James W. Theobald for HHHunt:** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 779-773-4325 containing 7 acres located at the terminus of Winfrey Road. The applicant proposes single family residences. The R-5A District allows a minimum lot area of 5,625 square feet and a gross density of 6 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. **Staff – Seth Humphreys**

**Recommended for Approval**

**THREE CHOPT:**

**(Deferred from the July 14, 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.

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

**PUP2016-00007 The Peterson Companies:** 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 operate five outdoor dining areas on Parcel 746-773-8345 located on the east line of Nuckols Road between Wyndham Forest Drive and Twin Hickory Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Lisa Blankinship**  
**Recommended for Approval**

**RESOLUTION PCR-7-16:** The Planning Commission will consider a Resolution to Initiate Consideration of an Amendment to the Zoning Ordinance regarding Provisional Uses Allowed in the B-1 District.  
**Approved**

**DISCUSSION ITEM:** Set a Work Session for October 13, 2016 at 5:30 p.m., to continue discussion on the Zoning Regulations of Signs and to discuss potential changes for Provisional Use Permits allowed in the B-1 District.  
**Approved**

**DISCUSSION ITEM:** Set a Public Hearing for October 13, 2016, to review and discuss an amendment to the Code of the County of Henrico to Allow Front Porches on Certain Dwellings by Provisional Use Permit.  
**Approved**

**DISCUSSION ITEM:** Set a Public Hearing for October 13, 2016, to review and discuss an amendment to the Code of the County of Henrico on the 2026 Major Thoroughfare Plan (MTP).  
**Approved**

**APPROVAL OF MINUTES: Planning Commission August 11, 2016**  
**Approved**

Acting on a motion by Mr. Archer, seconded by Mrs. Marshall, the Planning Commission adjourned its meeting at 8:29 p.m. on September 15, 2016.

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