

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

April 13, 2017

7:00 P.M.



PLANNING COMMISSION

Eric S. Leabough, C.P.C., Chair (Varina)
Robert H. Witte, Jr., Vice-Chair (Brookland)
C. W. Archer, C.P.C. (Fairfield)
Gregory R. Baka (Tuckahoe)
Sandra M. Marshall (Three Chopt)
Tyrone E. Nelson (Varina)
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
Erin Puckett, County Planner
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
APRIL 13, 2017**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (1)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (3)

FAIRFIELD:

None.

THREE CHOPT:

(Deferred from the January 12, 2017 Meeting)

REZ2017-00003 G. Brian Duke for 12600 Bacova, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5C General Residence District (Conditional) and O-2C Office District (Conditional) Parcel 734-767-2531 containing 40 acres located on the west line of N. Gayton Road and the north line of Bacova Drive approximately 200 feet from their intersection. The applicant proposes a residential townhouse and office development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Seth Humphreys (Deferral Requested to the June 15, 2017 Meeting)**

Deferred to the June 15, 2017 Meeting

REZ2017-00012 Youngblood, Tyler & Associates for Welford Properties: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 737-769-5307 and part of Parcel 737-768-8286 containing 3.592 acres located on the south line of N. Gayton Road approximately 600' east of its intersection with Kain Road. The applicant proposes single family dwellings. The

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R-3 District allows a maximum density of 3.96 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed Use, density should not exceed 4 units per acre. **Staff –**

Seth Humphreys

Recommended for Approval

TUCKAHOE:

None.

BROOKLAND:

PUP2017-00011 Siwel Flips, LLC: Request for a Provisional Use Permit under Section 24-12.1(e), 24-120, and 24-122.1 of Chapter 24 of the County Code to allow a front porch to be extended no more than 8' into the front yard setback on Parcel 766-737-9988 located on the north line of Hampstead Avenue at its intersection with Bremono Road. The existing zoning is R-3 One-Family Residence District. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre.

Staff – Ben Sehl

Recommended for Approval

VARINA:

SIA2017-00001 Briel Farm Solar, LLC - Solar Power Electricity Generation Facility: The Department of Planning has received a request from Briel Farm Solar, LLC to initiate a Substantially In Accord study for a proposed solar power electricity generation facility. The proposed site consists of Parcel 842-716-0583 located along the south line of Meadow Road and the east line of the on ramp from Interstate 64 to Interstate 295. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Rural Residential and Environmental Protection Area.

Staff – Ben Sehl

Recommended for Approval

APPROVAL OF MINUTES: Planning Commission March 9, 2017

Approved

Acting on a motion by Mr. Witte seconded by Mr. Archer, the Planning Commission adjourned its meeting at 7:34 p.m. on April 13, 2017.

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