

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

**December 7, 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  
Michael Morris, County Planner  
Kristin Smith, County Planner  
Paul Stewart, GIS Technician  
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
DECEMBER 7, 2017**

**BEGINNING AT 7:00 P.M.**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

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

**REQUESTS FOR EXPEDITED ITEMS: (2)**

**CASES TO BE HEARD: (4)**

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**TUCKAHOE:**

None.

**BROOKLAND:**

**REZ2017-00030 Mark Williams for Luis Cabral:** Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional) Parcel 770-755-3230 containing .998 acres located at the southeast intersection of Staples Mill Road (U.S. Route 33) and E. Parham Road. The applicant proposes a drive-thru restaurant. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Lisa Blankinship (Expedited Agenda Requested)**  
**Recommended for Approval**

**VARINA:**

None.

**FAIRFIELD:**

**(Deferred from the November 9, 2017 Meeting)**

**PUP2017-00020 Drew Patterson for PI Tower Development, LLC:** 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 allow a monopole communication tower up to 156.5' in height and related equipment on part of Parcel 791-740-4089 located on the north line of Oronoco Avenue at its intersection with Pilots Lane. The existing zoning is A-1 Agricultural District.

**December 8, 2017**

The 2026 Comprehensive Plan recommends Semi-Public and Environmental Protection Area. A portion of the site is in the Airport Overlay Safety District. **Staff – Livingston Lewis**

**Recommended for Approval**

**REZ2017-00027 Scott Boze:** Request to conditionally rezone from B-2 Business District to B-3C Business District (Conditional) Parcel 812-724-3676 containing .981 acres located on the north line of Nine Mile Road (State Route 33) approximately 300' east of its intersection with Cedar Fork Road. The applicant proposes commercial uses. The uses will be controlled by zoning ordinance and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone and the Airport Overlay Safety District. **Staff – Lisa Blankinship**

**Recommended for Denial**

### **THREE CHOPT:**

**(Deferred from the November 9, 2017 Meeting)**

**REZ2017-00025 James W. Theobald for The Rebkee Company:** Request to conditionally rezone from R-3 One-Family Residential District and B-1 Business District to B-2C Business District (Conditional) on Parcel 754-747-0694 containing 2.59 acres located at the northwest intersection of N. Parham and Three Chopt Roads. The applicant proposes a convenience store with fuel pumps. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Lisa Blankinship**

**Recommended for Approval**

**(Deferred from the November 9, 2017 Meeting)**

**PUP2017-00021 James W. Theobald for The Rebkee Company:** Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow 24 hour operation of a proposed convenience store with fuel pumps on Parcel 754-747-0694 located at the northwest intersection of N. Parham and Three Chopt Roads. The existing zoning is R-3 One-Family Residential District and B-1 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration and Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Lisa Blankinship**

**Recommended for Approval**

**REZ2017-00033 Ronald Kody:** Request to amend proffers accepted with rezoning case C-14C-87 on Parcel 749-760-0500 located on the south line of W. Broad Street (U.S. Route 250) approximately 450' east of its intersection with Cox Road. The applicant proposes to amend Proffer 2 related to exterior building materials. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Overlay District. **Staff – Michael Morris (Expedited Agenda Requested)**

**Recommended for Approval**

**APPROVAL OF MINUTES: Planning Commission on November 9, 2017**  
**Approved**

Acting on a motion by Mr. Archer seconded by Mr. Witte, the Planning Commission adjourned its meeting at 8:41 p.m. on December 7, 2017.

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