

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

**March 9, 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  
MARCH 9, 2017**

**BEGINNING AT 5:30 P.M.**

**DINNER AND WORK SESSION:**

County Manager's Conference Room. The Commission will review and discuss the Process for Preparation of New Zoning and Subdivision Ordinances.

---

**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: (0)**

**CASES TO BE HEARD: (3)**

---

**THREE CHOPT:**

**PUP2017-00009 Terry Shoemaker for World of Beer Richmond, LLC:** 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 to allow extended hours of operation for a proposed restaurant on part of Parcel 739-762-4639 located on the north side of W. Broad Street (U.S. Route 250) approximately 425' west of its intersection with Pouncey Tract Road (State Route 271). The existing zoning is B-2C Business District (Conditional) and M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the West Broad Street Overlay District. **Staff – Livingston Lewis**  
**[Recommended for Approval](#)**

**March 10, 2017**

**TUCKAHOE:**

**REZ2017-00009 Scott Stone for Adams & Wilson Development** Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional) Parcel 741-741-6996 containing 0.586 acres located at the southeast intersection of Patterson Avenue (State Route 6) and Pump Road. The applicant proposes an auto parts service facility (Take 5 Oil Change). The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. **Staff – Seth Humphreys**  
**Recommended for Approval**

**PUP2017-00010 Scott Stone for Adams & Wilson Development:** Request for a Provisional Use Permit under Section 24-58.2(c), 24-120, and 24-122.1 of Chapter 24 of the County Code to allow an auto parts service facility (Take 5 Oil Change) on Parcel 741-741-6996 located at the southeast intersection of Patterson Avenue (State Route 6) and Pump Road. The existing zoning is O-2 Office District. The 2026 Comprehensive Plan recommends Office. **Staff – Seth Humphreys**  
**Recommended for Approval**

**BROOKLAND:**

None.

**VARINA:**

None.

**FAIRFIELD:**

None.

**APPROVAL OF MINUTES: Planning Commission February 9, 2017**  
**Approved**

Acting on a motion by Mr. Witte seconded by Mr. Baka, the Planning Commission adjourned its meeting at 7:27 p.m. on March 9, 2017.

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