

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

February 15, 2018

7:00 P.M.



PLANNING COMMISSION

Sandra M. Marshall, Chair (Three Chopt)
Gregory R. Baka, Vice Chair (Tuckahoe)
Eric S. Leabough, C.P.C. (Varina)
C. W. Archer, C.P.C. (Fairfield)
Adrienne F. Kotula (Brookland)
Patricia S. O'Bannon (Tuckahoe)
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
Michael Morris, County Planner
Kristin Smith, County Planner
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
FEBRUARY 15, 2018**

BEGINNING AT 5:15 P.M.

DINNER:

Planning Department Large Conference Room.

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENTS PROGRAM: Public Hearing to consider the FY 2018-19 through FY 2022-23 Capital Improvements Program.
[Recommended for Approval](#)

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (5)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (4)

FAIRFIELD:

REZ2018-00011 James W. Theobald for 7-Eleven, Inc.: Request to amend proffers accepted with Rezoning case C-129C-88 on Parcel 809-730-0626 located at the northeast intersection of N. Laburnum Avenue and Creighton Road. The applicant proposes to amend proffers to allow for 24-hour operation of a convenience store with fuel pumps. The existing zoning is B-3C Business District (Conditional) and O-2C Office District (Conditional). The 2026 Comprehensive Plan recommends Commercial
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Concentration and Office. The site is in the Airport Safety Overlay District. **Staff – Lisa Blankinship**
Recommended for Approval

THREE CHOPT:

(Deferred from the January 11, 2018 Meeting)

REZ2017-00034 Andrew M. Conclin for Core Property Capital: Request to conditionally rezone from A-1 Agricultural District to R-5C General Residence District (Conditional) and B-2C Business District (Conditional) Parcel 730-765-6508 containing 22.875 acres located on the south line of W. Broad Street (U.S. Route 250) at the western County Line with Goochland County. The applicant proposes commercial uses and no more than 115 residential units. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Livingston Lewis (Deferral Requested to the April 12, 2018 Meeting)**
Deferred to the April 12, 2018 Meeting

(Deferred from the January 11, 2018 Meeting)

PUP2017-00022 Andrew M. Conclin for Core Property Capital 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 on part of Parcel 730-765-6508 located on the south line of W. Broad Street (U.S. Route 250) at the western County Line with Goochland County. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Livingston Lewis (Deferral Requested to the April 12, 2018 Meeting)**
Deferred to the April 12, 2018 Meeting

(Deferred from the January 11, 2018 Meeting)

REZ2018-00005 John Chandler & Company LLC: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) Parcels 751-764-6432 and 751-764-6608 containing 3.59 acres located on the east line of Thorncroft Drive approximately 300' north of its intersection with Chicopee Road. The applicant proposes five (5) single-family residences. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Michael Morris (Deferral Requested to the March 15, 2018 Meeting)**
Deferred to the April 12, 2018 Meeting

(Deferred from the January 11, 2018 Meeting)

REZ2018-00008 Amir Abbas Khalafalla and Magdi Abbas Khalafalla: Request to rezone from A-1 Agricultural District to R-3 One-Family Residence District Parcel 748-772-6526 containing 1.98 acres located on the south line of Opaca Lane approximately 1,025' east of its intersection with Nuckols Road. The applicant proposes single-family residences. The use will be controlled by zoning ordinance regulations. The 2026

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Comprehensive Plan recommends Rural Residential, density should be at least 1 unit per acre. **Staff – Seth Humphreys**
[Recommended for Denial](#)

REZ2018-00010 James W. Theobald for Greystar: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to R-6C General Residence District (Conditional) and O-2C Office District (Conditional) Parcel 735-761-8792 containing 12.724 acres located at the southwest intersection of Three Chopt Road and Lauderdale Drive. The applicant proposes an age restricted multifamily development and office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential. The site is in the West Broad Street Overlay District. **Staff – Lisa Blankinship (Deferral Requested to the April 12, 2018 Meeting)**
[Deferred to the April 12, 2018 Meeting](#)

TUCKAHOE:

REZ2018-00009 James W. Theobald for Rivercrest Realty Investors, LLC: Request to conditionally rezone from R-3 One-Family Residence District and M-1 Light Industrial District to M-1C Light Industrial District (Conditional) Parcels 764-744-6655, 764-744-6764, 764-744-6971, 764-744-7177, 764-744-7782, and 764-744-8475 containing 1.872 acres located at the northwest intersection of Glenside Drive and Forest Avenue. The applicant proposes a self-service storage facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Ben Sehl (Deferral Requested to the March 15, 2018 Meeting)**
[Deferred to the March 15, 2018 Meeting](#)

BROOKLAND:

REZ2017-00028 Staples Mill Investment, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 763-767-9947, 764-767-0232, and 764-767-0509 containing 6.81 acres located on the east line of Staples Mill Road (U.S. Route 33) approximately 100' south of its intersection with Meadow Pond Lane. The applicant proposes no more than 17 age-restricted, detached, single family residences. The R-5A District allows a minimum lot area of 5,625 square feet and a maximum overall density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Ben Sehl**
[Recommended for Approval](#)

REZ2017-00029 Staples Mill Investment, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 763-767-6290, 763-768-2735, and 763-768-3605 containing 12.38 acres located on the east line of Staples Mill Road (U.S. Route 33) approximately 280' north of its intersection with Meadow Pond Lane. The applicant proposes no more than 29 age-restricted, detached, single family residences. The R-5A District allows a minimum lot area of 5,625 square feet and a maximum overall density of 6 units per acre. The use will be controlled by zoning

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ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Ben Sehl**

Recommended for Approval

VARINA:

None.

APPROVAL OF MINUTES: Planning Commission on January 11, 2017

Approved

Acting on a motion by Mr. Leabough seconded by Mr. Baka, the Planning Commission adjourned its meeting at 8:24 p.m. on February 15, 2018.

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