

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

March 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
MARCH 15, 2018**

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: (4)

VARINA:

PUP2018-00004 Alexander W. Ebel for WOVA Properties 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 24-hour operation of a gym on part of Parcel 813-718-3411 located on the west line of S. Laburnum Avenue approximately 660' north of its intersection with Gay Avenue. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Kristin Smith**
[Recommended for Approval](#)

FAIRFIELD:

REZ2018-00015 Andrew M. Condlin for GMB Trading, LLC: Request to conditionally rezone from B-1C Business District (Conditional) and O-1 Office District to B-1C Business District (Conditional) Parcels 784-753-5104 and 784-752-5293 containing 1.044 acres located at the northwest intersection of Brook Road (U.S. Route 1) and Ridge Road. The applicant proposes retail uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is located in the Enterprise Zone. **Staff – Ben Sehl**
[Recommended for Approval](#)

BROOKLAND:

PUP2018-00003 Brian Zachariasen: 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 24-hour operation of a gym on part of Parcel 773-736-6272 located on the south line of W. Broad Street

March 16, 2018

(U.S. Route 250) approximately 660' east of Willow Lawn Drive. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Kristin Smith**
Recommended for Approval

TUCKAHOE:

(Deferred from the February 15, 2018)

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 April 12, 2018 Meeting)**
Deferred to the April 12, 2018 Meeting

REZ2018-00012 Andrew M. Condlin Stanley Martin: Request to conditionally rezone from R-3 One-Family Residence District and M-1 Light Industrial District to R-6C General Residence District (Conditional) Parcel 765-748-4555 and part of Parcel 765-749-6000 containing 13.49 acres located at the northwest intersection of W. Broad Street (U.S. Route 250) and Willard Road. The applicant proposes a residential condominium development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Ben Sehl**
Recommended for Approval

APPROVAL OF MINUTES: Planning Commission on February 15, 2018
Approved

Acting on a motion by Mr. Archer seconded by Mr. Leabough, the Planning Commission adjourned its meeting at 8:10 p.m. on March 15, 2018.

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