

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

November 8, 2012

7:00 P.M.



PLANNING COMMISSION

Tommy Branin, Chairperson (Three Chopt)
Bonnie-Leigh Jones, C.P.C. Vice-Chairperson (Tuckahoe)
C. W. Archer, C.P.C. (Fairfield)
Eric S. Leabough, C.P.C. (Varina)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton, 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, CLA, Principal Planner
Rosemary Deemer, AICP, County Planner
Seth Humphreys, County Planner
Ben Sehl, County Planner
Livingston Lewis, County Planner
Lisa T. Blankinship, County Planner
David Conmy, County Planner
Justin Doyle, Senior Planning Technician
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
NOVEMBER 8, 2012**

BEGINNING AT 5:00 P.M.

5:00 P.M. Dinner and Work Session: County Manager's Conference Room to discuss Section 2-18 Points of Access ... from Public Works' Design Manual and to discuss an Urban Mixed Use application for portions of Innsbrook by Highwoods Properties (C-13C-11 and P-10-11).

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (4)

BROOKLAND:

None.

VARINA:

C-26C-12 Ralph L. Axselle, Jr./Jennifer Mullen for Capital Region Airport Commission: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) part of Parcel 824-712-5473 containing approximately 134.02 acres located at the southern terminus of Raines Avenue and on the west line of Wilson Way at the western terminus of Hunstsman Road approximately 1,200 feet south of Williamsburg Road (U.S. Route 60). The applicant proposes a continuation of airport related uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Government and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**
Recommended for Approval

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FAIRFIELD:**(Deferred from the June 14, 2012 Meeting)**

C-15C-12 William Burfield: Request to amend proffered conditions accepted with Rezoning Case C-87C-97 on Parcel 774-758-0179 located on the south line of Hungary Road approximately 130 feet west of its intersection with Woodman Road. The applicant proposes to amend the proffer related to uses to allow gun shop, sales, and repair. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral Requested to the January 10, 2013 Meeting) Withdrawn by Applicant**

Withdrawn

(Deferred from the September 13, 2012 Meeting)

C-17C-12 Jennifer D. Mullen for Weatherfield Farms, LLC: Request to conditionally rezone from R-3C One-Family Residence District (Conditional) to R-5AC General Residence District (Conditional) part of Parcel 811-732-3013 containing 31.02 acres located on the north line of Creighton Road at its intersection with Carolee Drive and from R-3C One-Family Residence District (Conditional) to C-1 Conservation District part of Parcel 811-732-3013 containing 21.22 acres located approximately 1,500' north of Creighton Road at its intersection with Carolee Drive. The applicant proposes no more than 81 residential lots and a conservation district. The R-5A District allows a maximum density of 6.0 units per acre. The uses 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, and Environmental Protection Area. **Staff – Lisa Blankinship (Deferral Requested to the January 10, 2013 Meeting)**

Deferred to the January 10, 2013 Meeting

THREE CHOPT:**(Deferred from the October 11 2012 Meeting)**

C-13C-11 James W. Theobald for Highwoods Properties: Request to conditionally rezone from UMUC Urban Mixed Use District (Conditional), O-2C Office District (Conditional), and A-1 Agricultural District to UMUC Urban Mixed Use District (Conditional) Parcels 749-765-7952, 750-765-0494, 750-765-4697, 750-766-3162, and 750-767-3526 containing 39.46 acres located at the southwest intersection of Cox Road and Sadler Place and the northeast intersection of Sadler Place and Sadler Road. The applicant proposes an urban mixed use development with up to 2,324,000 square feet of commercial, office, and residential uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area and the site is located in the Innsbrook Study Area. **Staff – Ben Sehl**

Recommended for Approval

(Deferred from the October 11 2012 Meeting)

P-10-11 James W. Theobald for Highwoods Properties: Request for Provisional Use Permits under Sections 24-32.1(a), 24-32.1(e), 24-32.1(f), 24-32.1(g),

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24-32.1(i), 24-32.1(j), 24-32.1(k), 24-32.1(l), 24-32.1(n), 24-32.1(o) 24-32.1(q), 24-32.1(s), 24-32.1(t), 24-32.1(z), 24-32.1(aa), and 24-34.1(bb) of Chapter 24 of the County Code, to permit certain uses and exceptions to density, height, setbacks and square footages of uses within the proposed Urban Mixed Use Development on Parcels 749-765-7952, 750-765-0494, 750-765-4697, 750-766-3162, and 750-767-3526 containing 39.46 acres located at the southwest intersection of Cox Road and Sadler Place and the northeast intersection of Sadler Place and Sadler Road. The existing zoning is UMUC Urban Mixed Use District (Conditional), O-2C Office District (Conditional), and A-1 Agricultural District. The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area and the site is located in the Innsbrook Study Area. **Staff – Ben Sehl**

Recommended for Approval

P-17-12 Bradley Reece for Genghis Grill: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow outside dining for an existing restaurant on part of Parcel 736-762-7338 located on the south line of W. Broad Street (U.S. Route 250) approximately 640' west of its intersection with Lauderdale Drive. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the West Broad Street Overlay District. **Staff – Justin Doyle**

Recommended for Approval

TUCKAHOE:

None.

APPROVAL OF MINUTES: Planning Commission October 11, 2012

Approved

Acting on a motion by Mr. Archer, seconded by Mr. Witte, the Planning Commission adjourned its meeting at 8:42 p.m. on November 8, 2012.

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