

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

October 11, 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, Planning Technician
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
OCTOBER 11, 2012**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (4)

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS: To Amend and Reordain Section 19-28 Titled “Extension of approvals to address housing crisis,” Section 19-93 Titled “Installation of improvements or bonding; release of bond,” and Section 24-106 Titled “Plan of development (POD), administrative and schematic site plans” of the Code of the County of Henrico to Extend the Periods of Validity of Approved Plans and Plats and Allow Collection of Administrative Costs From Financial Guarantees **Staff – Ben Blankinship**
Approved

VARINA:

P-15-12 Commercial Site Design for Cook-Out Restaurants: Request for a Provisional Use Permit under Section 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow extended hours of operation for a proposed restaurant (Cook-Out) on parts of Parcels 813-718-6145 and 813-718-3037 located on the west line of S. Laburnum Avenue at its intersection with Interstate 64 eastbound. The existing zoning is B-2C Business District (Conditional) and B-3 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Airport Safety Overlay District. **Staff – Rosemary Deemer**
Recommended for Approval

FAIRFIELD:

None.

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THREE CHOPT:

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 is located in the Innsbrook Study Area. **Staff – Ben Sehl (Deferral requested to the November 8, 2012 Meeting)**

Deferred to the November 8, 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), 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 is located in the Innsbrook Study Area. **Staff – Ben Sehl (Deferral requested to the November 8, 2012 Meeting)**

Deferred to the November 8, 2012 Meeting

C-19C-12 Andrew M. Condlin for Bacova, LLC: Request to conditionally rezone from A-1 Agricultural District and O-2C Office District (Conditional) to R-5AC General Residence District (Conditional) Parcels 738-766-9367 and 739-766-3768 and part of Parcel 739-766-2504 containing approximately 28.662 acres located on the west line of Pouncey Tract Road (State Route 271) approximately 300' north of its intersection with Bacova Drive. The applicant proposes a development of no more than 95 zero-lot-line homes and a recreation center. The R-5A District allows a minimum lot size of 5,625 square feet and 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 Mixed Use. Part of the site is in the West Broad Street Overlay District. **Staff – Livingston Lewis**

Recommended for Approval

P-16-12 Bruce Perretz for Perretz and Young Architects, P.C.: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24

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of the County Code in order to allow outside dining for a proposed restaurant on part of Parcel 736-762-7338 located on the north line of Three Chopt Road approximately 500' 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.

BROOKLAND:

C-25C-12 Glenn R. Moore for Crown RIB, LLC: Request to conditionally rezone from O-2C Office District (Conditional) to B-3C Business District (Conditional) part of Parcel 760-756-7631 consisting of 1.498 acres located at the western terminus of Lynn Avenue approximately 550' north of W. Broad Street (U.S. Route 250). The applicant proposes an expansion of the adjacent auto dealership including the storage of motor vehicles, parts, and supplies. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. **Staff – Lisa Blankinship**

Recommended for Approval

APPROVAL OF MINUTES: Planning Commission September 13, 2012
Approved

Acting on a motion by **Mrs. Jones**, seconded by **Mr. Branin**, the Planning Commission adjourned its meeting at **8:13 p.m.** on **October 11, 2012.**

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