

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

December 5, 2013

7:00 P.M.



PLANNING COMMISSION

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

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
DECEMBER 5, 2013**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (4)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (2)

PLAN OF DEVELOPMENT - ARCHITECTURAL PLANS (Deferred from the November 20, 2013 Meeting)

POD2013-00409
BJ's Restaurant at Towne
Center West - 12010 W.
Broad Street (U.S. Route
250)

Approved

Bohler Engineering for Towne Center West, LLC and BJ's Restaurants, Inc.: Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 8,376 square-foot restaurant building in an existing shopping center. The 2.45-acre site is located at the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Town Center West Boulevard (private), on parcel 735-764-0017. The zoning is B-2C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The site plan for this project was approved by the Planning Commission on November 20, 2013. The architectural plans were deferred so the applicant could provide revised plans that address the proffers of the rezoning case, and to ensure compatibility with the rest of the Towne Center West development. The staff recommendation will be made at the meeting.

December 6, 2013

**(Staff Report by Kevin Wilhite)
 (Applicant's Representative: Mark Joyce)
 (Applicable Rezoning Cases and PUPS: C-49C-04; C-27C-09; PUP2013-00015)**

FAIRFIELD:

None.

THREE CHOPT:

REZ2013-00014 HHHunt Communities: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcels 751-773-2046, 750-773-3322, and part of 749-771-6494 containing 56.43 acres located at the southern terminus of Holman Ridge Road between the northeast terminus of Opaca Lane and the Chickahominy River. The applicant proposes a single-family residential development not to exceed 100 residential units. The R-3 district allows a minimum lot size of 11,000 square feet and a maximum gross density of 3.96 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, Office, Rural Residential, and Environmental Protection Area. **Staff – Seth Humphreys (Deferral Requested to the January 9, 2014 Meeting)**
[Deferred to the January 9, 2014 Meeting](#)

(Deferred from the November 14, 2013 Meeting)

REZ2013-00015 dAb Engineering Services for Kain Road, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 738-767-2794 containing 7.45 acres located on the north line of Kain Road approximately 1,100' west of its intersection with Pouncey Tract Road (State Route 271). The applicant proposes a single-family residential development not to exceed 18 units. The R-3 district allows a minimum lot size of 11,000 square feet and a maximum gross density of 3.96 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Mixed-Use. **Staff – Ben Sehl (Deferral Requested to the February 13, 2014 Meeting)**
[Deferred to the February 13, 2014 Meeting](#)

PUP2013-00015 Jared Taylor for BJ's Restaurants, Inc. C/O GPD 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 in order to allow extended hours of operation until 1:00 a.m. for a proposed restaurant (BJ's Restaurant) on Parcel 735-764-0017 located on the north line of W. Broad Street (U.S. Route 250) approximately 915' east of its intersection with N. Gayton Road. 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 – Rosemary Deemer**
[Recommended for Approval](#)

TUCKAHOE:

None.

December 6, 2013

BROOKLAND:

None.

VARINA:

REZ2013-00022 D. Bryant Gammon: Request to conditionally rezone from R-3 One-Family Residence District to B-1C Business District (Conditional) Parcel 815-688-4303 containing 1.88 acres located on the north line of New Market Road (State Route 5) approximately 970' west of its intersection with Strath Road. The applicant proposes retail uses. The uses will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration and the site is located in the Varina Village Mixed-Use/Village Special Focus Area. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl (Deferral Requested to the January 9, 2014 Meeting)**

[Deferred to the January 9, 2014 Meeting](#)

REZ2013-00023 James W. Theobald for Michael D. Sifen, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 821-678-7061 containing 79.813 acres located at the northwest intersection of Buffin and Kingsland Roads. The applicant proposes a single-family residential development of no more than 120 units. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Livingston Lewis (Deferral Requested to the January 9, 2014 Meeting)**

[Deferred to the January 9, 2014 Meeting](#)

APPROVAL OF MINUTES: Planning Commission November 14, 2013

[Approved](#)

Acting on a motion by [Mr. Archer](#), seconded by [Mr. Branin](#), the Planning Commission adjourned its meeting at [7:21 p.m.](#) on [December 5, 2013.](#)

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<http://www.co.henrico.va.us/planning/pdfs/meetnext.pdf> and
<http://www.co.henrico.va.us/planning/pdfs/podnext.pdf>