

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

June 13, 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, CLA, 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
Senior Planning Technician
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JUNE 13, 2013**

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: (3)

THREE CHOPT:

PLAN OF DEVELOPMENT (Deferred from the May 22, 2013 Meeting)

POD2013-00110

Hickory Place – 5412 Twin
Hickory Road

Bay Companies, Inc. for David A. Turner, Trustee and Eagle Construction of Virginia, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 30, 2-story and 3-story, residential townhomes for sale. The 5.21-acre site is located on the south line of Twin Hickory Road, approximately 800 feet east of Nuckols Road, on parcel 747-773-6860. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

The Planning Commission on May 22, 2013 deferred this plan of development at the applicant's request to the June 13, 2013 Planning Commission meeting.

The Planning Commission previously approved a conditional subdivision plat authorizing 30 townhomes for sale on this site at their April 24, 2013 meeting. At their May 9, 2013 meeting the Planning Commission heard a request for proposed proffer amendments associated with zoning case C-07C-07 and recommended approval of the revised proffers to the Board of Supervisors.

June 14, 2013

The amended proffers were approved by the Board of Supervisors at their June 11, 2013 Meeting. The proffer amendments do not impact the site plan layout. The revised proffers prohibit chain-link and wood fences in addition to allowing use of additional exterior architectural materials on the site. The architectural plans submitted with the plan of development are consistent with the plans submitted for the proffer amendment.

Additionally since the last Planning Commission meeting staff has received a revised plan which eliminates the northern entrance previously shown on the conditional plat. The review of the revised plan by all agencies has been completed, and layout issues have been resolved. The plan has been annotated to require the details for the fencing to be revised with the construction plans to eliminate the wood fence.

Staff recommends approval of the revised plan of development subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

29. The subdivision plat for Hickory Place, Section 1 shall be recorded before any building permits are issued.
30. The right-of-way for widening of Twin Hickory Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
31. A concrete sidewalk meeting County standards shall be provided along the south side of Twin Hickory Road.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning cases C-07C-07 and REZ2013-00008 shall be incorporated in this approval.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
35. The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy

of this letter shall be sent to the Department of Planning and the Department of Public Works.

- (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
37. The unit house number shall be visible from the parking areas and drives.
38. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and Director of Planning, and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
39. Provide evidence (copies of certified letters) to the Directors of Planning and Public Works that adjacent property owners have been notified that work will be conducted in the off-site drainage easement located on their property prior to approval of construction plans. **Staff – Matt Ward**

Approved

TUCKAHOE:

None.

BROOKLAND:

(Deferred from the May 9, 2013 Meeting)

REZ2013-00007 Harry Snipes: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) on part of Parcels 755-769-7664 and 755-769-3074 containing 11.16 acres located between the west line of Springfield Road at its intersection with Jacobs Creek Drive and the eastern terminus of Kimbermere Court. The applicant proposes a single-family residential development. The R-3C District allows a minimum of 11,000 square feet and a maximum density of 3.96 units per acre. 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 – Seth Humphreys**

Recommended for Approval

PUP2013-00007 Gloria L. Freye for Federal Realty Investment Trust: Request for a Provisional Use Permit under Sections 24.58.2(d), 24-120 and 24-122.1 of Chapter

June 14, 2013

24 of the County Code in order to allow outdoor dining for a proposed restaurant (American Tap Room) on part of Parcel 773-736-2198 located approximately 760' south of the intersection of W. Broad Street (U.S. Route 250) and Willow Lawn Drive. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone. **Staff – Livingston Lewis**
Recommended for Approval

VARINA:

(Deferred from the March 14, 2013 Meeting)

C-28C-12 Brian C. Mitchell for J & B Realty: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) Parcel 843-701-2778 containing approximately 24.4 acres located along the south line of Portugee Road approximately 2,300' east of its intersection with Memorial Drive. The applicant proposes a contractor's equipment storage yard, office, and maintenance facility. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Livingston Lewis (Deferral requested to the September 12, 2013 Meeting)**

Deferred to the September 12, 2013 Meeting

FAIRFIELD:

None.

RESOLUTION - To Initiate Consideration of Amendment to the Zoning Ordinance to Implement Actions of the 2013 General Assembly

Approved

APPROVAL OF MINUTES: Planning Commission May 9, 2013

Approved

Acting on a motion by Mr. Leabough, seconded by Mr. Archer, the Planning Commission adjourned its meeting at 8:22 p.m. on June 13, 2013.

View the Planning Commission agendas at

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