

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

November 14, 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
NOVEMBER 14, 2013**

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: (7)

PLAN OF DEVELOPMENT (Deferred from the October 23, 2013 Meeting)

POD2013-00103 West Broad Hyundai – Car Storage Addition – 9001 W. Broad Street (U.S. Route 250) (POD-97-93 Rev.)	E.D. Lewis and Associates, P.C. for Page Broad Street, LC and Page Imports, LC: Request for approval of a plan of development, as required by Chapter 24, Section 24- 106 of the Henrico County Code, to construct a car storage and display lot at an existing car dealership. The 5.5-acre site is located at the southwest corner of the intersection of W. Broad Street (U.S. Route 250), and Homeview Drive, on parcel 759-755-0982. The zoning is B-3C, Business District (Conditional), and B-3, Business District. County water and sewer. (Three Chopt)
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Approved

The applicant is requesting approval to construct a car storage lot along the east side of the building at an existing car dealership. The plan in your agenda provides right-of-way dedication on the south side of West Broad Street and the west side of Homeview Drive. The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

29. The proffers approved as a part of zoning case C-61C-86 shall be incorporated in this approval.

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30. 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.
31. The right-of-way for widening of W. Broad Street (U.S. Route 250) and Homeview Drive, 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.

**(Staff Report by Greg Garrison)
 (Applicant's Representative: Monte Lewis)
 (Applicable Rezoning Cases and PUPS: C-61C-86)**

THREE CHOPT:

(Deferred from the September 12, 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 December 5, 2013 Meeting)**

[Deferred to the December 5, 2013 Meeting](#)

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REZ2013-00017 Chris Wallace for James Roe, Jr.: Request to conditionally rezone from O-1 Office District to B-1C Business District (Conditional) Parcel 760-754-8754 containing .749 acres located on the west line of Skipwith Road approximately 540' south of its intersection with W. Broad Street (U.S. Route 250). The applicant proposes a beauty salon and office uses. The uses will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office. **Staff – Lisa Blankinship**
[Recommended for Approval](#)

TUCKAHOE:

None.

BROOKLAND:

(Deferred from the September 12, 2013 Meeting)

REZ2013-00002 Cameron Palmore for Yunus Vohra: Request to conditionally rezone from A-1 Agricultural District and R-2A One-Family Residence District to R-2AC One-Family Residence District (Conditional) Parcels 764-760-9037, 764-760-8515, 765-760-1906, and 765-760-0929 containing 5.14 acres, located on the south line of Hungary Road at its intersection with Hastings Mill Drive. The applicant proposes a single-family residential development. The R-2A district allows a minimum lot size of 13,500 square feet and a maximum gross density of 3.22 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. **Staff – Seth Humphreys (Deferral Requested to the January 9, 2014 Meeting)**

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

REZ2013-00018 James W. Theobald for Virginia Home for Boys & Girls: Request to conditionally rezone from R-6C General Residence District (Conditional) to B-3C Business District (Conditional) Parcel 759-757-9050 containing 5.338 acres located on the north and south lines of Homeview Drive approximately 975' north of its intersection with W. Broad Street (U.S. Route 250). The applicant proposes a vehicle storage lot. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Ben Sehl**

[Recommended for Approval](#)

PUP2013-00013 Gloria L. Freye, Esquire for Zoës Kitchen: 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 outdoor dining for a proposed restaurant (Zoës Kitchen) on part of Parcel 773-736-2198 located approximately 1,020' 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 – J. David Conmy**

[Recommended for Approval](#)

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PUP2013-00014 Garrett Hogan for Travinia Italian Kitchen: 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 outdoor dining for a proposed restaurant (Travinia Italian Kitchen) on part of Parcel 773-736-2198 located approximately 1050' 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 – J. David Conmy**
[Recommended for Approval](#)

VARINA:
None.

FAIRFIELD:
REZ2013-00019 James W. Theobald for Womack Properties III, LLC: Request to amend proffered conditions accepted with Rezoning Case C-23C-98 on Parcel 784-766-3463 located on the north line of Francis Road approximately 320' east of Brook Road (U.S. Route 1). The applicant proposes to amend proffers related to prohibited uses, buffers, building setbacks, building height, total square footage of buildings, vehicular drive restrictions, access roads, adjacent property access, exterior materials, covenants, rooftop screening, parking lot lighting, underground utilities, security alarms, detached signage, dumpsters, parking lot cleaning, plan of development, Old Francis Road dedication, and severance. The existing zoning is O-2C Office District (Conditional). The 2026 Comprehensive Plan recommends Office. **Staff – Lisa Blankinship**
[Recommended for Approval](#)

REZ2013-00020 Andrew M. Condlin for Cedar Grove 5, LLC: Request to conditionally rezone from A-1 Agricultural District and R-3C One-Family Residence District (Conditional) to R-3C One-Family Residence District (Conditional) Parcels 778-760-0791 and 778-760-5566 containing 15.84 acres located on the east line of Cedar Grove Way at its intersection with Old Hungary Road. The applicant proposes a single-family residential development not to exceed 34 units. 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, and Environmental Protection Area. **Staff – Livingston Lewis**
[Recommended for Approval](#)

APPROVAL OF MINUTES: Planning Commission October 10, 2013
[Approved](#)

Acting on a motion by [Mr. Leabough](#), seconded by [Mr. Branin](#), the Planning Commission adjourned its meeting at [8:04 p.m.](#) on [November 14, 2013.](#)

View the Planning Commission agendas at

November 15, 2013

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