

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**REZONINGS AND PROVISIONAL USE PERMITS**

**April 10, 2014**

**7:00 P.M.**



**PLANNING COMMISSION**

Eric S. Leabough, C.P.C., Chair (Varina)  
Robert H. Witte, Jr. (Brookland)  
C. W. Archer, C.P.C. (Fairfield)  
Tommy Branin (Three Chopt)  
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)  
David A. Kaechele (Three Chopt)  
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  
William Moffett, County Planner  
Paul Stewart, GIS Technician  
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
APRIL 10, 2014**

**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: (1)**

**CASES TO BE HEARD: (5)**

---

**THREE CHOPT:**

None.

**TUCKAHOE:**

None.

**BROOKLAND:**

**(Deferred from the March 13, 2014 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 not to exceed 10 residential units. 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**  
**[Deferred to the May 15, 2014 Meeting](#)**

**(Deferred from the March 13, 2014 Meeting)**

**REZ2014-00005 Andrew M. Conclin for Nobility Investments, LLC:** Request to amend proffered conditions accepted with Rezoning Case C-46C-83 on Parcel 768-

**April 11, 2014**

747-0824 located on the north line of Glenside Drive approximately 385' west of its intersection with Bethlehem Road. The applicant proposes to replace all proffers to allow hotels as a permitted use. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Livingston Lewis (Deferral Requested to the May 15, 2014 Meeting)**  
**Deferred to the May 15, 2014 Meeting**

**(Deferred from the March 13, 2014 Meeting)**

**REZ2014-00006 Hank Wilton for Wilton Acquisition, LLC:** Request to conditionally rezone from R-3 One-Family Residence District to RTHC Residential Townhouse District (Conditional) Parcels 768-751-4119, -2435, -0638, -1362, 767-750-8298, 767-751-8651, and 768-750-0490 containing 24.54 acres, located on the south line of Wistar Road approximately 160' west of its intersection with Walkenhut Drive. The applicant proposes a residential townhouse development of no more than 109 units. The RTH District allows a maximum density of nine (9) 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 – Rosemary Deemer**  
**Recommended for Approval**

**(Deferred from the March 13, 2014 Meeting)**

**REZ2014-00007 Wilton Acquisition, LLC:** Request to conditionally rezone from M-1 Light Industrial to RTHC Residential Townhouse District (Conditional) Parcels 777-742-4840, -5527, -6412, -3702, and 777-741-7198 containing 8.295 acres, located on the north and south lines of Gresham Avenue approximately 665' west of its intersection with Byrdhill Road. The applicant proposes a residential townhouse development of no more than 55 units. The RTH District allows a maximum density of nine (9) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Light Industry. **Staff – Rosemary Deemer (Withdrawn by Applicant)**  
**Withdrawn**

**REZ2014-00015 James W. Theobald for Atack Properties:** Request to conditionally rezone from O/SC Office/Service District (Conditional) to RTHC Residential Townhouse District (Conditional) and M-1C Light Industrial District (Conditional) part of Parcels 770-752-3830, 770-752-7621, and 771-752-1713 containing 12.45 acres (8.1 acres proposed RTHC and 4.35 acres proposed M-1C), located on the west line of Staples Mill Road (U.S. Route 33) approximately 400' north of its intersection with Wistar Road. The applicant proposes a residential townhouse development of no more than 54 units and continued office service uses. The RTH District allows a maximum density of nine (9) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service. **Staff – Ben Sehl**  
**Recommended for Approval**

**VARINA:**

None.

**FAIRFIELD:**

**PUP2014-00009 Stuart Squire for Verizon Wireless:** Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a monopole-style telecommunications tower up to 199' in height and related equipment on part of Parcel 794-745-8161, located on the north line of Azalea Avenue between Wilkinson Road and Richmond-Henrico Turnpike. The existing zoning is B-3 Business District. The 2026 Comprehensive Plan recommends Office/Service. The site is located in the Airport Safety Overlay District.

**Staff – Livingston Lewis****Recommended for Approval**

**PUP2014-00010 Stuart Squire for Verizon Wireless:** Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct a monopole-style telecommunications tower up to 154' in height and related equipment on Parcel 794-737-7079 located between Richmond Henrico Turnpike and Meadowbridge Road approximately 510' south of their intersection with E. Laburnum Avenue. The existing zoning is B-3 Business District. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the Enterprise Zone.

**Staff – William Moffett****Recommended for Approval**

**REZ2014-00017 Youngblood, Tyler & Assoc. for HHHunt Providence LLC:** Request to conditionally rezone from R-3C One-Family Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) to C-1C Conservation District (Conditional) parts of Parcels 775-765-2697 and 774-765-4773 containing 15.8 acres, located on the west line of Woodman Road approximately 1425' south of its intersection with Mountain Road. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Environmental Protection Area, Suburban Residential 2 (density should not exceed 3.4 units per acre), and Urban Residential (density from 3.4 - 6.8 units per acre).

**Staff – Livingston Lewis (Expedited Agenda Requested)****Recommended for Approval****APPROVAL OF MINUTES: Planning Commission March 13, 2014****Approved**

Acting on a motion by [Mrs. Jones](#), seconded by [Mr. Archer](#), the Planning Commission adjourned its meeting at [8:44 p.m.](#) on [April 10, 2014](#).

View the Planning Commission agendas at

<http://www.co.henrico.va.us/planning/pdfs/meetnext.pdf>**April 11, 2014**