

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

**December 11, 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  
Erin Puckett, County Planner  
Paul Stewart, GIS Technician  
Sylvia Ray, Office Assistant/Recording Secretary

PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
DECEMBER 11, 2014

**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: (1)**

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**BROOKLAND:**

**(Deferred from the October 9, 2014 Meeting)**

**REZ2014-00021 James W. Theobald for Riverview Green Investors, LLC:** Request to amend proffered conditions accepted with Rezoning cases C-2C-09 and C-18C-08 on Parcel 775-771-7259 located in the northwest quadrant of Greenwood and Bent Pine Roads. The applicant proposes to amend proffers related to age restriction, the conceptual plan, amenities, emergency access, parking, recreational vehicles, tree save area, entrance feature, condominiums, architectural exhibits, land for park and recreation, number of units, and hours of construction. The existing zoning is R-5AC General Residence District (Conditional) and R-6C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Ben Sehl (Deferral Requested to the January 15, 2015 Meeting)**

**[Deferred to the January 15, 2015 Meeting](#)**

**VARINA:**

None.

**FAIRFIELD:**

**PUP2014-00020 Bay Companies, Inc. for Ample Storage Lake Worth, LLC:** Request for a Provisional Use Permit under Sections 24-62.2(h), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow a self-service storage facility on part of Parcel 784-746-8660 located on the west line of Brook Road (U.S. Route 1) approximately 750' north of its intersection with Interstate 95. The existing zoning is B-

**December 12, 2014**

3C Business District (Conditional). The 2026 Comprehensive Plan recommends Office. The site is located in the Enterprise Zone. **Staff – Lisa Blankinship**  
**Recommended for Approval**

**THREE CHOPT:**

None.

**TUCKAHOE:**

None.

**APPROVAL OF MINUTES:            Planning Commission November 13, 2014**

**Approved**

Acting on a motion by **Mr. Archer**, seconded by **Mr. Leabough**, the Planning Commission adjourned its meeting at **7:12 p.m.**, on **December 11, 2014** .

View the Planning Commission agendas at  
<http://www.co.henrico.va.us/planning/pdfs/meetnext.pdf>