

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

October 9, 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
OCTOBER 9, 2014**

BEGINNING AT 5:30 P.M.

DINNER AND WORK SESSION: County Manager's Conference Room. The Planning Commission will discuss proffers and conditions typically accepted and approved with cases.

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: (5)

FAIRFIELD/VARINA:

REZ2014-00044 Martin and Paula Ramirez/Life Enterprises Corp.: Request to rezone from A-1 Agricultural District, M-1 Light Industrial District, and M-2 General Industrial District to A-1 Agricultural District Parcel 817-720-4176 and part of Parcel 817-720-2092 containing 3.05 acres, located on the north and south lines of Oakleys Lane approximately 800' east of its intersection with Oakleys Place. The applicant proposes to expand an existing bed and breakfast and events. The A-1 District allows a minimum lot size of 43,560 square feet and a maximum gross density of 1.0 unit per acre. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. The site is located in the Airport Safety Overlay District.

Staff – Ben Sehl

Recommended for Approval

October 11, 2014

PUP2014-00016 Martin and Paula Ramirez/Life Enterprises Corp.: Request to expand an existing bed and breakfast and to amend conditions approved with Provisional Use Permit P-6-05 for a bed and breakfast under sections 24-51.1(c), 24-120 and 24-122.1 of Chapter 24 of the County Code on parcels 817-720-2092 and 817-720-4176 located on the north and south lines of Oakleys Lane approximately 800' east of its intersection with Oakleys Place. The applicant proposes to include an additional parcel for an existing bed and breakfast and events. The existing zoning is A-1 Agricultural District, M-1 Light Industrial District, and M-2 General Industrial District. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. The site is located in the Airport Safety Overlay District and part of the site is located in the Enterprise Zone. **Staff – Ben Sehl**
[Recommended for Approval](#)

FAIRFIELD:

(Deferred from the September 11, 2014)

REZ2014-00041 Bay Companies for Ample Storage Lake Worth, LLC: Request to rezone from R-5C General Residence District (Conditional) and B-2C Business District (Conditional) to M-1C Light Industrial District (Conditional) part of Parcels 804-737-1251, 804-737-7961 and 804-736-0481 containing 13.191 acres located on the east line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Evans Road. The applicant proposes a mini-storage facility. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration and Urban Residential. The site is located in the Airport Safety Overlay District. **Staff – Rosemary Deemer**
[Recommended for Approval](#)

THREE CHOPT:

None.

TUCKAHOE:

None.

BROOKLAND:

(Deferred from the July 10, 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 December 11, 2014 Meeting)**
[Deferred to the December 11, 2014 Meeting](#)

October 11, 2014

(Deferred from the July 10, 2014 Meeting)

PUP2014-00001 Malachi M. Mills for Bobby Marchetti: 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 on part of Parcel 767-757-8360 located 95' east of the east line of Hungary Spring Road approximately 1,025' south of its intersection with Staples Mill Road (U.S. Route 33). The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration and Office. **Staff – Lisa Blankinship (Deferral Requested to the January 15, 2015 Meeting)**

Deferred to the January 15, 2015 Meeting

(Deferred from the August 14, 2014 Meeting)

REZ2014-00005 Andrew M. Conclin for Nobility Investments, LLC: Request to amend proffered conditions accepted with Rezoning Cases C-46C-83, C-11C-07 and C-23C-09 on parts of Parcels 768-747-0824 and 767-747-9248 located on the north line of Glenside Drive approximately 420' west of its intersection with Bethlehem Road. The applicant proposes to replace all proffers accepted with C-46C-83, C-11C-07 and C-23C-09 to allow a new hotel. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Livingston Lewis**

Deferred to the November 13, 2014 Meeting

REZ2014-00042 Andrew M. Conclin for Nobility Investments, LLC: Request to amend proffered conditions accepted with Rezoning Cases C-46C-83, C-11C-07 and C-23C-09 on parts of Parcels 768-747-0824 and 767-747-9248 located on the north line of Glenside Drive approximately 315' west of its intersection with Bethlehem Road. The applicant proposes to replace all proffers accepted with C-46C-83 and amend proffers accepted with C-11C-07 and C-23C-09 related to sidewalks, conceptual plan, landscaping, buffers, and shared access and parking to allow reconfiguration of the property. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial and Office. **Staff – Livingston Lewis**

Deferred to the November 13, 2014 Meeting

VARINA:

None.

APPROVAL OF MINUTES: Planning Commission September 11, 2014

Approved

Acting on a motion by Mr. Archer, seconded by Mr. Witte, the Planning Commission adjourned its meeting at 7:36 p.m., on October 9, 2014.

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

October 11, 2014