

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

February 12, 2015

7:00 P.M.



PLANNING COMMISSION

Robert H. Witte, Jr., Chair (Brookland)
C. W. Archer, C.P.C. (Fairfield)
Eric S. Leabough, C.P.C. (Varina)
Tommy Branin (Three Chopt)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Patricia S. O'Bannon Tuckahoe)
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
Thomas Wysong, Planning Intern
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
FEBRUARY 12, 2015**

BEGINNING AT 5:15 P.M.

DINNER AND WORK SESSION: Planning Department Large Conference Room.

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM: Public Hearing to consider the FY 2015-16 through FY 2019-20 Capital Improvement Program.

Recommended for Approval

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: (8)

LANDSCAPE PLAN

POD2014-00480 **Highmark Engineering, LLC for Par 3 Development Group, Dollar General at 2536 New Market Road (State Route 5)** **LLC:** Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.88-acre site is located at the northwest corner of the intersection of New Market Road (State Route 5) and Gregg Road, on parcel 815-688-4303. The zoning is B-1C, Business District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**
Approved

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This case was deferred from the January 28, 2015 to the February 12, 2015 Planning Commission hearing so that the applicant could work out details concerning placement of shrubs around the parking lot.

The proposed landscaping fulfills the transitional buffer and proffered buffer requirements to complement this site. As shown, the parking lot will be screened with a hedgerow of shrubs on site.

The landscape plan complies with the plan of development as well as the zoning case (REZ2013- 00022). The staff recommends approval subject to the standard conditions for landscape plans.

(Staff Report by Matt Ward)

(Applicant's Representative: D. Bryant Gammon)

(Applicable Rezoning Cases and PUPS: REZ2013-00022)

THREE CHOPT:

(Deferred from the January 15, 2015 Meeting)

REZ2014-00051 Gloria L. Freye for Gayton Properties, LLC: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional) Parcels 732-760-0494 and 731-760-7868 containing 10.05 acres located on the west line of N. Gayton Road approximately 350' north of Favero Road. The applicant proposes an age-restricted assisted and independent living facility. The R-6 District allows a maximum density of 19.8 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Ben Sehl**

Recommended for Approval

(Deferred from the January 15, 2015 Meeting)

REZ2015-00001 James W. Theobald for Carole M. Weinstein, LLC: Request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional) Parcel 753-759-8339 containing approximately 2.18 acres located on the west line of Stillman Parkway approximately 330' north of its intersection with W. Broad Street (U.S. Route 250). The applicant proposes business uses such as retail, a furniture repair or upholstery shop without limitation to floor area, or a gymnasium, sport or health club or spa. The uses will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Ben Sehl**

Recommended for Approval

PUP2015-00001 Jing Chen: Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow extended hours of operation for an existing restaurant (7 Stars Asian Cuisine and Lounge) on part of Parcel 741-761-3418 located in the southeast quadrant of W. Broad Street (U.S. Route 250) and John Rolfe Parkway (Short Pump Station). The existing

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zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the West Broad Street Overlay District. **Staff – Seth Humphreys**
Recommended for Approval

REZ2015-00002 James W. Theobald for Kroger: Request to amend proffered conditions accepted with Rezoning Case C-65C-07 on Parcels 735-761-8792, 735-762-9743, 736-762-2221, and 736-762-7338, located in the southwest quadrant of W. Broad Street (U.S. Route 250) and Lauderdale Drive. The applicant proposes to amend proffers to allow a fuel center accessory to a grocery store. The existing zoning is B-2C Business District (Conditional) and RTHC Residential Townhouse District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial and Urban Residential, density should range from 3.4 to 6.8 units per acre. The site is located in the West Broad Street Overlay District. **Staff – Ben Sehl**
Recommended for Denial

REZ2015-00003 Nate Van Epp for ME Sadler, LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) and A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcels 746-764-0658, 746-764-5580, 746-765-4206, and 746-765-4631 containing 12.99 acres located on the west line of Sadler Grove Road at its intersection with Sadler Road. The applicant proposes a condominium and townhouse development of no more 68 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 Urban Residential, density should range from 3.4 to 6.8 units per acre and Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Lisa Blankinship**
Recommended for Approval

TUCKAHOE:
None.

BROOKLAND:

REZ2015-00004 James W. Theobald for Kotarides Developers, LLC: Request to conditionally rezone from O-3 Office District and O-3C Office District (Conditional) to RTHC Residential Townhouse District (Conditional) Parcels 762-755-3882, 763-755-1261, and 763-756-4328 containing 31.66 acres located on the north line of Parham Road approximately 500' west of Shrader Road. The applicant proposes a townhouse development of no more than 196 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 Office. **Staff – Ben Sehl**
Recommended for Approval

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VARINA:***(Deferred from the January 15, 2015 Meeting)***

REZ2014-00045 Russell Jones: Request to amend proffered conditions accepted with Rezoning Case C-31C-08 on part of Parcel 832-714-1636 located on the south line of E. Williamsburg Road (U.S. Route 60) between the termini of Saw Set Lane and Whiteside Road. The applicant proposes to amend proffers related to building elevations and materials, minimum size, fire suppression, landscaping and windows. The existing zoning is RTHC Residential Townhouse District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre. The site is located in the Airport Safety Overlay District. **Staff – Livingston Lewis**

Recommended for Denial

REZ2014-00016 Ross Run, LLC: Request to conditionally rezone from R-2AC One-Family Residence District (Conditional) and A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcel 824-689-0488 and Parcel 824-694-2155 containing 139.66 acres, located between the south line of Darbytown Road at its intersection with Macallan Parkway and the east line of Doran Road approximately 960' south of its intersection with Macallan Parkway. The applicant proposes a single-family residential development. The R-5A District allows a maximum density of six (6) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre and Environmental Protection Area. The site is located in the Airport Safety Overlay District. **Staff – Lisa Blankinship (Deferral Requested to the March 12, 2015 Meeting)**

Deferred to the March 12, 2015 Meeting**FAIRFIELD:**

None.

APPROVAL OF MINUTES: Planning Commission January 15, 2015

Acting on a motion by Mr. Archer, seconded by Mrs. Jones, the Planning Commission adjourned its meeting at 10:36 p.m. on February 12, 2015.

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