

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

**July 9, 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  
Laura Howell, Planning Intern  
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
JULY 9, 2015**

**BEGINNING AT 5:45 P.M.**

**DINNER AND WORK SESSION:** County Manager's Conference Room to discuss:

**ORDINANCE** – To Amend and Reordain Section 24-3 Titled “Enumerated,” Section 24-113 Titled “Composition,” Section 24-114 Titled “Organization,” Section 24-115 Titled “Procedure of board,” Section 24-116 Titled “Powers,” and Section 24-117 Titled “Procedure on applications and appeals,” of the Code of the County of Henrico, All to Revise the Member Terms and Powers of the Board of Zoning Appeals

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**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: (5)**

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**THREE CHOPT:**

***Deferred from the May 14, 2015 Meeting***

**REZ2015-00008 Bay Companies, Inc. for Eagle Construction of VA, LLC:** Request to rezone from A-1 Agricultural District and R-3 One Family Residence District to R-5AC General Residence District (Conditional) Parcels 743-755-9852 and 743-755-8828 containing 5.11 acres located on the east line of Crown Grant Road at its intersection with Cedar Hill Court. The applicant proposes 16 single family detached homes on zero lot lines. 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 2, density should not exceed 3.4 units per acre. **Staff – Lisa Blankinship (Deferral Requested to the August 13, 2015 Meeting)**  
**[Deferred to the August 13, 2015 Meeting](#)**

**July 10, 2015**

**REZ2015-00017 Jeffrey P. Geiger for Graham Meadows, LLC:** Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional) Parcels 732-763-5470 and 732-763-8362 containing 2.712 acres located on the south line of Graham Meadows Drive approximately 385' west of its intersection with N. Gayton Road. The applicant proposes a medical office building. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Government and Semi-Public. The site is located in the West Broad Street Overlay District. **Staff – Ben Sehl**  
[Recommended for Approval](#)

**TUCKAHOE:**

None.

**BROOKLAND:**

**REZ2015-00018 James W. Theobald for Gumenick Properties:** Request to amend proffered conditions accepted with Rezoning Case C-5C-07 on Parcels 771-740-9118, 772-740-0431, -1137, -1743, -2229, -2836, -4023, 773-739-6286, -8155, 773-740-5043, -8899, -9498, 773-741-2637, -3132, -3726, -4222, -5414, -6011, -6808, -7505, -8102, 774-739-4371, -5043, -5750, 774-740-0096, -0894, -1592, -2190, -2403, -2888, -3584, -4182, -4708 located on the east line of Libbie Avenue approximately 310 feet north of W. Broad Street (U.S. Route 250) to its intersection with N. Crestwood Avenue, then along the east line of Spencer Road to the south line of Bethlehem Road and the west line of Staples Mill Road (U.S. Route 33). The applicant proposes to amend proffers related to the pattern book, development standards, prohibited uses, and hours of operation among other items. The existing zoning is UMUC Urban Mixed-Use District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. A portion of the site along Libbie Avenue north of W. Broad Street (U.S. Route 250) and along Staples Mill Road (U.S. Route 33) is in the Enterprise Zone. **Staff – Livingston Lewis**  
[Recommended for Approval](#)

**PUP2015-00006 James W. Theobald for Gumenick Properties:** Request for a Provisional Use Permit under Sections 24-32.1(aa), 24-34(p), and 24-122.1 of Chapter 24 of the County Code to amend conditions of PUP2014-00014 for the mixed-use development on Parcels 771-740-9118, 772-740-0431, -1137, -1743, -2229, -2836, -4023, 773-739-6286, -8155, 773-740-5043, -8899, -9498, 773-741-2637, -3132, -3726, -4222, -5414, -6011, -6808, -7505, -8102, 774-739-4371, -5043, -5750, 774-740-0096, -0894, -1592, -2190, -2403, -2888, -3584, -4182, -4708 located on the east line of Libbie Avenue approximately 310 feet north of W. Broad Street (U.S. Route 250) to its intersection with N. Crestwood Avenue, then along the east line of Spencer Road to the south line of Bethlehem Road and the west line of Staples Mill Road (U.S. Route 33). The applicant proposes changes in development standards related to building height, floor area limitations, vendor areas, fire protection, and outdoor dining areas for the mixed-use development, among other items. The existing zoning is UMUC Urban Mixed Use District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed Use. A portion of the site along Libbie Avenue north of W. Broad Street (U.S. Route 250) and along Staples Mill Road (U.S. Route 33) is in the Enterprise Zone. **Staff – Livingston Lewis**  
[Recommended for Approval](#)

**VARINA:****(Deferred from the June 11, 2015 Meeting)**

**REZ2015-00016 Michael and Angela Kelly:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) Parcel 823-696-3910 containing 3.955 acres located on the northwest line of Henry Ward Boulevard approximately 490' north of Darbytown Road. The applicant proposes a single family development. The R-2A District allows a minimum lot area of 13,500 square feet and a gross density of 3.22 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. The site is located in the Airport Safety Overlay District. **Staff – Ben Sehl**  
**Recommended for Approval**

**REZ2015-00019 Andrew M. Condlin, Esq. for Ryan Converse, CWC Food Properties, LLC:** Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional) Parcel 815-715-7156 containing .95 acres located on the west line of S. Laburnum Avenue at its intersection with Finlay Street. The applicant proposes a restaurant with drive-through window. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is located in the Airport Safety Overlay District. **Staff – Lisa Blankinship**  
**Recommended for Approval**

**FAIRFIELD:**

None.

**APPROVAL OF MINUTES: Planning Commission June 11, 2015**  
**Approved**

Acting on a motion by Mr. Archer, seconded by Mr. Leabough, the Planning Commission adjourned its meeting at 7:53 p.m. on July 9, 2015.

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