

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

September 10, 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
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
SEPTEMBER 10, 2015**

BEGINNING AT 5:30 P.M.

DINNER & WORK SESSION: County Manager's Conference Room for a Presentation on Housing Trends (Home Building Association of Richmond).

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: (1)

CASES TO BE HEARD: (4)

VARINA:

None.

FAIRFIELD:

None.

THREE CHOPT:

(Deferred from the August 13, 2015 Meeting)

REZ2015-00008 Bay Companies, Inc. for Eagle Construction of VA, LLC: Request to rezone from R-3 One-Family Residence District and A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 743-755-9773, 743-755-9852 and 743-755-8828 containing 6.32 acres located on the east line of Crown Grant Road at its intersection with Cedar Hill Court. The applicant proposes 21 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

September 11, 2015

Residential 2, density should not exceed 3.4 units per acre. **Staff – Lisa Blankinship**
[Recommended for Approval](#)

Deferred from the August 13, 2015 Meeting)

REZ2015-00022 Bay Companies, Inc. for Duke Development, LLC: Request to rezone from A-1 Agricultural District and O-3C Office District (Conditional) to R-3C One-Family Residence District (Conditional) Parcels 746-768-7550, 746-769-6058, -7196, -7205, -8993, and 747-769-1255 containing 32.33 acres located between the south line of New Wade Lane, the eastern terminus of Parkland Drive, and the on-ramp to Interstate 295 North. The applicant proposes a single family development of no more than 60 dwellings. The R-3 District allows a minimum lot area of 11,000 square feet and a gross density of 3.96 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Seth Humphreys (Deferral Requested to the October 15, 2015 Meeting)**

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

REZ2015-00027 James W. Theobald for THG-Lexington Farm, LLC: Request to amend a proffered condition accepted with Rezoning Case C-59C-93 on part of Parcel 750-760-5433 located on the north line of W. Broad Street (U.S. Route 250) at its intersection with Lexington Farm Drive. The applicant proposes to amend Proffer 4 to allow restaurants with drive-thru services. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – William Moffett (Expedited Agenda Requested)**

[Recommended for Approval](#)

TUCKAHOE:

Deferred from the August 13, 2015 Meeting)

REZ2015-00023 Richard H. Youngblood, Jr. for Youngblood Properties, LLC: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 736-754-6656 containing 3.945 acres located on the south line of Church Road approximately 150' west of its intersection with Brookstone Lane. The applicant proposes a single family development. The R-3 District allows a minimum lot area of 11,000 square feet and a gross density of 3.96 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential, density should be between 3.4 and 6.8 units per acre. **Staff – Lisa Blankinship**

[Recommended for Approval](#)

BROOKLAND:

Deferred from the June 11, 2015 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 768-757-2032 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 March 10, 2016 Meeting)**

Deferred to the March 10, 2016 Meeting

REZ2015-00028 Mark Williams for B. Hunt Gunter: Request to conditionally rezone from R-2 One-Family Residence District to O-2C Office District (Conditional) Parcels 774-743-5181 and 774-743-4179 containing .964 acres located along the south line of Dickens Road at its intersection with Manor Circle. The applicant proposes the expansion of an adjacent office development. 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 – Ben Sehl**

Deferred to the October 15, 2015 Meeting

REZ2015-00029 D. Brennen Keene/Ann Neil Cosby for BPTM, LLC: Request to conditionally rezone from M-1C Light Industrial (Conditional) to B-3C Business District (Conditional) Parcel 771-752-7780 containing 9.291 acres located at the southeast intersection of Staples Mill Road (U.S. Route 33) and Hermitage Road. The applicant proposes a grocery store. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Environmental Protection Area, and Light Industrial. Part of the site is located in the Enterprise Zone. **Staff – Lisa Blankinship**

Recommended for Approval

APPROVAL OF MINUTES: Planning Commission August 13, 2015

Approved

Acting on a motion by Mr. Archer, seconded by Mr. Branin, the Planning Commission adjourned its meeting at 8:59 p.m. on September 10, 2015.

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