

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

April 14, 2016

7:00 P.M.



PLANNING COMMISSION

C. W. Archer, C.P.C., Chair (Fairfield)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Eric S. Leabough, C.P.C. (Varina)
Robert H. Witte, Jr. (Brookland)
Sandra M. Marshall (Three Chopt)
Frank J. Thornton (Fairfield)
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, Senior 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
APRIL 14, 2016**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (5)

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (0)

TUCKAHOE:

REZ2016-00010 Andrew M. Condlin for Wilkins-Bradley Realty Partners, LLC: Request to conditionally rezone from R-0C One-Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) Parcel 737-750-7485 containing 7.57 acres located on the southwest line of Ridgefield Green Drive between John Rolfe and Ridgefield Parkways. The applicant proposes no more than 61 residential townhomes. The RTH District allows a maximum of nine (9) units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Lisa Blankinship (Deferral Requested to the May 12, 2016 Meeting)**

[Deferred to the May 12, 2016 Meeting](#)

BROOKLAND:

None.

VARINA:

PUP2016-00003 Brad Roberts for Night Prowler Productions: Request for a Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-120 and 24-122.1 of Chapter 24 the County Code in order to allow 6 to 8 outdoor concerts annually on part of parcel 801-687-5117 located on the north side of Mill Road approximately 500' west of its intersection with Huckleberry Lane. The existing zoning is B-3 Business District. The 2026 Comprehensive Plan recommends Open Space/Recreation and Environmental Protection Area. **Staff – Ben Sehl (Deferral Requested to the June 9, 2016 Meeting)**

[Deferred to the June 9, 2016 Meeting](#)

April 15, 2016

FAIRFIELD:

None.

THREE CHOPT:**(Deferred from the October 15, 2015 Meeting)**

PUP2015-00003 John Mizell for RTF Sports and Entertainment, Inc.: Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120, and 24-122.1 of the County Code in order to allow extended hours of operation until 2 a.m. for an existing restaurant (Short Pump Pour House) in Short Pump Crossing Shopping Center, on part of Parcel 738-760-8449, located on the west line of Pump Road approximately 600' north of its intersection with Three Chopt Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the West Broad Street Overlay District. **Staff – Lisa Blankinship (Deferral Requested to the June 9, 2016 Meeting)**
[Deferred to the June 9, 2016 Meeting](#)

REZ2016-00005 Youngblood, Tyler & Associates for Farmbrown, LLC: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 737-768-1291 containing 10.244 acres located at the northeast intersection of N. Gayton and Kain Roads. The applicant proposes a single-family residential development of no more than 25 units. The R-3 District allows a minimum lot area of 11,000 square feet and a maximum gross density of 3.96 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre. **Staff – Livingston Lewis (Deferral Requested to the May 12, 2016 Meeting)**
[Deferred to the May 12, 2016 Meeting](#)

REZ2016-00006 Craige Shelton for HHHunt Holloway, LLC: Request to conditionally rezone from R-3C One-Family Residence District (Conditional) and R-5AC General Residence District (Conditional) to C-1C Conservation District (Conditional) part of Parcels 751-772-3380 and 749-772-8402 containing 7.494 acres located approximately 150' south of the terminus of Jocie Jack Court. The applicant proposes a conservation district. 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, Office, and Environmental Protection Area. **Staff – Erin Puckett (Expedited Agenda Requested)**
[Recommended for Approval](#)

REZ2016-00009 James W. Theobald for Wellesley LLC: Request to amend proffered conditions accepted with Rezoning Case C-109C-86 on Parcel 735-759-2130 located at the southwest intersection of Lauderdale and Park Terrace Drives. The applicant proposes to amend Proffer 8 pertaining to the detached signage in an existing shopping center. The existing zoning is B-1C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Lisa Blankinship (Deferral Requested to the May 12, 2016 Meeting)**
[Deferred to the May 12, 2016 Meeting](#)

April 15, 2016

REZ2016-00011 Andrew M. Condlin for Johnson Development: Request to conditionally rezone from B-2C Business District (Conditional) to M-1C Light Industrial District (Conditional) part of Parcel 743-762-1862 containing 3.050 acres located at the northern terminus of Tom Leonard Drive. The applicant proposes a self-service storage facility. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the West Broad Street Overlay District. **Staff – Seth Humphreys (Expedited Agenda Requested)**
Recommended for Approval

VARINA:

SIA2016-00001 1276 New Market Road: The Department of Planning has received a request from the division of Recreation and Parks to initiate a Substantially In Accord study of a proposed site for a park, parking, and related facilities associated with the Virginia Capital Trail. The proposed site consists of Parcel 802-702-9916, located along the east line of New Market Road (State Route 5), approximately 200 feet north of its intersection with Midview Road and at mile 47.5 on the Virginia Capital Trail. The property is 2.502 acres and is zoned B-1C Business District Conditional (rezoning case C-22C-10). The 2026 Comprehensive Plan recommends Suburban Residential (SR2). **Staff – William Moffett**
Approved

APPROVAL OF MINUTES: Planning Commission March 10, 2016
Approved

Acting on a motion by Mr. Witte, seconded by Mr. Archer, the Planning Commission adjourned its meeting at 7:25 p.m. on April 14, 2016.

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