

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

February 11, 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
Michaela Martin, Planning Intern
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
FEBRUARY 11, 2016**

BEGINNING AT 5:15 P.M.

DINNER AND WORK SESSION: County Manager's Conference Room: Consultation with County Attorneys.

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM: Public Hearing to consider the FY 2016-17 through FY 2020-21 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: (2)

VARINA:

None.

FAIRFIELD:

None.

February 12, 2016

THREE CHOPT:**(Deferred from the January 14, 2016 Meeting)**

REZ2015-00032 Ralph L. "Bill" Axselle, Jr. for HCA Health Services of Virginia, Inc.: Request to conditionally rezone from R-3 One-Family Residence District, R-6 General Residence District, and O-3C Office District (Conditional) to O-3C Office District (Conditional) part of Parcels 761-744-2028, 761-745-3004 and 760-744-1480 containing 7.640 acres located approximately 700' west of Skipwith Road at the northern terminus of Parkline Drive. 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, Semi-Public, and Environmental Protection Area. **Staff – Ben Sehl**

Recommended for Approval

PUP2016-00002 Brian Menditto for Innsbrook Foundation: Request for a Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to continue operation of an outside concert pavilion, increase maximum attendance to 8,500 and change end time for all shows to 10:00 p.m. on part of Parcels 750-768-4593 and 751-769-0332, located at the southeast ramp of I-295 approximately 750' northeast of Nuckols Road. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use.

Staff – Ben Sehl**Recommended for Approval**

REZ2016-00001 Andrew M. Condlin for Windsor Enterprises Corp.: Request to conditionally rezone from A-1 Agricultural District and R-2AC One-Family Residence District (Conditional) to R-2AC One-Family Residence District (Conditional) Parcels 741-771-6359, -3734, -2432, and part of Parcels 740-771-9736, 741-772-9212, -5941, -4776, and -0892 containing 25.37 acres located at the terminus of Ellis Meadows Lane and along portions of the eastern and northern property boundaries of the Estates at Grey Oaks. The applicant proposes a maximum of 50 single-family residences. The R-2A District allows a minimum lot area of 13,500 square feet and a maximum gross density of 3.22 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 and Environmental Protection Area. **Staff – Lisa Blankinship**

(Deferral Requested to the March 10, 2016 Meeting)**Deferred to the March 10, 2016 Meeting****TUCKAHOE:**

None.

BROOKLAND:

None.

RESOLUTION: SIA2015-00005 8501 Jesse Senior Drive: Substantially In Accord with the 2026 Comprehensive Plan (Tuckahoe District). **Staff – Erin Puckett**

Approved**February 12, 2016**

APPROVAL OF MINUTES: Planning Commission January 14, 2016
Approved

Acting on a motion by Ms. Jones, seconded by Mr. Witte, the Planning Commission adjourned its meeting at 8:23 p.m. on February 11, 2016.

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