

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

**July 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  
JULY 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); (4)**

**REQUESTS FOR EXPEDITED ITEMS: (4)**

**CASES TO BE HEARD: (3)**

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**VARINA:**

**(Deferred from the January 14, 2016 Meeting)**

**PUP2016-00001 Wayne Phaup:** Request for a Provisional Use Permit under Sections 24-62.2(i), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow four pool tables with extended hours of operation until 2 a.m. in a proposed restaurant on part of Parcel 824-716-7935 located along the north line of W. Williamsburg Road (U.S. Route 60) between Early and Jackson Avenues. The existing zoning is B-3 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone and the Airport Safety Overlay District. **Staff – William Moffett**  
**[Deferred to the August 11, 2016 Meeting](#)**

**(Deferred from the June 9, 2016 Meeting)**

**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 October 13, 2016 Meeting)**  
**[Deferred to the October 13, 2016 Meeting](#)**

**July 15, 2016**

**FAIRFIELD:**

**REZ2016-00024 Henry Wilton for Wilton Acquisition, LLC:** Request to conditionally rezone from R-3 One-Family Residence District, A-1 Agricultural District, and B-2 Business District to RTHC Residential Townhouse District (Conditional) Parcels 785-757-8737, 9998, 5477, 5749, and 6118 containing 16.412 acres located at the northwest corner of E. Parham Road (State Route 73) and Interstate 95. The RTH District allows a maximum gross density of nine (9) units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Urban Residential, density should range between 3.4 and 6.8 units per acre. **Staff – Ben Sehl (Deferral Requested to the August 11, 2016 Meeting)**  
[Deferred to the August 11, 2016 Meeting](#)

**THREE CHOPT:**

**(Deferred from the March 10, 2016 Meeting)**

**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 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 September 15, 2016 Meeting)**  
[Deferred to the September 15, 2016 Meeting](#)

**(Deferred from the June 9, 2016 Meeting)**

**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 Recommended for Approval**

**PUP2016-00005 Chris Heppert for Breakers Sports Grill:** Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120, and 24-122.1 of the County Code in order to allow outdoor dining for an existing restaurant in the T.J. Maxx Shopping Center, on part of Parcel 757-756-4724, located approximately 400' southwest of the intersection of W. Broad Street (U.S. Route 250) and Tuckernuck Drive. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – William Moffett (Expedited Agenda Requested)**  
[Recommended for Approval](#)

**REZ2016-00020 Andrew Browning for Boone Homes, Inc.:** Request to rezone from R-3C One-Family Residence District (Conditional) to C-1 Conservation District part of Parcel 736-766-7163 containing 1.019 acres located 700' northeast of the intersection of N. Gayton Road and Bacova Drive. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area and Suburban Mixed-Use. **Staff – Erin Puckett (Expedited Agenda Requested)**  
[Recommended for Approval](#)

**REZ2016-00021 Andrew Browning for Welford Properties, LLC:** Request to rezone from R-3C One-Family Residence District (Conditional) to C-1 Conservation District part of Parcel 737-766-1902 containing 1.236 acres located approximately 120' north of Bacova Drive, 2300' east of its intersection with N. Gayton Road. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area, Open Space/Recreation, and Suburban Mixed-Use. **Staff – Erin Puckett (Expedited Agenda Requested)**  
[Recommended for Approval](#)

**REZ2016-00023 Ronald Kody:** Request to amend proffers accepted with rezoning case C-14C-87 on Parcel 749-760-0500 located on the south line of W. Broad Street (U.S. Route 250) approximately 450' east of its intersection with Cox Road. The applicant proposes to amend Proffer 4 related to signage. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. **Staff – Seth Humphreys (Expedited Agenda Requested)**  
[Recommended for Approval](#)

**TUCKAHOE:**

None.

**BROOKLAND:**

*(Deferred from the March 10, 2016 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 767-757-6829 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 September 15, 2016 Meeting)**  
[Deferred to the September 15, 2016 Meeting](#)

**REZ2016-00022 Rich Smith for Par 3 Development Group, LLC:** Request to rezone from B-2C Business District (Conditional) to C-1 Conservation District part of Parcel 770-767-5189 containing .18 acres located at the northwest intersection of Mountain Road and John Cussons Drive. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area and Commercial Concentration. **Staff – Ben Sehl**  
[Recommended for Approval](#)

**July 15, 2016**

**APPROVAL OF MINUTES: Planning Commission June 9, 2016**  
**Approved**

Acting on a motion by Mr. Archer, seconded by Mr. Witte, the Planning Commission adjourned its meeting at 8:05 p.m. on July 14, 2016.

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