

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

March 10, 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
MARCH 10, 2016**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

RESOLUTION PCR-1-16: Presentation of a Resolution of Appreciation to Mr. Thomas M. Branin in recognition of his service on the Planning Commission.

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (3)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (2)

BROOKLAND:

(Deferred from the September 10, 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 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 July 14, 2016 Meeting)**

[Deferred to the July 14, 2016 Meeting](#)

VARINA:

(Deferred from the October 15, 2015 Meeting)

SIA2015-00002 Osborne Turnpike - Dominion Virginia Power Electric Substation: The Department of Planning has received a request from Dominion Virginia Power to initiate a Substantially In Accord study of a proposed site for an electric substation. The proposed substation site would use 1.53 acres of part of Parcel 798-696-8886 located along the west line of Osborne Turnpike approximately 1,150 feet south of Equestrian Way. The existing zoning of the subject area is A-1 Agricultural District. The 2026 Comprehensive

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Plan recommends Traditional Neighborhood Development. **Staff – William Moffett (Deferral Requested to the June 9, 2016 Meeting)**
[Deferred to the June 9, 2016 Meeting](#)

FAIRFIELD:

REZ2016-00002 James W. Theobald for HHHunt: Request to conditionally rezone from A-1 Agricultural District and R-2AC One-Family Residence District (Conditional) to R-3C One-Family Residence District (Conditional) (31.938 acres), R-5AC General Residence District (Conditional) (142.165 acres), R-5C General Residence District (Conditional) (21.76 acres), and RTHC Residential Townhouse District (Conditional) (53.4 acres), Parcels 779-773-9041, 780-771-0875, 780-772-9071, Parcels 780-773-2718, -3673, 780-774-2957, 781-773-3186, and part of Parcels 782-772-1447 and 778-772-7200 containing 249.26 acres located approximately 400' west of the intersection of Brook Road (U.S. Route 1) and Magnolia Ridge Drive. The applicant proposes a residential development consisting of a maximum of 50 single-family residences, 400 single-family residences on zero-lot lines, 300 townhome units, and 285 multifamily 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 R-5AC District allows a minimum lot area of 5,625 square feet and a maximum gross density of 6 units per acre. The R-5C District allows a maximum gross density of 14.52 units per acre. The RTHC District allows a maximum gross density of 9 units per acre. The uses 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, Suburban Residential 2, density should not exceed 3.4 units per acre, Office, and Environmental Protection Area. **Staff – Seth Humphreys**
[Recommended for Approval](#)

THREE CHOPT:

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 July 14, 2016 Meeting)**
[Deferred to the July 14, 2016 Meeting](#)

REZ2016-00003 F.P. Parker for Starwood Corp.: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcels 735-755-9450 and 735-755-8657 containing 1.011 acres located on the north line of Church Road approximately 80' west of its intersection with Waterford Way East. The applicant proposes 2 single-family residences. 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 Residential 2, density should not exceed 3.4

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units per acre, and Environmental Protection Area. **Staff – Ben Sehl (Expedited Agenda Requested)**

Recommended for Approval

REZ2016-00004 Andrew M. Condlin for Windsor Enterprises: Request to rezone from R-2AC One-Family Residence District (Conditional) to C-1 Conservation District part of Parcels 739-774-2846, 739-774-8240, 739-774-9656, 740-772-1643, 740-772-1934, 740-772-3171, 740-772-5076, 740-772-5158, 740-773-6853, 740-774-7338, 740-774-9829, 741-774-2056, and 741-775-2516 containing 14.0 acres located within the special flood hazard areas throughout various portions of the Grey Oaks subdivision generally between Grey Oaks Park Road and the northwest line of Grey Oaks Park Drive and Grey Oaks Park Lane and the east line of Grey Oaks Park Drive. The applicant proposes a conservation district. The use will be controlled by 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 – Erin Puckett**

Recommended for Approval

TUCKAHOE:

None.

APPROVAL OF MINUTES: Planning Commission February 11, 2016

Acting on a motion by [Mr. Leabough](#), seconded by [Mr. Archer](#), the Planning Commission adjourned its meeting at [8:58 p.m.](#) on [March 10, 2016](#).

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