

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

February 9, 2017

6:00 P.M.



PLANNING COMMISSION

Eric S. Leabough, C.P.C., Chair (Varina)
Robert H. Witte, Jr., Vice-Chair (Brookland)
C. W. Archer, C.P.C. (Fairfield)
Gregory R. Baka (Tuckahoe)
Sandra M. Marshall (Three Chopt)
Tyrone E. Nelson (Varina)
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
Erin Puckett, County Planner
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
FEBRUARY 9, 2017**

BEGINNING AT 5:15 P.M.

DINNER AND WORK SESSION:

County Manager's Conference Room. The Commission will continue their review and discussion of the Planning Commission Rules and Regulations.

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENTS PROGRAM: Public Hearing to consider the FY 2017-18 through FY 2021-22 Capital Improvements Program.

Approved

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (0)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (4)

TUCKAHOE:

PUP2017-00007 James W. Theobald for Sarah Love: Request for a Provisional Use Permit under Sections 24-55(h), 24-120, and 24-122.1 of Chapter 24 of the County Code to allow extended hours of operation of a fitness center on part of Parcel 761-731-9193 located on the north line of Huguenot Road (State Route 147) approximately 640' west of

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its intersection with River Road. The existing zoning is B-1 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Erin Puckett**
[Recommended for Approval](#)

BROOKLAND:

None.

VARINA:

REZ2017-00007 Henry S. During: Request to rezone from B-3 Business District to R-3 One-Family Residence District Parcel 825-720-6242 containing .2376 acres located at the west line of E. Nine Mile Road (State Route 33) approximately 150' north of its intersection with Elsing Green Way. The applicant proposes a single-family residence. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Enterprise Zone and the Airport Safety Overlay District. **Staff – Ben Sehl**
(Withdrawn by Applicant)
[Withdrawn](#)

FAIRFIELD:

PUP2017-00005 Moe Morris for Chuckey's Bodega: Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120, and 24-122.1 of Chapter 24 of the County Code to allow extended hours of operation of a convenience market on part of Parcel 811-724-6037 located at the northeast intersection of Nine Mile Road (State Route 33) and Kenway Avenue. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone and the Airport Safety Overlay District. **Staff – Ben Sehl**
[Recommended for Denial](#)

THREE CHOPT:

REZ2017-00006 James W. Theobald for WAM Associates, LLC: Request to conditionally rezone from O-3C Office District (Conditional) to UMUC Urban Mixed Use District (Conditional) Parcel 747-761-9275 containing 4.081 acres located at the southeast intersection of Innslake Drive and Dominion Boulevard. The applicant proposes a mixed-use development of residential apartments and office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District. **Staff – Livingston Lewis**
[\(Deferred to the February 22, 2017 Meeting\)](#)

PUP2017-00004 James W. Theobald for WAM Associates, LLC: Request for a Provisional Use Permit Under Sections 24-32.1(a)(n)(s)(t)(v)(z) and (aa), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for the following on Parcel 747-761-9275: outdoor vending; parking garages without ground floor retail uses; heights greater than 60'; density greater than 30 dwelling units per acre; open space less than 20%; commercial or office square footage less than 25% of total square footage; for-lease multifamily

dwellings to exceed 30% of total units; and a parking plan, located at the southeast intersection of Innslake Drive and Dominion Boulevard. The existing zoning is O-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District. **Staff –**

Livingston Lewis

(Deferred to the February 22, 2017 Meeting)

APPROVAL OF MINUTES: Planning Commission January 12, 2017

Approved

Acting on a motion by Mr. Witte, seconded by Mr. Baka, the Planning Commission adjourned its meeting at 8:39 p.m. on February 9, 2017.

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