

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

June 15, 2017

7:00 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
Kristin Smith, County Planner
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JUNE 15, 2017**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (4)

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (1)

VARINA:

PUP2017-00014 Ann Neil Cosby, Rob Benaicha, Adena Patterson for Excel to Excellence, Inc: Request for a Provisional Use Permit under Section 24-51.1(a), 24-120, and 24-122.1 of Chapter 24 of the County Code to allow an academic and athletic club for students on part of Parcel 809-697-9643 located at the northwest intersection of Library Road and S. Laburnum Avenue. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Government. **Staff – Ben Sehl (Expedited Agenda Requested)**

Recommended for Approval

REZ2017-00015 Andrew M. Condlin for JG Laburnum, LLC and Robins Laburnum, LLC: Request to conditionally rezone from B-2C Business District (Conditional) and B-3C Business District (Conditional) to B-3C Business District (Conditional) Parcel 817-711-0712 and part of Parcels 817-711-0454 and 816-711-8151 containing 3.31 acres located approximately 290 feet south of Eubank Road approximately 270 feet east of its intersection with S. Laburnum Avenue. The applicant proposes an automotive body and paint shop. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Commercial Concentration. The site is in the Airport Safety Overlay District. **Staff – Erin Puckett (Deferral Requested to the August 10, 2017 Meeting)**

Deferred to the August 10, 2017 Meeting

June 16, 2017

FAIRFIELD:

REZ2017-00016 Andrew M. Condlin for GMB Trading, LLC: Request to conditionally rezone from O-1 Office District to B-1C Business District (Conditional) Parcel 784-752-5293 containing .644 acres located at the northwest intersection of Brook Road (U.S. Route 1) and Ridge Road. The applicant proposes retail uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is in the Enterprise Zone. **Staff – Ben Sehl**

Recommended for Approval

THREE CHOPT:

(Deferred from the April 11, 2017 Meeting)

REZ2017-00003 G. Brian Duke for 12600 Bacova, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5C General Residence District (Conditional) and O-2C Office District (Conditional) Parcel 734-767-2531 containing 40 acres located on the west line of N. Gayton Road and the north line of Bacova Drive approximately 200 feet from their intersection. The applicant proposes a residential townhouse and office development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Seth Humphreys (Withdrawn by Applicant)**

Withdrawn by Applicant

REZ2017-00010 Adena Patterson or Ann Neil Cosby for MS Richmond Investors LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 744-763-8661, 744-763-9175, 745-763-2013, 745-763-2727, 745-763-3440, 745-763-4567, 745-763-5481, 745-763-6093 and 745-764-0618 containing 18.580 acres located between the east line of Belfast Road and the west line of Glasgow Road at its intersection with Ireland Road. The applicant proposes a zero lot line development with detached homes. The R-5A District allows a maximum density of six (6) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development. **Staff – Lisa Blankinship (Deferral Requested to the July 13, 2017 Meeting)**

Deferred to the July 13, 2017 Meeting

REZ2017-00011 Adena Patterson or Ann Neil Cosby for MS Richmond Investors LLC: Request to conditionally rezone from A-1 Agricultural District and R-3C One-Family Residence District to R-5AC General Residence District (Conditional) Parcels 744-762-4780, 744-762-5294, 744-762-9757, and 745-762-0472 containing 8.264 acres located between the east line of Belfast Road and the west line of Glasgow Road approximately 155' north of Edinburgh Road. The applicant proposes a zero lot line development with detached homes. The R-5A District allows a maximum density of six (6) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The

2026 Comprehensive Plan recommends Traditional Neighborhood Development. **Staff – Lisa Blankinship (Deferral Requested to the July 13, 2017 Meeting)**
[Deferred to the July 13, 2017 Meeting](#)

PUP2017-00013 Joe Oley: Request to amend Conditions 6(a) and 6(b) approved with Provisional Use Permit PUP2016-00006 on part of Parcel 755-744-0869 located at the northwest intersection of Three Chopt and Eastridge Roads. The applicant proposes to extend the farmers' market season from one day a week between August and December to one day a week year round and extend the hours of operation from 3:00 p.m. to dusk, to the hours of dawn to dusk. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the Enterprise Zone. **Staff – Erin Puckett (Deferral Requested to the July 13, 2017 Meeting)**
[Deferred to the July 13, 2017 Meeting](#)

TUCKAHOE:

[\(Deferred from the May 11, 2017 Meeting\)](#)

PUP2017-00012 George W. Gray, III for Mika and Henna Elovaara: Request for a Provisional Use Permit under Section 24-12.1(e), 24-120, and 24-122.1 of Chapter 24 of the County Code to allow a front porch to extend no more than 8' into the front yard setback on Parcel 761-746-9054 located on the west line of Rockwood Road approximately 160' north of its intersection with Tallwood Road. The existing zoning is R-3 One-Family Residence District. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Ben Sehl (Expedited Agenda Requested)**
[Recommended for Approval](#)

BROOKLAND:

None.

RESOLUTION PCR-3-17: The Planning Commission will consider a Resolution to Initiate Consideration of Amendments to the Zoning Ordinance and Subdivision Ordinances to Implement Actions of the 2017 General Assembly. **Staff – Andrew Newby**
[Approved](#)

APPROVAL OF MINUTES: Planning Commission on May 11, 2017
[Approved](#)

Acting on a motion by [Mr. Baka](#) seconded by [Mr. Archer](#), the Planning Commission adjourned its meeting at [7:27 p.m.](#) on [June 15, 2017](#).

View the Planning Commission agendas at
<http://henrico.us/pdfs/planning/meetnext.pdf>

June 16, 2017