

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

May 11, 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
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
MAY 11, 2017**

BEGINNING AT 6:00 P.M.

Henrico County Board Room. The Commission will discuss the Route 5 Corridor Study.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (3)

VARINA:

None.

FAIRFIELD:

REZ2017-00013 Parker Consulting, LLC for Henrico County Vocational/Technical Education Foundation, Inc.: Request to conditionally rezone from R-5C General Residence District (Conditional) to R-3C One-Family Residence District (Conditional) Parcel 813-732-0538 containing 4.422 acres located on the east line of Cedar Fork Road at its intersection with Creighton Road. The applicant proposes single family dwellings. The R-3 District allows a maximum density of 3.96 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Suburban Residential 1, density should not exceed 2.4 units per acre. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**

Recommended for Approval

May 12, 2017

THREE CHOPT:

REZ2017-00014 Larry Phillips for Gateway Partners: Request to amend proffered conditions accepted with C-57C-90 on Parcel 757-752-7456 located on the south line of N. Parham Road approximately 200' southwest of its intersection with Mayland Drive. The applicant proposes to amend proffers related to prohibited uses to allow medical offices, including massage therapy. The existing zoning is O-2C Office District (Conditional). The 2026 Comprehensive Plan recommends Office. **Staff – Erin Puckett**
Recommended for Approval

TUCKAHOE:

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**
Deferred to the June 15, 2017 Meeting

BROOKLAND:

None.

APPROVAL OF MINUTES: Planning Commission on April 11, 2017
Approved

Acting on a motion by Mr. Archer seconded by Mrs. Marshall, the Planning Commission adjourned its meeting at 7:43 p.m. on May 11, 2017.

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