

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

**August 9, 2018**

**7:00 P.M.**



**PLANNING COMMISSION**

Sandra M. Marshall, Chair (Three Chopt)  
Gregory R. Baka, Vice Chair (Tuckahoe)  
William M. Mackey, Jr. (Varina)  
C. W. Archer, C.P.C. (Fairfield)  
Adrienne F. Kotula (Brookland)  
Patricia S. O'Bannon (Tuckahoe)  
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  
Michael Morris, County Planner  
Kristin Smith, County Planner  
Paul Stewart, GIS Technician  
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
AUGUST 9, 2018**

**BEGINNING AT 5:45 P.M.**

**DINNER AND WORK SESSION:** The Planning Commission will have dinner and a work session in the County Manager's Conference Room to discuss Consideration of Zoning Ordinance Amendments to the R-5A General Residence District Lot Requirements and continue discussion on the Route 5 Corridor Study.

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**BEGINNING AT 7:00 P.M.**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

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

**REQUESTS FOR EXPEDITED ITEMS: (0)**

**CASES TO BE HEARD: (2)**

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**VARINA:**

**(Deferred from the July 12, 2018 Meeting)**

**REZ2018-00014 Leroy Chiles for Quality of Life of VA LLC:** Request to conditionally rezone from R-4 One-Family Residence District, B-1 Business District, and M-1 Light Industrial District to R-5AC General Residence District (Conditional) Parcel 805-710-1834 containing 11.7 acres located south of Darbytown Road approximately 300' south of its intersection with Oregon Avenue. The applicant proposes detached dwellings with zero lot lines. The R-5A District allows a minimum lot area of 5,625 square feet and a maximum overall density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. **Staff – Seth Humphreys (Deferral Requested to the September 13, 2018 Meeting)**  
[Deferred to the September 13, 2018 Meeting](#)

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**(Deferred from the July 12, 2018 Meeting)**

**REZ2018-00019 Mark Rempe for Liberty Homes:** Request to rezone from B-3 Business District to R-3 One-Family Residence District Parcel 825-720-6242 containing .24 acres located on 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 – Lisa Blankinship (Deferral Requested to the September 13, 2018 Meeting)**  
**Deferred to the September 13, 2018 Meeting**

**FAIRFIELD:**

None.

**THREE CHOPT:**

None.

**TUCKAHOE:**

None.

**BROOKLAND:****(Deferred from the July 12, 2018 Meeting)**

**REZ2018-00029 Aaron Breed and Roger Bowers for Jeff Small:** Request to conditionally rezone from B-3 Business District and R-6 General Residence District to B-3C Business District (Conditional) Parcel 766-749-2740 containing 1.78 acres located on the east line of W. Broad Street (U.S. Route 250) approximately 480' south of its intersection with Sunnybrook Road. The applicant proposes a car wash. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Michael Morris**  
**Recommended for Approval**

**REZ2018-00031 James W. Theobald for Parham & Broad LLC:** Request to amend proffers accepted with Rezoning case C-10C-97 on Parcel 762-754-3266 located at the northeast intersection of W. Broad Street (U.S. Route 250) and Parham Road. The applicant proposes to amend proffers to allow automobile sales. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Seth Humphreys (Deferral Requested to the September 13, 2018 Meeting)**

**Deferred to the September 13, 2018 Meeting**

**REZ2018-00032 Lawrence Pearson for Donald Rudd:** Request to conditionally rezone from R-3 One-Family Residence District and B-3 Business District to B-3C Business District (Conditional) Part of Parcel 771-740-3432 containing .58 acres located at the northeast intersection of W. Broad Street (U.S. Route 250) and Henderson Road. The applicant proposes automobile sales. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends

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Commercial Concentration and Office. Part of the site is located in the Enterprise Zone.

**Staff – Ben Sehl**

**Recommended for Approval**

**DISCUSSION ITEM: RESOLUTION: PCR-5-18:** To Initiate Consideration of Zoning Ordinance Amendments to the R-5A General Residence District Lot Requirements.

**Staff – Ben Sehl**

**Approved**

**DISCUSSION ITEM:** To set a Work Session for September 13, 2018 for Zoning Ordinance Amendments to the R-5A General Residence District Lot Requirements.

**Approved**

**DISCUSSION ITEM:** To set a Public Hearing for September 13, 2018 for Zoning Ordinance Amendments to the R-5A General Residence District Lot Requirements.

**Approved**

**APPROVAL OF MINUTES: Planning Commission on July 12, 2018**

**Approved**

Acting on a motion by Mr. Archer seconded by Mrs. Kotula, the Planning Commission adjourned its meeting at 7:22 p.m. on August 9, 2018.

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