

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

January 11, 2018

7:00 P.M.



PLANNING COMMISSION

Sandra M. Marshall, Chair (Three Chopt)
Gregory R. Baka (Tuckahoe)
Eric S. Leabough, C.P.C. (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
Erin Puckett, AICP, 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
JANUARY 11, 2018**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (6)

REQUESTS FOR EXPEDITED ITEMS: (4)

ELECTION OF CHAIRMAN: Mrs. Marshall

ELECTION OF VICE-CHAIRMAN: Mr. Baka

CASES TO BE HEARD: (2)

THREE CHOPT:

(Deferred from the November 9, 2017 Meeting)

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 11, 2019 Meeting)**
[Deferred to the July 11, 2019 Meeting](#)

January 12, 2018

(Deferred from the November 9, 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 11, 2019 Meeting)**

Deferred to the July 11, 2019 Meeting

REZ2017-00034 Andrew M. Condlin for Core Property Capital: Request to conditionally rezone from A-1 Agricultural District to R-5C General Residence District (Conditional) and B-2C Business District (Conditional) Parcel 730-765-6508 containing 22.875 acres located on the south line of W. Broad Street (U.S. Route 250) at the western County Line with Goochland County. The applicant proposes commercial uses and no more than 115 residential units. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Livingston Lewis (Deferral Requested to the February 15, 2018 Meeting)**

Deferred to the February 15, 2018 Meeting

PUP2017-00022 Andrew M. Condlin for Core Property Capital 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 in order to allow 24 hour operation of a proposed convenience store on part of Parcel 730-765-6508 located on the south line of W. Broad Street (U.S. Route 250) at the western County Line with Goochland County. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Livingston Lewis (Deferral Requested to the February 15, 2018 Meeting)**

Deferred to the February 15, 2018 Meeting

REZ2018-00001 Andrew Browning for Bacova, LLC and Bacova Texas LLC: Request to rezone from R-5AC General Residence (Conditional) to C-1 Conservation District part of Parcels 736-767-2166 and 736-768-5323 containing .969 acres located on the north line of Liesfield Farm Drive approximately 700' east of its intersection with N. Gayton Road. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – Michael Morris (Expedited Agenda Requested)**

Recommended for Approval

REZ2018-00005 John Chandler & Company LLC: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) Parcels 751-764-6432 and 751-764-6608 containing 3.59 acres located on the east line of Thorncroft Drive approximately 300' north of its intersection with Chicopee Road. The applicant proposes five (5) single-family residences. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Michael Morris (Deferral Requested to the February 15, 2018 Meeting)**
[Deferred to the February 15, 2018 Meeting](#)

REZ2018-00008 Amir Abbas Khalafalla and Magdi Abbas Khalafalla: Request to rezone from A-1 Agricultural District to R-3 One-Family Residence District Parcel 748-772-6526 containing 1.98 acres located on the south line of Opaca Lane approximately 1,025' east of its intersection with Nuckols Road. The applicant proposes single-family residences. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Rural Residential, density should be at least 1 unit per acre. **Staff – Seth Humphreys (Deferral Requested to the February 15, 2018 Meeting)**
[Deferred to the February 15, 2018 Meeting](#)

TUCKAHOE:

None.

BROOKLAND:

PUP2018-00002 James W. Theobald for 4100 Tomlynn Street-Rebkee, LLC: Request for a Provisional Use Permit under Sections 24-66(b), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow net poles 170' in height on Parcel 779-735-1860 located on the north line of Westwood Avenue approximately 470' east of its intersection with Tomlynn Street. The existing zoning is M-1 Light Industrial and M-2 General Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry and Environmental Protection Area. **Staff – Ben Sehl (Expedited Agenda Requested)**
[Recommended for Approval](#)

VARINA:

(Deferred from the November 9, 2017 Meeting)

REZ2017-00023 Elisha Domonic Anderson: Request to rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcels 815-722-5368, -6168, and -6856 containing 2.197 acres located on the north line of Oakleys Lane approximately 350' east of its intersection with Brandon Bluff Way. The applicant proposes 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 zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer**
[Recommended for Approval](#)

REZ2018-00007 Cameron Palmore for New Market Village Land Co., LLC New Market Village Dev. Co., LLC: Request to rezone from R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) to R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) Parcel 813-701-0217 and part of Parcel 812-700-6628 containing 23.709 acres located on the south line of Darbytown Road approximately 350' west of S. Laburnum Avenue. The applicant proposes a zero lot line and townhouse development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Erin Puckett (Expedited Agenda Requested)**

Recommended for Approval

FAIRFIELD:

REZ2018-00002 Peter Francisco: Request to rezone from B-1 Business District to B-2C Business District (Conditional) Parcels 781-749-1568, 781-749-1765, and 781-749-3471 containing .87 acres located on the east line of Lakeside Avenue (State Route 161) approximately 60' south of Hilliard Road. The applicant proposes retail and office. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Enterprise Zone. **Staff – Rosemary Deemer (Expedited Agenda Requested)**

Recommended for Approval

REZ2018-00003 Basim Matrood for Dzemal Dukic: Request to rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 774-766-8746 containing 7.32 acres located on the south line of Mountain Road approximately 950' west of its intersection with Woodman Road. The applicant proposes single family dwellings. 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 – Ben Sehl**

Recommended for Approval

DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM: The Commission will discuss scheduling a Public Hearing for February 15, 2018 at 6:00 p.m., to consider the FY 2018 - 19 through FY 2022 - 23 Capital Improvement Program.

Approved

DISCUSSION ITEM: The Planning Commission will discuss changing the date for a Public Hearing for the Glen Allen Comprehensive Plan Amendment and Code Amendment.

The Commission agreed to postpone the February 15, 2018 public hearing and a new meeting date will be set.

APPROVAL OF MINUTES: Planning Commission on December 7, 2017

Approved

January 12, 2018

Acting on a motion by Mr. Baka seconded by Mr. Archer, the Planning Commission adjourned its meeting at 8:02 p.m. on January 11, 2018.

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