

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

**November 8, 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  
Luanda Fiscella, County Planner  
Paul Stewart, GIS Technician  
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
NOVEMBER 8, 2018**

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

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (4)**

**REQUESTS FOR EXPEDITED ITEMS: (1)**

**CASES TO BE HEARD: (3)**

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**GLEN ALLEN SMALL AREA STUDY – COMPREHENSIVE PLAN AMENDMENT:** The Planning Commission will receive public input and consider an amendment to the 2026 Comprehensive Plan to designate the study area of the Glen Allen Small Area Study as a Special Focus Area and to change the recommended future land use classifications on select parcels in the study area from Suburban Residential 1 to Government and Commercial Concentration. The study area generally consists of the following properties: 2851-3017, 3024, 3028, and 3032 Mountain Road, 10728-10791 Old Washington Highway, 10710 John Cussons Drive, 2760 Peace Lane, 10598-10710 Purcell Road, 2700-2717 Bowles Lane, 10510-10630 Jordan Drive, and parcels 769-768-8344, 770-767-7982, 770-767-8401, 771-769-3907, 771-766-9344, and 772-766-1763. **Staff – Seth Humphreys**  
[Deferred to the January 10, 2019 Meeting](#)

**WESTWOOD SMALL AREA STUDY – COMPREHENSIVE PLAN AMENDMENT:** The Planning Commission will receive public input and consider an amendment to the 2026 Comprehensive Plan for the designation of the Westwood Study Area as a Special Focus Area. The study area generally consists of the area bounded on the west by Staples Mill Road, on the north by Interstate Route 64, on the east by the CSX Railroad, and on the southeast and southwest by the boundary line of the City of Richmond and Henrico County, but excluding the residential area to the north of Bethlehem Road.  
[Recommended for Approval](#)

**ORDINANCE –** To Amend and Reordain Section 24-4 Titled “Division into districts” of the Code of the County of Henrico and to Add a Section 24-92.5 Titled “Westwood Redevelopment Overlay District” to Create the Westwood Redevelopment Overlay District, Set Rules Applicable to That District, and Update the List of Districts in the  
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Zoning Ordinance. The ordinance would create a new overlay district in the area bounded on the west by Staples Mill Road, on the north by Interstate Route 64, on the east by the CSX Railroad, and on the southeast and southwest by the boundary line of the City of Richmond and Henrico County, but excluding the residential area to the north of Bethlehem Road. The ordinance would allow the issuance of provisional use permits for the development of multifamily dwelling units or uses that do not meet the setback and height restrictions of the underlying zoning district, upon approval of a master plan showing the proposed development of the property. The ordinance would also require vehicle and pedestrian circulation between adjacent properties and sidewalks along public streets. Finally, the ordinance would allow alternative parking requirements based on a parking study by a licensed engineer and a maximum distance requirement from building entrances. **Staff – Ben Sehl**

**Recommended for Approval**

**THREE CHOPT:**

None.

**TUCKAHOE:**

None.

**BROOKLAND:**

**Deferred from the October 18, 2018 Meeting)**

**REZ2017-00032 Arthur McGurn for The McGurn Company:** Request to conditionally rezone from R-2 One-Family Residence District and [R-6C] General Residence District (Conditional) to R-3C One-Family Residence District (Conditional) Parcels 767-760-8701 and 768-760-1507 containing 4.35 acres located at the northeast intersection of Hungary and Hungary Spring Roads. The applicant proposes a single-family development. The R-3 District allows a maximum overall density of 3.96 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Rosemary Deemer (Deferral Requested to the December 6, 2018 Meeting)**

**Deferred to the December 6, 2018 Meeting**

**REZ2018-00044 James W. Theobald for Gumenick Properties:** Request to conditionally rezone from B-1 Business District and O-2 Office District to UMUC Urban Mixed Use District (Conditional) Parcels 774-740-5174 (.754 acres) and 771-740-8005 (.305 acres) located at the southwest intersection of Staples Mill Road (U. S. Route 33) and Bethlehem Road and the east line of Libbie Avenue approximately 185' north of its intersection with W. Broad Street (U.S. Route 250). The applicant proposes inclusion in the adjacent UMUC development (Libbie Mil). The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Light Industrial and Commercial Concentration. The applicant also proposes to amend proffers accepted with Rezoning case REZ2015-00018 on Parcels 771-740-9118, 772-740-0431, -1137, -1743, -2229, -2836, 773-739-3784, -9074, 773-740-4815, -5180, 774-739-2373, -5672, 774-740-0804, -4456, -4637, -4716, and -4802 located on the east line of Libbie Avenue approximately 310' north of W. Broad Street (U. S. Route 250) at its intersection with N. Crestwood Avenue, then along the east line of Spencer

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Road to the south line of Bethlehem Road and the west line of Staples Mill Road (U. S. Route 33). The applicant proposes to amend proffers related to the concept plan, density, prohibited uses and hours of operation, location of parking garages, building height limits, architectural elevations, square footage of the community building, and outdoor music. The existing zoning is UMUC Urban Mixed-Use District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area. A portion of the site along Libbie Avenue north of W. Broad Street (U.S. Route 250) and along Staples Mill Road (U.S. Route 33) is in the Enterprise Zone. **Staff – Ben Sehl (Deferral Requested to the December 6, 2018 Meeting)**  
[Deferred to the December 6, 2018 Meeting](#)

**PUP2018-00016 James W. Theobald for Gumenick Properties:** Request for a Provisional Use Permit under Sections 24-32.1(a, i, n, s, w, z, aa), and 24-122.1 of Chapter 24 of the County Code to amend conditions of PUP2015-00006 for the mixed-use development on Parcels 771-740-8005, -9118, 772-740-0431, -1137, -1743, -2229, -2836, 773-739-3784, -9074, 773-740-4815, -5180, 774-739-2373, -5672, 774-740-0804, -4456, -4637, -4716, -4802, and -5174 located on the east line of Libbie Avenue approximately 185' north of W. Broad Street (U. S. Route 250) to its intersection with N. Crestwood Avenue, then along the east line of Spencer Road to the south line of Bethlehem Road and the west line of Staples Mill Road (U. S. Route 33). The applicant proposes changes in development standards related to floor area limitations, parking plan, fire protection, drive-through services, separation between townhouse buildings, and signage plan for the mixed-use development. The existing zoning is O-2 Office District, B-2 Business District, and UMUC Urban Mixed-Use District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration, Light Industrial, Urban Mixed-Use, and Environmental Protection Area. A portion of the site along Libbie Avenue north of W. Broad Street (U.S. Route 250) and along Staples Mill Road (U.S. Route 33) is in the Enterprise Zone. **Staff – Ben Sehl (Deferral Requested to the December 6, 2018 Meeting)**  
[Deferred to the December 6, 2018 Meeting](#)

**VARINA:**

***Deferred from the October 18, 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 December 6, 2018 Meeting)**  
[Deferred to the December 6, 2018 Meeting](#)

**REZ2018-00043 Todd Chalmers for New Market Village Land Co., LLC:** Request to rezone from R-5AC General Residence District (Conditional), RTHC Residential Townhouse District (Conditional), and B-2C Business District (Conditional) to C-1 Conservation District part of Parcels 812-700-6628 and 812-700-5055 containing 30.3 acres located along the northwest line of S. Laburnum Avenue between Darbytown and

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Willson Roads. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area, Urban Residential, and Commercial Concentration. The site is in the Airport Safety Overlay District. **Staff – Mike Morris (Expedited Agenda Requested)**

[Recommended for Approval](#)

**FAIRFIELD:**

**(Deferred from the October 18, 2018 Meeting)**

**REZ2018-00040 James W. Theobald for General Land Commercial Real Estate Company:** Request to conditionally rezone from O-2C Office District (Conditional) to B-2C Business District (Conditional) Parcel 776-766-3128 containing 2.391 acres located at the southeast intersection of Woodman and Mountain Roads. The applicant proposes an indoor self-service storage facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential. **Staff – Seth Humphreys**

[Recommended for Approval](#)

**(Deferred from the October 18, 2018 Meeting)**

**PUP2018-00013 James W. Theobald for General Land Commercial Real Estate Company:** Request for a Provisional Use Permit under Sections 24-58.2 (b) and (h), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow an indoor self-service storage facility up to 34' in height on Parcel 776-766-3128 located at the southeast intersection of Woodman and Mountain Roads. The existing zoning is O-2C Office District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential. **Staff – Seth Humphreys**

[Recommended for Approval](#)

**PUP2018-00015 Karina Fournier for PI Tower Development, LLC:** Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a monopole communication tower up to 175' in height and related equipment on part of Parcel 808-735-4785 located at the northeast intersection of Neale Street and Goodell Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District. **Staff – Livingston Lewis**

[Recommended for Approval](#)

**VARINA:**

**SIA2018-00002 Highland Springs High School Expansion and Redevelopment:** The Department of Planning has received a request from Henrico County Public Schools to initiate a Substantially In Accord study of a proposed site for the expansion and redevelopment of Highland Springs High School. The proposed site consists of two parcels, 823-720-5069 and 824-721-0005, located along the north line of S. Airport Road (State Route 156) at its intersection with E. Beal Street. The property is 15.794 acres and zoned B-2 Business District and R-6 General Residence District. The 2026 Comprehensive Plan recommends Office. **Staff – Lisa Blankinship**

[Recommended for Approval](#)

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**ROUTE 5 PUBLIC HEARING:** The Planning Commission received input on the Route 5 Corridor Study as recommended by the 2026 Comprehensive Plan. Designated an Existing Character Protection Area, the study area consists of the land located 500 feet on either side of the centerline of Route 5 from the City of Richmond to Charles City County.

**FOR DECISION ONLY**

**Recommended for Approval**

**APPROVAL OF MINUTES: Planning Commission on October 18, 2018.**

**Approved**

Acting on a motion by Mr. Archer seconded by Mr. Mackey, the Planning Commission adjourned its meeting at 9:27 p.m. on November 8, 2018.

View the Planning Commission agendas at

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