

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

April 11, 2019

7:00 P.M.



PLANNING COMMISSION

Gregory R. Baka, Chair (Tuckahoe)
C. W. Archer, C.P.C. Vice Chair (Fairfield)
William M. Mackey, Jr. (Varina)
Melissa L. Thornton (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton (Fairfield)
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
PRELIMINARY/FINAL AGENDA
APRIL 11, 2019**

BEGINNING AT 5:30 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 Short Term Rentals.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (1)

REQUESTS FOR EXPEDITED ITEMS: (4)

CASES TO BE HEARD: (1)

THREE CHOPT:

REZ2019-00009 **Mark Oley:** Request to amend proffers accepted with rezoning case REZ2016-00025 on Parcel 755-744-0869 located at the northwest intersection of Three Chopt and Eastridge Roads. The applicant proposes to amend proffers to allow wholesale pharmaceutical distribution with warehouse and office. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Expedited Agenda Requested)**

TUCKAHOE:

PUP2019-00005 **Jonathan Bremer:** Request for a Provisional Use Permit under Sections 24-62.2(g), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow the continued operation of an existing farmers' market on part of Parcels 732-751-4078, -0561 and 731-751-8088 located at the southwest intersection of Gayton Road and Ridgefield Parkway. The existing zoning is B-3 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Livingston Lewis (Deferral Requested to the May 9, 2019 Meeting)**

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BROOKLAND:**(Deferred from the March 14, 2019 Meeting)**

REZ2018-00045 T. Preston Lloyd for Hunt Club LLC: Request to conditionally rezone from R-5 General Residence District to R-6C General Residence District (Conditional) Parcel 770-749-9008 and part of Parcel 770-750-4811 containing 19.13 acres located on the south line of Bremner Boulevard, approximately 170' east of Beth Road. The applicant proposes a continuing care retirement community. The R-6 District allows a max density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Multifamily Residential. **Staff – Ben Sehl**

PUP2019-00004 Janice V. Clifton: Request for a Provisional Use Permit under Sections 24-12.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to amend conditions related to the operation of a bed and breakfast and events on Parcels 771-767-7742 and part of 771-767-9566 located at the northeast intersection of Old Washington Highway and Mountain Road. The existing zoning is R-2A One Family Residential District. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre, and Environmental Protection Area. **Staff – Mike Morris (Expedited Agenda Requested)**

REZ2019-00010 Daniel Winfree: Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional) Parcel 773-747-8814 containing 1.14 acres located on the east line of Staples Mill Road (U.S. Route 33) approximately 100' south of its intersection with Penick Road. The applicant proposes outdoor dining for an existing restaurant. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and Light Industry. The site is in the Enterprise Zone. **Staff – Lisa Blankinship (Expedited Agenda Requested)**

PUP2019-00006 Daniel Winfree: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow outdoor dining for an existing restaurant on part of Parcel 773-747-8814 located on the east line of Staples Mill Road (U.S. Route 33) approximately 100' south of its intersection with Penick Road. The existing zoning is B-1 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration and Light Industry. The site is in the Enterprise Zone. **Staff – Lisa Blankinship (Expedited Agenda Requested)**

DISCUSSION ITEM: The Planning Commission will discuss scheduling a Work Session for May 9, 2019, at 5:00 p.m., to continue their discussion on Short Term Rentals and begin discussion on Master Planned Communities in the R-6 District.

APPROVAL OF MINUTES: Planning Commission on March 14, 2019 and November 8, 2018

Acting on a motion by _____ seconded by _____, the Planning Commission adjourned its meeting at _____ on _____.

April 10, 2019

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