

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

February 14, 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
FINAL AGENDA
FEBRUARY 14, 2019**

BEGINNING AT 5:00 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 the proposed ordinance for Short Term Rentals.

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENTS PROGRAM: Public Hearing to consider the FY 2019-20 through FY 2023-24 Capital Improvements Program.
[Recommended for Approval](#)

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: (1)

CASES TO BE HEARD: (4)

(Deferred from the January 10, 2019 Meeting)

GLEN ALLEN SMALL AREA STUDY – COMPREHENSIVE PLAN AMENDMENT: The Planning Commission will 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,
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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 (FOR DECISION ONLY)**

Recommended for Approval

BROOKLAND:

Deferred from the December 6, 2018 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 (Deferral Requested to the March 14, 2019 Meeting)**

Deferred to the March 14, 2019 Meeting

VARINA:

Deferred from the January 10, 2019 Meeting

REZ2019-00001 RVA Land for Liberty Homes: Request to rezone from A-1 Agricultural District to R-2 One-Family Residence District Parcel 821-679-0872 containing 5.381 acres located on the west line of Buffin Road, approximately 2,700' north of Kingsland Road. The applicant proposes two single family dwellings. The R-2 District allows a minimum lot area of 18,000 square feet and a maximum gross density of 2.42 units per acre. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Lisa Blankinship (Deferral Requested to the March 14, 2019 Meeting)**

Deferred to the March 14, 2019 Meeting

REZ2018-00048 Gary Lee Scottow for MTM Seven Pines, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcels 834-715-5297, 834-715-8592 and 834-716-7646 containing 24.08 acres located along the north line of Old Williamsburg Road, approximately 1000' west of its intersection with Drybridge Road. The applicant proposes an automotive storage and auction yard with office/warehouse. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is in the Airport Safety Overlay District. **Staff – Livingston Lewis (Expedited Agenda Requested)**

Recommended for Approval

REZ2019-00006 Cynthia T. Long: Request to conditionally rezone from O-2 Office District to R-2AC One-Family Residence District (Conditional) Parcel 817-726-0726 containing .65 acres located at the southeast intersection of Nine Mile Road (State Route 33) and Taft Street. The applicant proposes two single family dwellings. The R-2A District allows a minimum lot area of 13,500 square feet and a maximum gross density of 3.22 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. The site is in the Enterprise Zone and the Airport Safety Overlay District. **Staff – Michael Morris**
[Recommended for Approval](#)

THREE CHOPT:

REZ2019-00007 Brian Duke for Belfast Road, LLC: Request to amend proffers accepted with Rezoning case C-18C-06 on Parcel 744-763-5359 located on the east line of Belfast Road at its intersection with Stanford Mill Road. The applicant proposes to amend proffers regarding exterior materials. The existing zoning is R-3C One-Family Residence District (Conditional). 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 2026 Comprehensive Plan recommends Traditional Neighborhood Development. **Staff – Lisa Blankinship (Deferral Requested to the March 14, 2019 Meeting)**
[Deferred to the March 14, 2019 Meeting](#)

PUP2019-00003 Brian Menditto for Innsbrook Foundation: Request for a Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-120 and 24-122.1 of Chapter 24 the County Code in order to continue operation of an outside concert pavilion on part of Parcels 750-768-4593 and 751-769-0332, located at the southeast ramp of I-295 approximately 750' northeast of Nuckols Road. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Overlay District. **Staff – Ben Sehl**
[Recommended for Approval](#)

TUCKAHOE:

REZ2018-00049 James W. Theobald for CA Senior Living Holdings: Request to conditionally rezone from R-2 One-Family Residence District to R-6C General Residence District (Conditional) part of Parcel 752-739-1406 containing 5.647 acres located on the east line of N. Parham Road at its intersection with Derbyshire Road. The applicant proposes a life care facility. The R-6 District allows a maximum density of 19.8 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Seth Humphreys**
[Recommended for Approval](#)

PUP2018-00020 James W. Theobald for CA Senior Living Holdings: Request for a Provisional Use Permit under Sections 24-36.1(a), 24-120, and 24-122.1 of Chapter 24 of the County Code to allow a life care facility on part of Parcel 752-739-1406 located on the east line of N. Parham Road at its intersection with Derbyshire Road. The existing

zoning is R-2 One-Family Residence District. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Seth Humphreys**
Recommended for Approval

APPROVAL OF MINUTES: Planning Commission on January 10, 2019

Acting on a motion by Mr. Witte seconded by Mr. Archer, the Planning Commission adjourned its meeting at 9:07 p.m. on February 14, 2019 .

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