

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

June 13, 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
JUNE 13, 2019**

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: (1)

CASES TO BE HEARD: (0)

(Deferred from the March 14, 2019 Meeting)

ORDINANCE – To Amend and Reordain Section 24-3 Titled “Definitions,” Section 24-12 Titled “Conditional uses permitted by special exception,” Section 24-13 Titled “Accessory uses permitted,” Section 24-13.01 Titled “Development standards and conditions for permitted uses,” Section 24-28 Titled “Principal uses permitted,” Section 24-94 Titled “Table of regulations,” Section 24-96 titled “Off-street parking requirements,” and Section 24-121 Titled “Conditional zoning or zone approval” of the Code of the County of Henrico. This ordinance allows for short-term rentals of real estate for periods of fewer than 30 consecutive days. Specifically, this ordinance allows hosted short-term rentals by right in the R-0, R-0A, R-1, R-1A, R-2, R-2A, R-3, and R-3A residential districts up to 30 days in a calendar year. For all other short-term rentals in those districts, this ordinance requires the operator of the rental to obtain a conditional use permit. All short-term rentals would be subject to regulations limiting rentals to the operator’s primary residence owned by him and limiting the use of guesthouses, the number of short-term renters and pets, and the length of rentals. The ordinance would also prohibit rentals to minors and double-booking, and require: provision of life-safety equipment consistent with the building code, posting of certain information within the rental, designation of responsible persons to respond to complaints, keeping of records of short-term rentals, and provision of off-street parking. Finally, the ordinance adds and revises definitions related to the rental of real estate. **FOR DECISION ONLY Staff – Miguel Madrigal (Deferral Requested to the September 12, 2019 Meeting)**
[Deferred to the September 12, 2019 Meeting](#)

June 14, 2019

ORDINANCE – To Amend and Reordain Section 24-36.1 of the Code of the County of Henrico Titled “Provisional uses permitted” to Allow Master-Planned Communities With Mixed Uses and Higher Residential Densities in the R-6 General Residence District by Provisional Use Permit. This ordinance would allow the issuance of provisional use permits for the development of mixed multifamily residential and commercial uses in the R-6 General Residence District for projects up to 10 acres. The ordinance would allow any principal, accessory, or provisional uses permitted in the B-2 district when located in the first or second story of a building exceeding two stories in height and identified in the master plan. The ordinance would set minimum and maximum floor area occupancy requirements and signage allowances for commercial uses. Finally, the ordinance would allow approval of higher multifamily residential densities, reduced setbacks, and reduced parking requirements, in accordance with approved master plans submitted by applicants. **Staff – Ben Sehl**
[Recommended for Approval](#)

VARINA:

(Deferred from the May 9, 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 July 11, 2019 Meeting)**

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

FAIRFIELD:

REZ2019-00019 Youngblood, Tyler, and Associates for 2352 LLC: Request to rezone from R-5C General Residence District (Conditional) to C-1 Conservation District part of Parcel 782-771-0431 containing .904 acres located approximately 770’ northwest from the terminus of Magnolia Ridge Drive. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area and Office. **Staff – Luanda Fiscella (Deferral Requested to the July 11, 2019 Meeting)**

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

REZ2019-00020 Tim Torrez for Chris Singh: Request to amend proffers accepted with Rezoning case C-16C-81 on Parcel 808-722-6230 located at the southeast intersection of Nine Mile Road (State Route 33) and Masonic Lane. The applicant proposes to amend proffers to allow printing, publishing, and photographic processing services and other limited uses. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Mike Morris (Expedited Agenda Requested)**
[Recommended for Approval](#)

June 14, 2019

THREE CHOPT:

REZ2019-00017 Jesse R. Penn, III: Request to rezone from A-1 Agricultural District to O-1 Office District Parcel 739-755-8658 containing 1.047 acres located on the north line of Church Road approximately 145' east of its intersection with John Rolfe Parkway. The applicant proposes office uses which will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office. **Staff – Seth Humphreys (Deferral Requested to the August 15, 2019 Meeting)**
[Deferred to the August 15, 2019 Meeting](#)

TUCKAHOE:

REZ2019-00021 James W. Theobald for 1420 N. Parham Road, LC; Thalhimer Regency, LC et al; and Holly Hill Parham, LLC: Request to conditionally rezone from B-3 Business District to UMUC Urban Mixed-Use District (Conditional) Parcels 752-743-9774, 752-744-6336, 753-743-9242, and 753-744-2141 containing 35.53 acres located on the south line of Quioccasin Road between Starling Drive and N. Parham Road. The applicant proposes an urban mixed-use development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use. **Staff – Ben Sehl (Deferral Requested to the July 11, 2019 Meeting)**
[Deferred to the July 11, 2019 Meeting](#)

PUP2019-00009 James W. Theobald for 1420 N. Parham Road, LC; Thalhimer Regency, LC et al; and Holly Hill Parham, LLC: Request for a Provisional Use Permit under Sections 24-32.1(a, c, e, f, g, i, j, k, l, m, n, o, p, q, r, s, t, v, x, y, z and aa), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for outdoor vending; an automotive filling station; indoor antique auction; auditorium and assembly hall, coliseum, and stadium; for billiard parlor; single offices, clinics and labs for medical, dental and optical uses greater than 30,000 square feet of floor area; grocery or convenience food store greater than 30,000 square feet of floor area; indoor recreation facility/swimming pool greater than 10,000 square feet of floor area; drapery making and furniture upholstery shops; drive-through service window; heliport; office-warehouse; parking garage; radio and television stations and studios; outdoor recreation facilities; sign printing and painting shop; television receiving antennas; buildings in excess of 60' in height; density of residential development exceeding 30 dwelling units per acre; open space less than 20 percent; general hospitals; extended hours of operation for any business containing one or two billiard, pool, or bagatelle tables to 2:00 a.m.; number of for-lease multifamily dwelling units exceeding 30 percent of the total units of the UMUC district; and parking plan on Parcels 752-743-9774, 752-744-6336, 753-743-9242, and 753-744-2141 located on the south line of Quioccasin Road between Starling Drive and N. Parham Road. The existing zoning is B-3 Business District. The UMUC zoning district is requested with REZ2019-00021. The 2026 Comprehensive Plan recommends Urban Mixed-Use. **Staff – Ben Sehl (Deferral Requested to the July 11, 2019 Meeting)**
[Deferred to the July 11, 2019 Meeting](#)

BROOKLAND:**(Deferred from the May 9, 2019 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 4.305 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 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 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 July 11, 2019 Meeting)**

Deferred to the July 11, 2019 Meeting**APPROVAL OF MINUTES: Planning Commission on May 9, 2019****Approved**

Acting on a motion by Mr. Archer seconded by Mr. Witte, the Planning Commission adjourned its meeting at 7:36 p.m. on June 13, 2019.

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