

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

**May 9, 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  
MAY 9, 2019**

**BEGINNING AT 5:00 P.M.**

**DINNER AND WORK SESSION:** The Planning Commission will discuss Master Planned Communities in the R-6 District and continue their discussion on Short Term Rentals.

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

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)**

**REQUESTS FOR EXPEDITED ITEMS: (3)**

**CASES TO BE HEARD: (2)**

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**FAIRFIELD:**

**REZ2019-00016 Andrew Browning for SLA Construction, LLC:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) part of Parcel 778-766-8307 containing 1.302 acres located on the north line of Francis Road approximately 80' east of its intersection with Knotty Drive. The applicant proposes two single-family dwellings. 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, where density should not exceed 3.4 units per acre.  
**Staff – Michael Morris (Expedited Agenda Requested)**  
**Recommended for Approval**

**THREE CHOPT:**

**REZ2019-00013 Andrew M. Condlin for 11934 W. Broad LLC:** Request to amend proffers accepted with Rezoning cases C-49C-04 and C-43C-05 on Parcel 735-763-9381 located on the north line of W. Broad Street (U.S. Route 250) approximately 1800'

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west of its intersection with Lauderdale Drive. The applicant proposes to amend proffers regarding detached signage. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the West Broad Street Overlay District. **Staff – Livingston Lewis (Expedited Agenda Requested)**

**Recommended for Approval**

**TUCKAHOE:**

**(Deferred from the April 11, 2019 Meeting)**

**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 with expanded vendor operations 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 (Expedited Agenda Requested)**

**Recommended for Approval**

**BROOKLAND:**

**(Deferred from the March 14, 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 June 13, 2019 Meeting)**

**Deferred to the June 13, 2019 Meeting**

**REZ2019-00015 Jason Bumgarner for JR Properties:** Request to conditionally rezone from B-1 Business District to B-3C Business District (Conditional) Parcel 773-759-9815 containing .55 acres located on the west line of Woodman Road approximately 165' north of its intersection with Hungary Road. The applicant proposes a residential heating and air conditioning shop. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Ben Sehl**

**Recommended for Approval**

**VARINA:**

**(Deferred from the March 14, 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

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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 June 13, 2019 Meeting)**

**Deferred to the June 13, 2019 Meeting**

**REZ2019-00014 The Site Design Company for Monument Hospitality II, LLC:** Request to amend proffers accepted with Rezoning cases C-67C-89 and C-34C-98 on Parcel 823-717-5204 located on the west line of Trampton Road approximately 125' north of its intersection with Audubon Drive. The applicant proposes to amend proffers regarding building height, architecture, and site plan. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Planned Industry. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**

**Recommended for Approval**

**APPROVAL OF MINUTES: Planning Commission on April 11, 2019 and February 14, 2019**

**Approved**

Acting on a motion by Mr. Archer seconded by Mr. Witte, the Planning Commission adjourned its meeting at 7:18 p.m. on May 9, 2019.

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