

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

April 14, 2020

2:00 P.M.



PLANNING COMMISSION

C. W. Archer, C.P.C., Chair (Fairfield)
William M. Mackey, Jr., Vice Chair (Varina)
Gregory R. Baka (Tuckahoe)
Melissa L. Thornton (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Tyrone E. Nelson (Varina)
Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP,
Director of Planning, Secretary

COMPREHENSIVE PLANNING 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
APRIL 14, 2020**

BEGINNING AT 2:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (1)

PUBLIC HEARING: ORDINANCE – To Allow the Director of Planning to Approve Preliminary Subdivision Plats and Plans of Development during the COVID-19 Pandemic. This ordinance would allow the Director of Planning, in lieu of the Planning Commission or Board of Supervisors, to approve preliminary subdivision plats and plans of development for the duration of the Local Declaration of Emergency declared by the County Manager and confirmed by the Board of Supervisors in response to the COVID-19 pandemic. This temporary measure is proposed to limit public gatherings during the pandemic, in accordance with the advice of health officials.

[Recommended for Approval](#)

VARINA:

REZ2020-00013 Richard Kuhn for Steeple Lane Development: Request to amend proffers accepted with Rezoning case C-20C-06 on part of Parcel 809-724-5973 located between the east line of East Richmond Road and the west line of N. Laburnum Avenue approximately 800 feet north of Nine Mile Road (State Route 33). The applicant proposes to amend proffers regarding architectural elevations, minimum house size, garages, foundations, and mailboxes. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre. **Staff – Lisa Blankinship (Deferral Requested to the May 14, 2020 Meeting)**

[Deferred to the May 14, 2020 Meeting](#)

April 15, 2020

FAIRFIELD:

REZ2020-00012 Philip Parker for Henrico County Vocational/Technical Education Foundation: Request to amend a proffer accepted with Rezoning case REZ2017-00013 on Parcel 813-732-0538 located on the east line of Cedar Fork Road at its intersection with Creighton Road. The applicant proposes to amend a proffer regarding density. The existing zoning is R-3C One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Office and Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Ben Sehl (Expedited Agenda Requested)**
Recommended for Approval

THREE CHOPT:

None.

TUCKAHOE:

None.

BROOKLAND:

(Deferred from the March 12, 2020 Meeting)

REZ2020-00007 Andrew M. Condlin for SXCW Properties II, LLC: Request to conditionally rezone from R-3 One-Family Residence District and O-2 Office District to B-3C Business District (Conditional) Parcels 769-755-3049, 769-755-8276, and 769-755-6068 containing 6.374 acres located on the west line of Staples Mill Road (U.S. Route 33), approximately 300' north of its intersection with E. Parham Road. The applicant proposes a car wash and fuel facility. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office.
Staff – Ben Sehl
Recommended for Approval

DISCUSSION ITEM: Electronic Participation Policy: The Commission will discuss initiation of this policy, to become effective immediately.

Approved

APPROVAL OF MINUTES: Planning Commission on February 26, 2020
Approved Planning Commission on March 12, 2020

Acting on a motion by Mr. Witte seconded by Mr. Mackey, the Planning Commission adjourned its meeting at 2.36 p.m. on April 14, 2020.

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