

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

August 13, 2020

7:00 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

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
August 13, 2020**

BEGINNING AT 5:30 P.M.

WORK SESSION: The Planning Commission will hold a work session in the Board Meeting Room to continue discussing revisions to the Zoning Ordinance.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (5)

ORDINANCE – To Amend and Reordain Section 19-2 Titled “Definitions,” Section 19-89 Titled “Final plat required; construction plans,” Section 19-90 Titled “Form and contents,” Section 19-98 Titled “Family subdivision plat,” Section 24-3 Titled “Definitions,” and Section 24-106.3 Titled “Chesapeake Bay preservation,” All to Amend the County’s Chesapeake Bay Preservation Act Program. **Staff – Tom Tokarz**
Recommended for Approval

VARINA:

REZ2020-00024 Andrew M. Condlin for H&M Investment Corp: Request to conditionally rezone from R-4C One-Family Residence District (Conditional) to R-5C General Family Residence District (Conditional) Parcels 810-716-9590, -9796, 810-717-7634, -9803, -9808, -9815, -9822, 811-716-1588, -1695, 811-717-1808, -1901, -1914, -2020, -2045, -2126, -2133, and -2140 containing 11.12 acres located on the north line of Gay Avenue at its intersection with Chipoax Avenue. The applicant proposes a multifamily development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density

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should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District. **Staff – Lisa Blankinship**
[Recommended for Approval](#)

FAIRFIELD:

(Deferred from the July 9, 2020 Meeting)

REZ2020-00022 Jeffrey P. Geiger for Green Clean Auto Wash, LLC: Request to conditionally rezone from B-3 Business District and B-3C Business District (Conditional) to B-3C Business District (Conditional) Parcel 784-756-5766 and part of Parcel 784-756-4368 containing 0.980 acres located at the northeast intersection of E. Parham Road (State Route 73) and Brook Road (U.S. Route 1). The applicant proposes a carwash. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial and Urban Residential where density should range from 3.4 units to 6.8 units per acre. The site is located in the Enterprise Zone. **Staff – Mike Morris**
[Recommended for Approval](#)

REZ2020-00026 Christopher Mackenzie for Amy Learn Tucker: Request to conditionally rezone from O-2 Office District to B-2C Business District (Conditional) Parcel 788-754-9960 containing .544 acres located on the north line of Wilkinson Road at its intersection with Ridge Road. The applicant proposes a hospital or clinic for small animals. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Mike Morris (Expedited Agenda Requested)**
[Recommended for Approval](#)

THREE CHOPT:

(Deferred from the July 9, 2020 Meeting)

REZ2020-00018 James W. Theobald for Pouncey Place LLC: Request to conditionally rezone from B-2C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 740-765-2150 containing 9.7501 acres located at the southeast intersection of Pouncey Tract Road and Twin Hickory Lake Drive. The applicant proposes a mixed-use community. The R-6 District allows a maximum gross density of 19.8 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the West Broad Street Overlay District. **Staff – Ben Sehl**
[Recommended for Approval](#)

(Deferred from the July 9, 2020 Meeting)

PUP2020-00008 James W. Theobald for Pouncey Place LLC: Request for a Provisional Use Permit under Sections 24-36.1(b) 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a mixed-use community development on Parcel 740-765-2150 located at the southeast intersection of Pouncey Tract Road and Twin Hickory Lake Drive. The existing zoning is B-2C Business District (Conditional). R-6C zoning district is proposed for with REZ2020-00018. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the West Broad Street Overlay District. **Staff – Ben Sehl**
[Recommended for Approval](#)

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PUP2020-00014 Drew Patterson for Network Towers II: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a monopole communication tower up to 164' in height with an external array on part of Parcel 735-770-6609 located on the north line of Kain Road approximately 1000' west of its intersection with Porsche Drive. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Livingston Lewis**
Recommended for Denial

PUP2020-00015 Mitchell Trak: 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 on part of Parcel 747-757-0157 located at the southeast intersection of Church Road and Three Chopt Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Lisa Blankinship (Expedited Agenda Requested)**
Recommended for Approval

TUCKAHOE:

(Deferred from the July 9, 2020 Meeting)

REZ2020-00019 James W. Theobald for the Rebkee Company: Request to conditionally rezone from B-2C Business District (Conditional) to R-6C General Residence District (Conditional) Parcels 739-754-5257 and 739-754-6982 containing 7.912 acres located at the southwest intersection of John Rolfe Parkway and Church Road. The applicant proposes a mixed-use community. The R-6 District allows a maximum gross density of 19.8 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Ben Sehl (Withdrawn by the Applicant)**
Withdrawn

(Deferred from the July 9, 2020 Meeting)

PUP2020-00007 James W. Theobald for the Rebkee Company: Request for a Provisional Use Permit under Sections 24-36.1(b) 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a mixed-use community on Parcels 739-754-5257 and 739-754-6982 located at the southwest intersection of John Rolfe Parkway and Church Road. The existing zoning is B-2C Business District (Conditional). R-6C zoning district is proposed for with REZ2020-00019. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Ben Sehl (Withdrawn by the Applicant)**
Withdrawn

BROOKLAND:

None.

DISCUSSION ITEM: Reminder: A Work Session will be held on September 10, 2020 at 5:30 p.m. to continue discussing Module 3 of the revisions to the Zoning and Subdivision Ordinance as well as the Form-Based Overlay District.

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DISCUSSION ITEM: Approval of 2021 Planning Commission calendar.

Approved

APPROVAL OF MINUTES: Planning Commission on July 9, 2020

Approved

Acting on a motion by **Mr. Witte** seconded by **Mr. Mackey**, the Planning Commission adjourned its meeting at **9:57 PM** on **August 13, 2020** .

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