

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

February 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
Sylvia Ray, Office Assistant/Recording Secretary

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

BEGINNING AT 5:00 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the Planning Department Conference Room to discuss revisions to the Zoning Ordinance.

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENTS PROGRAM: Public Hearing to consider FY 2020 - 21 through FY 2024 - 25 Capital Improvement 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); (1)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (2)

THREE CHOPT:

None.

TUCKAHOE:

PUP2019-00015 James W. Theobald for Gateway Associates of Richmond, 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 on part of Parcel 753-
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745-0470 located on the west line of N. Parham Road, approximately 255' south of its intersection with Fargo Road. The existing zoning is R-6 General Residence District. The 2026 Comprehensive Plan recommends Multi-Family Residential. **Staff – Ben Sehl**
[Recommended for Approval](#)

BROOKLAND:

REZ2018-00022 James W. Theobald for Victor J. Moes: Request to conditionally rezone from R-3 One-Family Residence District to B-2C Business District (Conditional) Parcels 761-754-8398, 761-755-5910, 761-755-6607, and 761-755-7503 containing 1.783 acres located on the north side of W. Broad Street (U.S. Route 250) between Hollybrook Avenue and Pine Grove Drive. The applicant proposes commercial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Ben Sehl**
[Recommended for Approval](#)

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 part of Parcel 769-755-6068 containing 5.333 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 (Deferral Requested by the Planning Commission)**
[Deferred to the March 12, 2020 Meeting](#)

VARINA:

None.

FAIRFIELD:

None.

SIA2020-00001 County of Henrico – Proposed Park: The Department of Planning has received a request from the Division of Recreation and Parks to initiate a Substantially In Accord study for an expansion of Glover Park. The proposed site consists of Parcels 777-771-6782 and 775-771-7259 between the north line of Greenwood Road and the Chickahominy River, just west of Woodman Road. The existing zoning is R-5AC General Residence District (Conditional) and R-6C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. **Staff – Ben Sehl**
[Recommended for Approval](#)

DISCUSSION ITEM: Set a Work Session for the Zoning Ordinance updates.
[Approved](#)

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APPROVAL OF MINUTES: Planning Commission on January 9, 2020
Approved

Acting on a motion by **Mrs. Thornton** seconded by **Mr. Witte**, the Planning Commission adjourned its meeting at **7:47 p.m.** on **February 13, 2020**.

View the Planning Commission agendas at
<http://henrico.us/pdfs/planning/meetnext.pdf>