

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

July 9, 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
July 9, 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: (0); (5)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (5)

BROOKLAND:

REZ2020-00023 Eric Layman: Request to amend proffers accepted with Rezoning case C-8C-03 on Parcel 755-768-5053 located on the west line of Springfield Road (State Road 157) approximately 285' north of its intersection with Olde Milbrooke Way. The applicant proposes to amend proffers regarding access to Springfield Road. The existing zoning is R-3C One-Family Residence District. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre.

Staff – Ben Sehl

[Recommended for Approval](#)

VARINA:

(Deferred from the June 11, 2020 Meeting)

REZ2020-00015 Andrew Condlin for Godsey Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District, R-5AC General Residence District (Conditional), RTHC Residential Townhouse District (Conditional), and B-2C Business District (Conditional) to R-5AC General Residence District (Conditional) (16.319 acres), RTHC Residential Townhouse District (Conditional) (68.567 acres), and B-2C Business

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District (Conditional) (12.946 acres) part of Parcel 834-714-5632, and Parcels 834-713-8189, 834-714-7258, 834-714-9609, 836-713-7564, and 837-713-0631 containing 97.832 acres located at the northeast and northwest intersection of E. Williamsburg Road (U.S. Route 60) and Drybridge Road. The applicant proposes a mixed-use development. The R-5A District allows no more than 6 units per acre. The RTH District allows no more than 9 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, Urban Residential (density between 3.4 and 6.8 units per acre), Office, Commercial Concentration, and Environmental Protection Area. The site is located in the Airport Safety Overlay District. **Staff – Ben Sehl**
Recommended for Approval

FAIRFIELD:

(Deferred from the June 11, 2020 Meeting)

REZ2020-00016 Andrew Condlin for Wilton Acquisition, LLC/Stanley Martin: Request to conditionally rezone from A-1 Agricultural District and R-6C General Residence Districts (Conditional) to R-5AC (20.75 acres) and R-6C (11.98 acres) General Residence Districts (Conditional) on part of Parcels 785-758-9980, 785-759-8052, 786-759-6600, -6815 and Parcels 784-757-9571, -9581, -9390, 784-758-8345, -9103, -9251, -9817, 785-757-0889, -2698, 785-758-0057, -0968, -1023, -1774, -1828, -2580, -2935, -3304, -3485, -4243, -4511, -5283, -5317, -5551, -6456, -6526, -6583, -7735, -8854, -9568, and 786-758-0555 containing 32.73 acres located on the north line of Scott Road between Interstate 95 and Aberdeen Street. The applicant proposes a residential development of townhomes and single-family dwellings. The R-5A District allows no more than 6 units per acre. 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 Planned Industry. **Staff – Lisa Blankinship**
Recommended for Approval

(Deferred from the June 11, 2020 Meeting)

PUP2020-00010 Andrew Condlin for Wilton Acquisition, LLC/Stanley Martin: Request for a Provisional Use Permit under Sections 24-13.4(c), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow adjustable side setbacks for lots within the R-5A General Residence District on part of Parcels 785-758-3485, -5283, 785-759-8052 and Parcels 784-757-9390, -9571, -9581, 784-758-8345, -9103, -9251, -9817, 785-757-0889, -2698, 785-758-0057, -0968, -1023, -1774, -1828, -2580, -2935, -3304, -4243, -4511, -5317, -5551 -6456, -6526, -7735 located on the north line of Scott Road between Interstate 95 and Aberdeen Street. The existing zoning is A-1 Agricultural District and R-6C General Residence District (Conditional). R-5A zoning district is proposed with REZ2020-00016. The R-5A District allows an overall maximum density of 6 units per acre. The 2026 Comprehensive Plan recommends Planned Industry. **Staff – Lisa Blankinship**
Recommended for Approval

REZ2020-00022 Jeffrey P. Geiger for Green Clean Auto Wash, LLC: Request to amend proffers accepted with Rezoning case C-43C-82 on Parcel 784-756-5766 located on the north line of E. Parham Road (State Route 73) approximately 190' east of its intersection with Brook Road (U.S. Route 1). The applicant proposes to amend proffers

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regarding accessory uses. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends 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 (Deferral Requested to the August 13, 2020 Meeting)

Deferred to the August 13, 2020 Meeting

THREE CHOPT:

(Deferred from the June 11, 2020 Meeting)

REZ2020-00021 Kain Road Investors, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcels 738-767-7472 and 739-767-0559 containing 5.959 acres located on the north line of Kain Road approximately 230' west of its intersection with Pouncey Tract Road (State Route 271). The applicant proposes a residential development of detached dwellings for sale with zero lot lines. The R-5A District allows no more than 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre. **Staff – Lisa Blankinship (Expedited Agenda Requested)**

Recommended for Approval

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 (Deferral Requested to the August 13, 2020 Meeting)**

Deferred to the August 13, 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 (Deferral Requested to the August 13, 2020 Meeting)

Deferred to the August 13, 2020 Meeting

TUCKAHOE:

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

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ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Ben Sehl (Deferral Requested to the August 13, 2020 Meeting)**

Deferred to the August 13, 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 (Deferral Requested to the August 13, 2020 Meeting)**

Deferred to the August 13, 2020 Meeting

REZ2020-00025 Andrew M. Condlin for Frank Jenkins: Request to amend proffers accepted with Rezoning cases C-32C-89 and C-15C-91 on Parcel 739-750-8644 located on the north line of Ridgefield Parkway at its intersection with Glen Eagles Drive. The applicant proposes to amend proffers to increase square footage density to allow for a dance studio. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Kristin Smith**

Recommended for Approval

DISCUSSION ITEM: Reminder: A Work Session will be held on August 13, 2020 at 5:30 p.m. to continue discussing revisions to the Zoning Ordinance.

Approved

DISCUSSION ITEM: RESOLUTION: PCR-5-20: To Initiate Consideration of Zoning and Subdivision Ordinance Amendments related to the County's Chesapeake Bay Preservation Act Program. **Staff – Tom Tokarz**

Approved

APPROVAL OF MINUTES: Planning Commission on June 11, 2020

Approved

Acting on a motion by Mr. Archer seconded by Mrs. Thornton, the Planning Commission adjourned its meeting at 8:19 p.m. on July 9, 2020.

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