

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

June 11, 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
June 11, 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); (4)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (1)

TUCKAHOE:

None.

BROOKLAND:

None.

VARINA:

(Deferred from the May 14, 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 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.

June 12, 2020

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 (Deferral Requested to the July 9, 2020 Meeting)**
[Deferred to the July 9, 2020 Meeting](#)

FAIRFIELD:

(Deferred from the May 14, 2020 Meeting)

REZ2020-00016 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 (Deferral Requested to the July 9, 2020 Meeting)**
[Deferred to the July 9, 2020 Meeting](#)

(Deferred from the May 14, 2020 Meeting)

PUP2020-00010 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 (Deferral Requested to the July 9, 2020 Meeting)**
[Deferred to the July 9, 2020 Meeting](#)

PUP2020-00009 William Shewmake for Skyway Towers, LLC: 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 199' in height and related equipment on part of Parcel 812-725-4066 located on the south line of Cedar Fork

Road approximately 1000' northeast of its intersection with Nine Mile Road (State Route 33). The existing zoning is R-4AC One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District. **Staff – Livingston Lewis Recommended for Approval**

THREE CHOPT:

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 (Deferral Requested by the Planning Commission to the July 9, 2020 Meeting)**
Deferred to the July 9, 2020 Meeting

DISCUSSION ITEM: Reminder: A Work Session will be held on July 9, 2020 at 5:30 p.m. to continue discussing revisions to the Zoning Ordinance.
Approved

APPROVAL OF MINUTES: Planning Commission on May 14, 2020
Approved

Acting on a motion by Mr. Witte seconded by Mr. Archer, the Planning Commission adjourned its meeting at 7:47 p.m. on June 11, 2020.

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