

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

March 12, 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
MARCH 12, 2020**

BEGINNING AT 5:30 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the Planning Department Conference 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); (2)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (7)

FAIRFIELD:

REZ2019-00036 Andrew M. Condlin for Stanley Martin Homes: Request to conditionally rezone from R-5 General Residence District, R-6 General Residence District, and B-3C Business District (Conditional) to R-6C General Residence District (Conditional) Parcels 783-747-8300 and 784-746-3173 containing 11.82 acres located on the west line of Brook Road (U.S. Route 1), approximately 700' west of the intersection of Brook Road (U.S. Route 1) and Brook Run Drive (private). The applicant proposes a 52-unit townhouse development. The R-6 District allows a maximum gross density of 12.0 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and Environmental Protection Area. Part of the site is in the Enterprise Zone. **Staff – Lisa Blankinship**
Recommended for Approval

March 13, 2020

REZ2020-00008 Nicholas H. Grainger, Esq. for DealPoint Merrill, LLC: Request to conditionally rezone from B-2 Business District to M-1C Light Industrial (Conditional) Parcel 810-723-3605 containing 9.735 acres located on the south line of Nine Mile Road (State Route 33), approximately 245' west from its intersection with S. Laburnum Avenue. The applicant proposes a self-storage facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Lisa Blankinship (Deferral Requested to the May 14, 2020 Meeting)**
[Recommended for Deferral](#)

THREE CHOPT:

REZ2020-00003 James W. Theobald for Nuckols Road, LLC: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (7.891 acres) and B-2C Business District (Conditional) (8.517 acres) parts of Parcels 748-771-3527 and 749-771-2999 containing 16.408 acres located on the east line of Nuckols Road at its intersection with Fords Country Lane. The applicant proposes a life care facility and retail and/or office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. **Staff – Livingston Lewis**
[Recommended for Approval](#)

PUP2020-00002 James W. Theobald for Nuckols Road, LLC: Request for a Provisional Use Permit under Sections 24-36.1(a), 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for a life care facility and outside dining on parts of Parcels 748-771-3527 and 749-771-2999 located on the east line of Nuckols Road at its intersection of Fords Country Lane. The existing zoning is A-1 Agricultural District. R-6C and B-2C zoning are proposed with REZ2020-00003. The 2026 Comprehensive Plan recommends Office. **Staff – Livingston Lewis**
[Recommended for Approval](#)

REZ2020-00006 Andrew M. Condlin for HCA: Request to conditionally rezone from A-1 Agricultural District and B-1 Business District to O-2C Office District (Conditional) Parcels 747-771-7477, 747-771-9469, and 747-771-9985 containing 3.36 acres located at the southeast intersection of Nuckols Road and Hickory Park Drive. The applicant proposes an emergency medical facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. **Staff – Livingston Lewis**
[Recommended for Approval](#)

REZ2020-00009 James W. Theobald for Stanley Martin Homes: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional) (16.82 acres) and B-2C Business District (Conditional) (6.09 acres) Parcel 730-765-6508 containing 22.91 acres located on the south line of W. Broad Street (U.S. Route 250) at the western County Line with Goochland County. The applicant proposes a condominium and townhome development of no more than 204 units and commercial uses to include restaurants. The R-6 District allows a maximum gross density of 19.8 units per acre for condominiums and 12.0 units per acre for townhomes. The uses would be

March 13, 2020

controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Livingston Lewis**

Recommended for Approval

PUP2020-00005 James W. Theobald for Stanley Martin Homes: 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 food truck operations and outdoor dining for proposed restaurants on parts of Parcel 730-765-6508 located on the south line of W. Broad Street (U.S. Route 250) at the western County Line with Goochland County. The existing zoning is A-1 Agricultural District. B-2C Business District (Conditional) is proposed with REZ2020-00009. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Livingston Lewis**

Recommended for Approval

TUCKAHOE:

None.

BROOKLAND:

(Deferred from the February 13, 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 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 to the April 9, 2020 Meeting)**

Recommended for Deferral

REZ2020-00010 Staples Mill Investments, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 763-768-6597 and part of Parcel 762-768-8288 containing 11.27 acres located on the east line of Staples Mill Road (U.S. Route 33), approximately 1300' south of its intersection with Mountain Road. The applicant proposes an age restricted, zero-lot line single family development of no more than 21 lots. The R-5A District allows a minimum lot area of 5,625 square feet and a maximum gross density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Ben Sehl**

Recommended for Approval

VARINA:

None.

March 13, 2020

APPROVAL OF MINUTES: Planning Commission on February 13, 2020
Approved

Acting on a motion by Mr. Witte seconded by Mrs. Thornton, the Planning Commission adjourned its meeting at 8.21 p.m. on March 12, 2020.

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