

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**REZONINGS AND PROVISIONAL USE PERMITS**

**May 14, 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  
MAY 14, 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.

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**BEGINNING AT 7:00 P.M.**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (3)**

**REQUESTS FOR EXPEDITED ITEMS: (4)**

**CASES TO BE HEARD: (1)**

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**BROOKLAND:**

None.

**VARINA:**

**(Deferred from the April 14, 2020 Meeting)**

**REZ2020-00013 Richard Kuhn for Steeple Lane Development:** Request to amend proffers accepted with Rezoning case C-20C-06 on part of Parcel 809-724-5973 located between the east line of East Richmond Road and the west line of N. Laburnum Avenue approximately 800 feet north of Nine Mile Road (State Route 33). The applicant proposes to amend proffers regarding architectural elevations, minimum house size, garages, foundations, and mailboxes. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre. **Staff – Lisa Blankinship (Expedited Agenda Requested)**

**Recommended for Approval**

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**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. 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 June 11, 2020 Meeting)**  
[Deferred to the June 11, 2020 Meeting](#)

**FAIRFIELD:**

**(Deferred from the March 12, 2020 Meeting)**

**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**  
[Recommended for Denial](#)

**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 June 11, 2020 Meeting)**  
[Deferred to the June 11, 2020 Meeting](#)

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**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 yard 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 June 11, 2020 Meeting)**

**Deferred to the June 11, 2020 Meeting**

**THREE CHOPT:**

**REZ2020-00017 Simon Mueller for Wilton Commercial I, LLC:** Request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional) part of Parcel 748-760-9546 containing .002 acres located on the north side of W. Broad Street (U.S. Route 250) approximately 300' east of its intersection with Cox Road. The applicant proposes an Automated Teller Machine (ATM). The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use. **Staff – Kristin Smith (Expedited Agenda Requested)**

**Recommended for Approval**

**REZ2020-00020 Jeffrey P. Geiger for Robinson Development Group Inc.:** Request to conditionally rezone from O-3C Office District (Conditional) to UMUC Urban Mixed-Use District (Conditional) part of Parcel 747-763-3334 containing 1.073 acres located on the east line of Sadler Road, approximately 1100' south of Thorncroft Drive. The applicant proposes an urban mixed-use development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District. **Staff – Livingston Lewis (Expedited Agenda Requested)**

**Recommended for Approval**

**PUP2020-00006 Jeffrey P. Geiger for Robinson Development Group Inc.:** Request for a Provisional Use Permit under Sections 24-32.1 (a, d, i, k, n, p, s, t, v, w, z and aa) 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for outdoor vending; carwash; single offices, clinics and labs for medical, dental and optical uses greater than 30,000 square feet of floor area; drive-through service window; parking garage with no associated ground floor retail uses; commercial outdoor recreation facilities including skating rinks, swimming pools or other standard facilities of this type of development; buildings exceeding 60' in height; density of residential development exceeding 30 dwelling units per acre; open space within a development of less than 20 percent; commercial or office square footage of less than 25 percent of the total building square footage of the UMU district; number of for-lease multifamily dwelling units to exceed 30 percent of the total units of the UMU district; and a parking plan on part of Parcel 747-763-

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3334 located on the east line of Sadler Road, approximately 1100' south of Thorncroft Drive. The existing zoning is O-3C Office District (Conditional). The UMUC zoning district is requested with REZ2020-00020. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District. **Staff – Livingston Lewis (Expedited Agenda Requested)**  
**Recommended for Approval**

**TUCKAHOE:**

None.

**DISCUSSION ITEM: Reminder:** A Work Session will be held on June 11, 2020 at 5:30 p.m. to continue discussing revisions to the Zoning Ordinance.

**APPROVAL OF MINUTES: Planning Commission on April 14, 2020**  
**Approved**

Acting on a motion by Mr. Witte seconded by Mrs. Thornton, the Planning Commission adjourned its meeting at 8:11 p.m. on May 14, 2020.

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