

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
November 12, 2020**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (6)

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (0)

LANDSCAPE PLAN

POD2020-00380
Space Shop Self Storage
– Richmond – 1610
Glenside Drive

RK&K for SIG 1610, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.872-acre site is located at the northwest corner of the intersection of Glenside Drive and Forest Avenue and on the east line of Eaton Road and the south line of Brigham Road, on parcel 764-744-8475. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

This request is for approval of a landscape plan for the new Space Shop Self Storage facility on the lot bounded by Glenside Drive, Forest Avenue, Eaton Road and Brigham Road. The building is an interior self-storage facility which includes an office area. The proffers in REZ2018-00009 and conditions in PUP2018-00008 apply to this project and have been met.

The plan uses a wide variety of evergreen, deciduous and flowering trees and shrubs of varying heights and spreads. Groundcovers, trailing plantings and roses are also being used as accent plantings.

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The landscape plan shows massed evergreen and flowering plantings along Eaton and Brigham Roads to help screen the site from the surrounding neighborhood. The landscaping on the Glenside Drive side of the building uses columnar evergreens, deciduous street trees, flowering trees and shrub roses to enhance the rhythm of brick panels and windows.

Staff recommends approval subject to the annotations on the plan and the standard conditions for landscape plans. **(Expedited Agenda Requested)**

(Staff Report by Salim Chishti)

(Applicant's Representative: Malachi Mills)

(Applicable Rezoning Cases and PUPS: REZ2018-00009 and PUP2018-00008)

Approved

FAIRFIELD:

PUP2020-00019 Lawrence Creeger for EventMakers-USA, Inc.: Request for a Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-70(a), 24-120 and 24-122.1 of Chapter 24 the County Code to allow outdoor special events on Parcels 771-756-5980, 771-756-7746, and 771-757-8224 located at the northwest intersection of E. Parham Road and Ackley Avenue. The existing zoning is M-1 Light Industrial District and M-2 General Industrial District. The 2026 Comprehensive Plan recommends Light Industry and Environmental Protection Area. **Staff – Ben Sehl (Deferral Requested to December 10, 2020 Meeting) Deferred to the December 10, 2020 Meeting**

REZ2020-00036 Jeffrey P. Geiger for Gouldin Properties, LLC: Request to conditionally rezone from B-1 and B-3 Business Districts to B-3C Business District (Conditional) Parcels 801-733-8844 and part of Parcel 802-733-0431 containing 1.24 acres located on the east line of Mechanicsville Turnpike (U.S. Route 360) approximately 615' north of its intersection with Harvie Road. The applicant proposes business uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. Part of the site is in the Enterprise Zone. **Staff – Mike Morris (Deferral Requested to December 10, 2020 Meeting) Deferred to the December 10, 2020 Meeting**

THREE CHOPT:

None.

TUCKAHOE:

REZ2020-00037 Gary Lee Scottow for ORSA, LLC: Request to conditionally rezone from R-3 One-Family Residence District to O-1C Office District (Conditional) on Parcel 754-743-3548 containing .688 acres located on the east line of Eastridge Road approximately 315' north of its intersection with Holly Hill Road. The applicant proposes office uses. The uses will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office.

Staff – Kristin Smith (Expedited Agenda Requested)

Recommended for Approval

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BROOKLAND:**(Deferred from the September 10, 2020 Meeting)**

REZ2020-00031 Bhoopendra Prakash: Request to amend proffers accepted with Rezoning case C-81C-96 on Parcel 774-746-2037 located at the northeast corner of Staples Mill Road and Aspen Avenue. The applicant proposes to amend proffers regarding setbacks and landscape buffers. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Mike Morris (Deferral Requested to the January 14, 2021 Meeting)** [Deferred to the January 14, 2021 Meeting](#)

PUP2020-00018 Bhoopendra Prakash: Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for 24-hour operation of a convenience store with fuel pumps and car wash on Parcel 774-746-2037 located at the northeast corner of Staples Mill Road and Aspen Avenue. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Mike Morris (Deferral Requested to the January 14, 2021 Meeting)** [Deferred to the January 14, 2021 Meeting](#)

REZ2020-00035 Ross C. Allen for Power Systems & Controls, Inc.: Request to conditionally rezone from M-1 Light Industrial District and M-1C Light Industrial District (Conditional) to M-2C General Industrial District (Conditional) Parcel 777-743-3330 and part of Parcel 777-742-5090 containing 22.63 acres located at the northwest intersection of Byrdhill Road and Burley Avenue. The applicant proposes industrial manufacturing. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Light Industry. Part of the site is in the Enterprise Zone. **Staff – Rosemary Deemer (Deferral Requested to the January 14, 2021 Meeting)** [Deferred to the January 14, 2021 Meeting](#)

VARINA:

PUP2020-00017 Jocelyn Senn: Request for a Provisional Use Permit under Section 24.12.1(b), 24-120, and 24-122.1 of the County Code to allow a bed and breakfast and special events on Parcels 804-675-3435, 804-675-5989, 805-675-2498, and 805-676-8116 located on the west line of Osborne Turnpike at its intersection with Battery Hill Drive. The existing zoning is R-2A One-Family Residence District. The 2026 Comprehensive Plan recommends Rural Residential, where density should not exceed 1 unit per acre and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Lisa Blankinship (Deferral Requested to the December 10, 2020 Meeting)** [Deferred to the December 10, 2020 Meeting](#)

DISCUSSION ITEM: Zoning and Subdivision Ordinances: The Commission will discuss scheduling a Public Hearing for 6:00 p.m. on December 10, 2020 to consider the Zoning and Subdivision Ordinances updates. [No Action Taken](#)

APPROVAL OF MINUTES: Planning Commission on October 15, 2020
Approved

Acting on a motion by **Mr. Mackey** seconded by **Mrs. Thornton**, the Planning Commission adjourned its meeting at **7:31 p.m.** on **November 12, 2020**.

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