

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
September 10, 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 Module 3 of the revisions to the Zoning and Subdivision Ordinance as well as the Form-Based Overlay District.

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: (2)

CASES TO BE HEARD: (2)

BROOKLAND:

REZ2020-00028 Andrew M. Condlin for Millspring Commons Apartments LLC: Request to conditionally rezone from B-2C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 773-759-5623 containing 16.17 acres located on the west line of Woodman Road approximately 240' north of its intersection with Hungary Road. The applicant proposes a multifamily development with commercial uses. The R-6 District allows no more than 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 Enterprise Zone. **Staff – Ben Sehl**

[Deferred to the October 15, 2020 Meeting](#)

PUP2020-00013 Andrew M. Condlin for Millspring Commons Apartments 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 on part of Parcel 773-759-5623 located on the west line of Woodman Road approximately 340' north of its intersection with Hungary Road. The existing zoning is B-2C Business District

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(Conditional). R-6C zoning is proposed for the Business District with REZ2020-00028. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Ben Sehl**

Deferred to the October 15, 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 November 12, 2020 Meeting)

Deferred to the November 12, 2020 Meeting

REZ2020-00033 Janice Clifton: Request to conditionally rezone from R-2A One-Family Residence to A-1C Agricultural District (Conditional) Parcel 772-767-2363 containing 2.25 acres located on the north line of Mountain Road approximately 425' east of its intersection with Old Washington Highway. The applicant proposes to build an accessory structure. The use 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. **Staff – Lisa Blankinship (Expedited Agenda Requested)**

Recommended for Approval

VARINA:

REZ2020-00027 Andrew M. Condlin for Carter Lumber Company, Inc.: Request to conditionally rezone from M-1 Light Industrial District and M-2C General Industrial District (Conditional) to M-2C General Industrial District (Conditional) Parcels 818-704-6789, 818-705-2337, and 818-705-7634 containing 17.695 acres located at the southwest intersection of S. Airport Drive (State Route 281) and Sprouse Drive. The applicant proposes a building material sales yard. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is in the Enterprise Zone and the Airport Safety Overlay District.

Staff – Livingston Lewis (Expedited Agenda Requested)

Recommended for Approval

REZ2020-00030 Ashley Peace for Sauer Properties: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcels 816-703-6131, 816-703-6947, 817-702-3619, 817-703-1130, 817-703-1244, 817-703-2007, 817-703-2352, 819-702-6318, 819-703-0614, 819-703-7516, 820-701-5432, 820-703-9721, and part of Parcel 819-700-9160 containing 226.10 acres located on the east and west lines of S. Airport Drive (State Route 281) at the Pocahontas Parkway (State Route 895). The applicant proposes industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**

Recommended for Approval

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FAIRFIELD:

None.

THREE CHOPT:

REZ2020-00029 Hans Klinger for HHHunt: Request to conditionally rezone from O-2C Office District (Conditional) to R-6C General Residence District (Conditional) (7.407 acres) and O-2C Office District (Conditional) (2.497 acres) Parcels 739-766-9016, 739-766-9601, 740-765-3690, 740-766-2619, and 740-766-3730 containing 9.904 acres located at the northeast intersection of Pouncey Tract Road (State Road 271) and Twin Hickory Lake Drive. The applicant proposes office use and residential condominiums. The R-6 District allows no more than 19.8 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is in the West Broad Street Overlay District. **Staff – Seth Humphreys**

Recommended for Approval

TUCKAHOE:

None.

DISCUSSION ITEM: Reminder: A Work Session will be held on October 15, 2020 at 5:30 p.m. to continue discussing revisions to the Zoning Ordinance.

DISCUSSION ITEM: Form-Based Alternative Overlay District: The Commission will discuss scheduling a Public Hearing for October 15, 2020 to consider revisions to the Zoning Ordinance creating the Form-Based Alternative Overlay District.

Approved

APPROVAL OF MINUTES: Planning Commission on August 13, 2020

Approved

Acting on a motion by Mr. Witte seconded by Mr. Archer, the Planning Commission adjourned its meeting at 7:47 pm on September 10, 2020 .

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