

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
FEBRUARY 25, 2021**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (5)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (3)

SIA2021-00002 County of Henrico – Proposed Park: The Department of Planning has received a request from the Division of Recreation and Parks to initiate a Substantially In Accord study for the expansion of Tuckahoe Park. The proposed site consists of Parcel 737-751-5175, containing 2.60 acres, located on the west line of John Rolfe Parkway, north of Ridgefield Parkway. The existing zoning is O-2C Office District (Conditional). The 2026 Comprehensive Plan recommends Office, Environmental Protection Area and Suburban Residential 2, density should not exceed 3.4 units per acre, for the subject site. **Staff – Rosemary Deemer**
[Approved](#)

TUCKAHOE:

REZ2020-00039 Brian Kelmar: Request to amend proffers accepted with Rezoning case C-69C-85 on Parcel 741-741-8889 located on the south line of Patterson Avenue (State Route 6), approximately 125' east of its intersection with Pump Road. The applicant proposes to amend Proffer #4 to allow a detached, changeable message sign. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Office. **Staff – Rosemary Deemer**
(Deferral Requested to March 11, 2021 Meeting)
[Deferred to the March 11, 2021 Meeting](#)

BROOKLAND:

REZ2021-00011 Greg Spicer: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) Parcels 764-770-8579, 764-770-8888, 764-771-9504, and 765-770-0198 containing 1.87 acres located on the south

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line of Mountain Road at its intersection with Tiller Road. The applicant proposes single family dwellings. The R-2A District allows a minimum lot area of 13,500 square feet and a maximum gross density of 3.22 units per acre. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre.

Staff – Rosemary Deemer

Recommended for Approval

VARINA:

(Deferred from the December 10, 2020 Meeting)

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 (Withdrawn by applicant)

Withdrawn

REZ2021-00010 Nick Vignone for Shurm Homes: Request to conditionally rezone from B-3 Business District to R-3C One-Family Residence District (Conditional) Parcel 837-715-2339 containing .88 acres located on the south line of Old Williamsburg Road at its intersection with Old Memorial Drive. The applicant proposes single family dwellings. The R-3 District allows a minimum lot area of 11,000 square feet and a maximum gross density of 3.96 units per acre. 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 – Lisa Blankinship (Expedited Agenda Requested)**

Recommended for Approval

FAIRFIELD:

REZ2021-00005 Andrew M. Condlin for Godsey Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 804-726-5470 and 804-726-5470.001 containing 120.4 acres located on the north line of Creighton Road at its intersection with Gordon Lane (Glenwood Golf Club). The applicant proposes detached dwellings with zero lot lines. The R-5AC District allows a maximum density of 6 units per acre. The uses will be 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 Enterprise Zone.

Staff – Livingston Lewis (Deferral Requested to March 11, 2021 Meeting)

Deferred to the March 11, 2021 Meeting

PUP2021-00001 Andrew M. Condlin for Godsey Properties, Inc.: 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 Parcels 804-726-5470 and 804-726-5470.001 located on the north line of Creighton Road at its intersection with Gordon Lane (Glenwood Golf Club). The

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existing zoning is A-1 Agricultural District. The R-5A zoning district is proposed for the A-1 district with REZ2021-00005. The R-5A District allows an overall maximum density of 6 units per acre. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral Requested to March 11, 2021 Meeting)**
[Deferred to the March 11, 2021 Meeting](#)

THREE CHOPT:

(Deferred from the January 14, 2021 Meeting)

REZ2020-00041 Andrew M. Conclin for Hundred Acre Woods, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 752-773-1086 containing 33.62 acres located at the terminus of Opaca Lane. The applicant proposes a residential development of detached dwellings for sale with zero lot lines. The R-5A District allows an overall maximum 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 2, density should not exceed 3.4 units per acre and Environmental Protection Area. **Staff – Seth Humphreys (Deferral Requested to March 11, 2021 Meeting)**
[Deferred to the March 11, 2021 Meeting](#)

REZ2021-00012 Jeffrey P. Geiger for HHHunt-Hans Klinger: Request to conditionally rezone from R-6C General Residence District (Conditional) and O-2C Office District (Conditional) to R-6C General Residence District (Conditional) Parcels 740-766-2619 and 740-766-6112 and part of Parcels 740-765-3690, 740-766-3730, 739-766-9016, 739-766-9601 containing 8.448 acres located on the north line of Twin Hickory Lake Drive approximately 263' east of its intersection with Pouncey Tract Road (State Road 271). The applicant proposes residential condominiums as an expansion of rezoning request REZ2020-00029. The R-6 District allows no more than 19.8 units per acre. The use 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 (Deferral Requested to March 11, 2021 Meeting)**
[Deferred to the March 11, 2021 Meeting](#)

PUBLIC HEARING: ORDINANCE – To Amend and Reordain Section 24-54.1 Titled “Principal uses permitted” and Section 24-55 Titled “Provisional uses permitted” of the Code of the County of Henrico to Allow Outdoor Dining Areas in the B-1 Business District by Provisional Use Permit.

[Approved](#)

(Deferred from the January 14, 2021 meeting for decision only)

ORDINANCE – To Enact a New Subdivision Ordinance by Repealing Chapter 19 of the Code of the County of Henrico Titled “Subdivisions” and Replacing It with a New Chapter 19 Titled “Subdivisions”. This Ordinance repeals the County’s existing subdivision ordinance in Chapter 19 of the Code of the County of Henrico (the “Code”) and replaces it with a new, comprehensively revised subdivision ordinance in a new Chapter 19 of the Code (the “Proposed Ordinance”).

[Approved](#)

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(Deferred from the January 14, 2021 meeting for decision only)

ORDINANCE – To Enact a New Zoning Ordinance by Repealing Chapter 24 of the Code of the County of Henrico Titled “Zoning” and Replacing It with a New Chapter 24 Titled “Zoning”. This Ordinance repeals the County’s existing zoning ordinance in Chapter 24 of the Code of the County of Henrico (the “Code”) and replaces it with a new, comprehensively revised zoning ordinance in a new Chapter 24 of the Code (the “Proposed Ordinance”).

Approved

DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM: The Commission will discuss scheduling a Public Hearing for March 11, 2021 at 6:00 p.m., to consider the FY 2021 - 22 through FY 2030-31 Capital Improvement Program.

Approved

APPROVAL OF MINUTES: Planning Commission on January 14, 2021

Approved

Acting on a motion by **Mr. Mackey** seconded by **Mr. Witte** the Planning Commission adjourned its meeting at **7:46 p.m.** on **February 25, 2021**.

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