

**PLANNING COMMISSION
FINAL AGENDA
September 15, 2022**

BEGINNING AT 6:00 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the County Manager's Conference Room to discuss community engagement, including the results of surveys completed as part of the HenricoNext process.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (2)

TUCKAHOE:

(Deferred from the July 14, 2022 Meeting)

PUP2022-00010 Simon Mueller for Hunt Gunter: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow a car wash on Parcel 737-751-0413 located on the west line of John Rolfe Parkway approximately 260' north of the intersection of Ridgefield Parkway. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Livingston Lewis**

Recommended for Denial

REZ2022-00028 Andrew M. Condlin for Bradford Homes, Inc.: Request to conditionally rezone from R-2 One-Family Residence District to R-3C One-Family Residence District (Conditional) Parcels 749-739-4015, 749-739-4127, and 749-739-4237 containing 2.519 acres located at the northeast intersection of Derbyshire Road and Midway Road. The applicant proposes a single-family residential development. 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 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. **Staff – Brendan McDowell**

Recommended for Approval

September 14, 2022

VARINA:

REZ2021-00014 Keith Malatesta: Request to conditionally rezone from A-1 Agricultural District to M-2C Light Industrial District (Conditional) part of Parcel 823-701-8476 containing 15 acres located on the south line of Charles City Road approximately 4,120' east of its intersection with Monahan Road. The applicant proposes a commercial and recreational vehicle storage lot. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is in the Airport Safety Overlay District. **Staff – Lisa Blankinship (Deferral Requested to October 13, 2022)**

Deferred to the October 13, 2022 Meeting

SIA2022-00001 Ironwood Renewables, LLC - Solar Array: The Department of Planning has received a request from Ironwood Renewables, LLC to initiate a Substantially In Accord study for a proposed solar array. The proposed site consists of Parcel 832-697-5024 located on the south line of Charles City Road approximately 2,075' east of Turner Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Prime Agriculture. The site is in the Airport Safety Overlay District. **Staff – Michael Morris (Deferral Requested to October 13, 2022)**

Deferred to the October 13, 2022 Meeting

PUP2022-00016 Adrian Ortlieb for Ironwood Renewables, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow a solar array on Parcel 832-697-5024 located on the south line of Charles City Road approximately 2,075' east of Turner Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Prime Agriculture. The site is in the Airport Safety Overlay District. **Staff – Michael Morris (Deferral Requested to October 13, 2022)**

Deferred to the October 13, 2022 Meeting

REZ2022-00027 Justin Fournier for Godsey Properties, Inc.: Request to rezone from RTHC Residential Townhouse District (Conditional) to C-1 Conservation District part of Parcel 836-713-7564 containing 3.2 acres located on the north line of E. Williamsburg Road (U.S. Route 60) approximately 850' southeast of the intersection of Dry Bridge Road. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – Lisa Blankinship (Expedited Agenda Requested)**

Recommended for Approval

DISCUSSION ITEM: The Commission will discuss scheduling a work session for October 13, 2022, to review materials related to the 2045 Comprehensive Plan Update.

Approved

September 14, 2022

APPROVAL OF MINUTES: Planning Commission Work Session and Regular Meeting on August 11, 2022.
Approved

The Planning Commission adjourned its meeting at 8:32 p.m. on September 15, 2022.

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