

**PLANNING COMMISSION
FINAL AGENDA
April 13, 2023**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (2); (1)

REQUESTS FOR EXPEDITED ITEMS: (3)

CASES TO BE HEARD: (5)

FAIRFIELD:

(Deferred from the March 9, 2023 Meeting)

REZ2023-00002 Andrew Conclin for Canterbury Development Group, LLC: Request to conditionally rezone from R-4 One-Family Residence District and M-1 Light Industrial District to RTHC Residential Townhouse District (Conditional) parcel 797-737-0449 containing 5.696 acres located on the east line of Walnut Avenue at its intersection with Ratcliffe Avenue. The applicant proposes a townhome development. The RTH District allows a maximum density of 12 units per acre. 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 Airport Safety Overlay District and the Enterprise Zone. **Staff – Seth Humphreys**
Recommended for Approval

PUP2023-00004 Jeff Holland for American Tower Corporation: Request for a Provisional Use Permit under Sections 24-4205 and 24-4314.F of Chapter 24 of the County Code to amend the existing Provisional Use Permit, P-17-06, on Parcel 802-736-8028 located at the north intersection of Mechanicsville Turnpike (U.S. Route 360) and E. Laburnum Avenue. The applicant proposes removing Condition 10 regarding the use of low-profile or flush-mounted antennas on the telecommunications tower. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone and Airport Safety Overlay District. **Staff – Livingston Lewis (Expedited Agenda Requested)**
Recommended for Approval

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VARINA:**(Deferred from the February 9, 2023 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 **Staff – Michael Morris (Withdrawn by the Applicant)**

Withdrawn by Applicant**(Deferred from the February 9, 2023 Meeting)**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 (Withdrawn by the Applicant)**

Withdrawn by Applicant

SIA2022-00002 DG Virginia CS, LLC - Solar Array: The Department of Planning has received a request from DG Virginia CS, LLC to initiate a Substantially In Accord study for a proposed solar array. The proposed site consists of Parcel 857-689-8404 located on the south line of Charles City Road approximately 650' east of the intersection of Elko Road (State Route 156). The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Prime Agriculture and Environmental Protection Area. **Staff – Michael Morris**

Found Not Consistent With Comprehensive Plan

PUP2022-00017 LaBella Associates, DPC for DG Virginia CS, 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 857-689-8404 located on the south line of Charles City Road approximately 650' east of the intersection of Elko Road (State Route 156). The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Prime Agriculture and Environmental Protection Area. **Staff – Michael Morris**

Recommended for Denial

REZ2023-00010 Robert L. Stout for J. Gregory Forrest: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) Parcel 830-725-6531 containing 11.445 acres located approximately 915' southwest of the intersection of N. Washington Street and N. Airport Drive. The applicant proposes a single-family residential development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan

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recommends Suburban Residential 1. This site is located in the Airport Safety Overlay District. **Staff – Seth Humphreys (Deferral Requested to May 11, 2023)**
[Deferred to the May 11, 2023 Meeting](#)

THREE CHOPT:

REZ2023-00006 Youngblood, Tyler, & Associates, PC for Bacova Development Company, LLC: Request to amend proffers accepted with C-19C-12 on Parcel 738-767-8602 located at the southwest intersection of Manor Crossing Court and Manor Crossing Place. The applicant proposes to amend Proffer 3 to increase the maximum density from 95 to 96 residential dwelling units. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Mixed-Use, overall gross residential density should not exceed 4 units per acre. **Staff – Kelly Drash (Expedited Agenda Requested)**
[Recommended for Approval](#)

REZ2023-00007 Jeffrey Geiger for Edward Rose Development Company, LLC: Request to conditionally rezone from R-6C General Residence District (Conditional) to C-1C Conservation District (Conditional) parts of Parcels 734-765-0271, 734-765-1094, and 734-765-1326 containing 2.0 acres located approximately 295' northwest of the terminus of Old Three Chopt Road extending approximately 1,400' north along the floodplain to Interstate 64. The applicant proposes a conservation district. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Environmental Protection Area and Urban-Mixed Use. This site is located in the West Broad Street Overlay District. **Staff – Molly Mallow (Expedited Agenda Requested)**
[Recommended for Approval](#)

REZ2023-00009 Andrew M. Condlin for Union Tower LLC/ Philip Nickles: Request to amend proffers accepted with C-74C-87 on Parcel 747-757-3086 located at the northeast intersection of Three Chopt Road and Cox Road. The applicant proposes to amend proffers to allow a drive-thru restaurant. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Seth Humphreys**
[Recommended for Approval](#)

BROOKLAND:

REZ2023-00008 Sledd Properties, LLC: Request to amend proffers accepted with C-35C-91 on Parcel 753-759-5245 located approximately 400' from the northwest intersection of W. Broad Street and Stillman Parkway. The applicant proposes to amend proffers regarding use restrictions to allow health clubs and video arcades. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Michael Morris**
[Recommended for Approval](#)

APPROVAL OF MINUTES: Planning Commission Capital Improvement Program and Regular Meetings on March 9, 2023.

[Approved](#)

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The Planning Commission adjourned its meeting at 8:32 p.m. on April 13, 2023.

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