

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

November 9, 2017

7:00 P.M.



PLANNING COMMISSION

Eric S. Leabough, C.P.C., Chair (Varina)
Vice-Chair (Brookland)
C. W. Archer, C.P.C. (Fairfield)
Gregory R. Baka (Tuckahoe)
Sandra M. Marshall (Three Chopt)
Tyrone E. Nelson (Varina)
Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP,
Director of Planning, Secretary

**COMPREHENSIVE DIVISION – DEPARTMENT
OF PLANNING**

Jean M. Moore, Assistant Director of Planning
Jim Strauss, PLA, Senior Principal Planner
Rosemary D. Deemer, AICP, County Planner
Seth Humphreys, County Planner
Ben Sehl, County Planner
Livingston Lewis, County Planner
Lisa Blankinship, County Planner
Erin Puckett, County Planner
Mike Morris, County Planner
Kristin Smith, County Planner
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
NOVEMBER 9, 2017**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (5)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (3)

BROOKLAND:

None.

VARINA:

REZ2017-00023 Elisha Domonic Anderson: Request to rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcels 815-722-5368, -6168, and -6856 containing 2.197 acres located on the north line of Oakleys Lane approximately 350' east of its intersection with Brandon Bluff Way. The applicant proposes single family residences. 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 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. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer**
[Deferred to the January 11, 2018 Meeting](#)

FAIRFIELD:

REZ2017-00026 Andrew M. Condlin for Stanley Martin: Request to conditionally rezone from B-3C Business District (Conditional) to R-6C General Residence District (Conditional) Parcels 784-748-3728 and 784-748-6386 containing 10.26 acres located on the west line of Brook Road (U.S. Route 1) approximately 1150' southwest of its intersection with Hilliard Road. The applicant proposes a residential townhouse and condominium development. The R-6 District allows a maximum gross density of 19.8 units

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per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Multi-Family Residential. The site is in the Enterprise Zone. **Staff - Ben Sehl**

Recommended for Approval

PUP2017-00020 Drew Patterson for PI Tower Development, LLC: Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow a monopole communication tower up to 156.5' in height and related equipment on part of Parcel 791-740-4089 located on the north line of Oronoco Avenue at its intersection with Pilots Lane. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Semi-Public and Environmental Protection Area. A portion of the site is in the Airport Overlay Safety District. **Staff – Livingston Lewis (Deferral Requested to the December 7, 2017 Meeting)**

Deferred to the December 7, 2017 Meeting

THREE CHOPT:

(Deferred from the September 14, 2017 Meeting)

REZ2017-00010 Adena Patterson or Ann Neil Cosby for MS Richmond Investors LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 744-763-8661, 744-763-9175, 745-763-2013, 745-763-2727, 745-763-3440, 745-763-4567, 745-763-5481, 745-763-6093 and 745-764-0618 containing 18.580 acres located between the east line of Belfast Road and the west line of Glasgow Road at its intersection with Ireland Road. The applicant proposes a zero lot line development with detached homes. The R-5A District allows a maximum density of six (6) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development. **Staff – Lisa Blankinship (Deferral Requested to the January 11, 2018 Meeting)**

Deferred to the January 11, 2018 Meeting

(Deferred from the September 14, 2017 Meeting)

REZ2017-00011 Adena Patterson or Ann Neil Cosby for MS Richmond Investors LLC: Request to conditionally rezone from A-1 Agricultural District and R-3C One-Family Residence District to R-5AC General Residence District (Conditional) Parcels 744-762-4780, 744-762-5294, 744-762-9757, and 745-762-0472 containing 8.264 acres located between the east line of Belfast Road and the west line of Glasgow Road approximately 155' north of Edinburgh Road. The applicant proposes a zero lot line development with detached homes. The R-5A District allows a maximum density of six (6) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development. **Staff – Lisa Blankinship (Deferral Requested to the January 11, 2018 Meeting)**

Deferred to the January 11, 2018 Meeting

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(Deferred from the October 12, 2017 Meeting)

REZ2017-00022 Andrew M. Conklin for Bacova Texas, LLC and Bacova, LLC: Request to amend proffers accepted with REZ2016-00033 on Parcels 736-768-6361, 736-768-5323, and 736-767-2166 containing 23.1 acres located on the east line of N. Gayton Road between Liesfeld Farm Drive and Kain Road. The applicant proposes to amend Proffer 22 regarding N. Gayton Road improvements. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre, and Environmental Protection Area. **Staff – Erin Puckett**
Recommended for Approval

REZ2017-00025 James W. Theobald for The Rebkee Company: Request to conditionally rezone from R-3 One-Family Residential District and B-1 Business District to B-2C Business District (Conditional) on Parcel 754-747-0694 containing 2.59 acres located at the northwest intersection of N. Parham and Three Chopt Roads. The applicant proposes a convenience store with fuel pumps. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Lisa Blankinship (Deferral Requested to the December 7, 2017 Meeting)**
Deferred to the December 7, 2017 Meeting

PUP2017-00021 James W. Theobald for The Rebkee Company: 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 in order to allow 24 hour operation of a proposed convenience store with fuel pumps on Parcel 754-747-0694 located at the northwest intersection of N. Parham and Three Chopt Roads. The existing zoning is R-3 One-Family Residential District and B-1 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration and Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff - Lisa Blankinship (Deferral Requested to the December 7, 2017 Meeting)**
Deferred to the December 7, 2017 Meeting

VARINA:

SIA2017-00004 Virginia Solar, LLC - Solar Power Electricity Generation Facility: The Department of Planning has received a request from Virginia Solar, LLC to initiate a Substantially In Accord study for a proposed solar power electricity generation facility. The proposed site consists of Parcel 814-680-9784 located on the north line of Kingsland Road between the west line of Strath Road and the east line of Varina Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Rural Residential and Environmental Protection Area. **Staff – Ben Sehl**
Recommended for Approval

APPROVAL OF MINUTES: Planning Commission on October 12, 2017
Approved

November 13, 2017

Acting on a motion by **Mrs. Marshall** seconded by **Mr. Witte**, the Planning Commission adjourned its meeting at **8:12 p.m.** on **November 9, 2017** .

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