

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

December 6, 2018

7:00 P.M.



PLANNING COMMISSION

Sandra M. Marshall, Chair (Three Chopt)
Gregory R. Baka, Vice Chair (Tuckahoe)
William M. Mackey, Jr. (Varina)
C. W. Archer, C.P.C. (Fairfield)
Adrienne F. Kotula (Brookland)
Patricia S. O'Bannon (Tuckahoe)
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
Michael Morris, County Planner
Kristin Smith, County Planner
Luanda Fiscella, County Planner
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
DECEMBER 6, 2018**

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: (4)

CASES TO BE HEARD: (1)

FAIRFIELD:

PUP2018-00019 Hans Klinger for HHHunt River Mill, LLC: 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 setbacks for lots within the R-5A General Residence District on Parcels 779-773-4325 and 779-773-9041 and part of Parcels 780-774-2957, 780-771-4988 and 781-773-2686 located approximately 2500' west of the intersection of Brook Road (U.S. Route 1) and Magnolia Ridge Drive. The existing zoning is R-5AC General Residence District and C-1C Conservation District. The R-5A District allows an overall maximum density of 6 units per acre. The 2026 Comprehensive Plan recommends Suburban Residential 1, where density should not exceed 2.4 units per acre, and Environmental Protection Area. **Staff – Seth Humphreys (Expedited Agenda Requested)**

Recommended for Approval

REZ2018-00046 Mike Goleski: Request to conditionally rezone from O-2C Office District (Conditional) to R-3C One Family Residence District (Conditional) Parcel 781-746-8021 containing .709 acres located at the northwest intersection of Lakeside Avenue (State Route 161) and Kent Street. The applicant proposes single family dwellings. The R-3 District allows a maximum density of 3.96 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 Enterprise Zone. **Staff – Michael Morris**

Recommended for Denial

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THREE CHOPT:

PUP2018-00017 Brian Wiley: 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 to allow extended hours of operation of a fitness facility on part of Parcel 738-760-8449 located on the west line of Pump Road approximately 580' north of its intersection with Three Chopt Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the West Broad Street Overlay District. **Staff – Kristin Smith (Expedited Agenda Requested)**
[Recommended for Approval](#)

TUCKAHOE:

None.

BROOKLAND:

Deferred from the November 8, 2018 Meeting

REZ2017-00032 Arthur McGurn for The McGurn Company: Request to conditionally rezone from R-2 One-Family Residence District and [R-6C] General Residence District (Conditional) to R-3C One-Family Residence District (Conditional) Parcels 767-760-8701 and 768-760-1507 containing 4.305 acres located at the northeast intersection of Hungary and Hungary Spring Roads. The applicant proposes a single-family development. The R-3 District allows a maximum overall density of 3.96 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Rosemary Deemer (Deferral Requested to the March 14, 2019 Meeting)**
[Deferred to the March 14, 2019 Meeting](#)

Deferred from the November 8, 2018 Meeting

REZ2018-00044 James W. Theobald for Gumenick Properties: Request to conditionally rezone from B-1 Business District and O-2 Office District to UMUC Urban Mixed Use District (Conditional) Parcels 774-740-5174 (.754 acres) and 771-740-8005 (.305 acres) located at the southwest intersection of Staples Mill Road (U. S. Route 33) and Bethlehem Road and the east line of Libbie Avenue approximately 185' north of its intersection with W. Broad Street (U.S. Route 250). The applicant proposes inclusion in the adjacent UMUC development (Libbie Mil). The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Light Industrial and Commercial Concentration. The applicant also proposes to amend proffers accepted with Rezoning case REZ2015-00018 on Parcels 771-740-9118, 772-740-0431, -1137, -1743, -2229, -2836, 773-739-3784, -9074, 773-740-4815, -5180, 774-739-2373, -5672, 774-740-0804, -4456, -4637, -4716, and -4802 located on the east line of Libbie Avenue approximately 310' north of W. Broad Street (U. S. Route 250) at its intersection with N. Crestwood Avenue, then along the east line of Spencer Road to the south line of Bethlehem Road and the west line of Staples Mill Road (U. S. Route 33). The applicant proposes to amend proffers related to the concept plan, density, prohibited uses and hours of operation, location of parking garages, building height limits, architectural elevations, square footage of the community building, and outdoor music. The existing zoning is UMUC Urban Mixed-Use District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area.

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A portion of the site along Libbie Avenue north of W. Broad Street (U.S. Route 250) and along Staples Mill Road (U.S. Route 33) is in the Enterprise Zone. **Staff – Ben Sehl (Expedited Agenda Requested)**
[Recommended for Approval](#)

Deferred from the November 8, 2018 Meeting)

PUP2018-00016 James W. Theobald for Gumenick Properties: Request for a Provisional Use Permit under Sections 24-32.1(a, i, n, s, w, z, aa), and 24-122.1 of Chapter 24 of the County Code to amend conditions of PUP2015-00006 for the mixed-use development on Parcels 771-740-8005, -9118, 772-740-0431, -1137, -1743, -2229, -2836, 773-739-3784, -9074, 773-740-4815, -5180, 774-739-2373, -5672, 774-740-0804, -4456, -4637, -4716, -4802, and -5174 located on the east line of Libbie Avenue approximately 185' north of W. Broad Street (U. S. Route 250) to its intersection with N. Crestwood Avenue, then along the east line of Spencer Road to the south line of Bethlehem Road and the west line of Staples Mill Road (U. S. Route 33). The applicant proposes changes in development standards related to floor area limitations, parking plan, fire protection, drive-through services, separation between townhouse buildings, and signage plan for the mixed-use development. The existing zoning is O-2 Office District, B-2 Business District, and UMUC Urban Mixed-Use District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration, Light Industrial, Urban Mixed-Use, and Environmental Protection Area. A portion of the site along Libbie Avenue north of W. Broad Street (U.S. Route 250) and along Staples Mill Road (U.S. Route 33) is in the Enterprise Zone. **Staff – Ben Sehl (Expedited Agenda Requested)**
[Recommended for Approval](#)

REZ2018-00045 T. Preston Lloyd for Hunt Club LLC: Request to conditionally rezone from R-5 General Residence District to R-6C General Residence District (Conditional) Parcel 770-749-9008 and part of Parcel 770-750-4811 containing 19.13 acres located on the south line of Bremner Boulevard approximately 170' east of Beth Road. The applicant proposes a continuing care retirement community. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Multifamily Residential. **Staff – Ben Sehl (Deferral Requested to the February 14, 2019 Meeting)**
[Deferred to the February 14, 2019 Meeting](#)

VARINA:

Deferred from the November 8, 2018 Meeting)

REZ2018-00019 Mark Rempe for Liberty Homes: Request to rezone from B-3 Business District to R-3 One-Family Residence District Parcel 825-720-6242 containing .24 acres located on the west line of E. Nine Mile Road (State Route 33) approximately 150' north of its intersection with Elsing Green Way. The applicant proposes a single-family residence. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Enterprise Zone and the Airport Safety Overlay District. **Staff – Lisa Blankinship (Deferral Requested to the March 14, 2019 Meeting)**
[Deferred to the March 14, 2019 Meeting](#)

DISCUSSION ITEM: The Planning Commission will discuss scheduling a Work Session for January 10, 2019 for the Glen Allen Small Area Study.

Approved

Acting on a motion by Mr. Archer seconded by Mr. Baka, the Planning Commission adjourned its meeting at 7:31 p.m. on December 6, 2018.

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