

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

June 14, 2018

7:00 P.M.



PLANNING COMMISSION

Sandra M. Marshall, Chair (Three Chopt)
Gregory R. Baka, Vice Chair (Tuckahoe)
Eric S. Leabough, C.P.C. (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
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JUNE 14, 2018**

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: (2)

THREE CHOPT:

REZ2018-00026 Andrew M. Condlin for McGeorge Financial 8225, LLC and Waco Street, LLC: Request to conditionally rezone from R-3 One-Family Residence District and O-2 Office District to B-3C Business District (Conditional) Parcels 761-754-2327, 761-754-2436, 761-754-2518 and 761-754-3722 containing 1.784 acres located at the northeast intersection of N. Parham and Skipwith Roads. The applicant proposes an automobile storage lot and services. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. **Staff – Seth Humphreys**
Recommended for Approval

TUCKAHOE:

None.

BROOKLAND:

REZ2018-00027 Staples Mill Investments, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 756-761-2574 containing 9.85 acres located on the north line of Hungary Road approximately 240' west of its intersection with Fairlake Lane. The applicant proposes detached dwellings with zero lot lines. 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 – Ben Sehl**
Recommended for Approval

June 15, 2018

REZ2018-00029 Aaron Breed and Roger Bowers for Jeff Small: Request to conditionally rezone from B-3 Business District and R-6 General Residence District to B-3C Business District (Conditional) Parcel 766-749-2740 containing 1.78 acres located on the east line of W. Broad Street (U.S. Route 250) approximately 480' south of its intersection with Sunnybrook Road. The applicant proposes a car wash. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Michael Morris (Deferral Requested to the July 12, 2018 Meeting)**
[Deferred to the July 12, 2018 Meeting](#)

VARINA:

(Deferred from the May 10, 2018 Meeting)

REZ2018-00014 Leroy Chiles for Quality of Life of VA LLC: Request to conditionally rezone from R-4 One-Family Residence District, B-1 Business District, and M-1 Light Industrial District to R-5AC General Residence District (Conditional) Parcel 805-710-1834 containing 11.7 acres located south of Darbytown Road approximately 300' south of its intersection with Oregon Avenue. The applicant proposes detached dwellings with zero lot lines. The R-5A District allows a minimum lot area of 5,625 square feet and a maximum overall 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 the July 12, 2018 Meeting)**
[Deferred to the July 12, 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. **S**
[Deferred to the July 12, 2018 Meeting](#) **Staff – Lisa Blankinship (Deferral Requested to the July 12, 2018 Meeting)**

REZ2018-00028 Andrew M. Condlin for Salvatore Cangiano: Request to conditionally rezone from R-3C One-Family Residence District, R-5C General Residence District (Conditional), and B-3C Business District (Conditional) to R-5AC General Residence District (Conditional), RTHC Residential Townhouse District (Conditional) and B-2C Business District (Conditional) Parcel 836-713-7564 containing 78.9 acres located at the northeast intersection of E. Williamsburg Road (U.S. Route 60) and Dry Bridge Road. The applicant proposes detached dwellings with zero lot lines, townhomes, and retail. 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; Urban Residential with a recommended density range of 3.4 to 6.8 units per acre; Commercial Concentration; and Environmental

Protection Area. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl (Deferral Requested to the July 12, 2018 Meeting)**
[Deferred to the July 12, 2018 Meeting](#)

PUP2018-00009 Andrew M. Condlin for Salvatore Cangiano: 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 24-hour operation of a proposed convenience store with fuel pumps on part of Parcel 836-713-7564. The existing zoning is B-3C Business District (Commercial). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl (Deferral Requested to the July 12, 2018 Meeting)**
[Deferred to the July 12, 2018 Meeting](#)

DISCUSSION ITEM: RESOLUTION: PCR-4-18: To Initiate Consideration of Zoning Ordinance Amendments to Implement Legislative Enactments of The 2018 Virginia General Assembly **Staff – Seth Humphreys**
[Approved](#)

DISCUSSION ITEM: The Planning Commission will consider holding a work session on Thursday, July 12th to discuss the Route 5 Corridor Study.
[Approved](#)

APPROVAL OF MINUTES: Planning Commission on May 10, 2018
[Approved](#)

Acting on a motion by [Mr. Archer](#) seconded by [Mr. Leabough](#), the Planning Commission adjourned its meeting at [8:03 p.m.](#) on [June 14, 2018](#) .

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