

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

September 13, 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
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
SEPTEMBER 13, 2018**

BEGINNING AT 5:15 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the County Manager's Conference Room to continue discussion on Consideration of Zoning Ordinance Amendments to the R-5A General Residence District Lot Requirements and the Route 5 Corridor Study.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)

REQUESTS FOR EXPEDITED ITEMS: (4)

CASES TO BE HEARD: (4)

ORDINANCE – To Amend and Reordain Section 24-13.4 of the Code of the County of Henrico Titled “Provisional uses permitted” to Allow Detached One-Family Dwellings With Yards on All Sides in the R-5A General Residence District by Provisional Use Permit. Detached one-family dwellings are currently prohibited in the R-5A District unless the dwellings touch an adjacent lot line, resulting in no yard on that side of the dwelling. This ordinance would allow detached one-family dwellings in the R-5A District with yards on all sides of the dwellings, upon the issuance of a provisional use permit by the board of supervisors and subject to requirements for minimum development area, lot area, building setbacks, building size, density of buildings per acre, and parking spaces.
[Recommended for Approval](#)

BROOKLAND:

Deferred from the July 12, 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) Parcel 767-760-8701 and part of Parcel 768-760-1507 containing 3.89 acres located at **September 14, 2018**

the northeast intersection of Hungary and Hungary Spring Roads. The applicant proposes a single-family development of no more than 5 homes. The R-3 District allows a minimum lot area of 11,000 square feet and an 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 October 11, 2018 Meeting)**

Deferred to the October 11, 2018 Meeting

(Deferred from the August 9, 2018 Meeting)

REZ2018-00031 James W. Theobald for Parham & Broad LLC: Request to amend proffers accepted with Rezoning case C-10C-97 on Parcel 762-754-3266 located at the northeast intersection of W. Broad Street (U.S. Route 250) and Parham Road. The applicant proposes to amend proffers to allow automobile sales. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Seth Humphreys**

Recommended for Approval

REZ2018-00034 Marketplace Holdings, LLC: Request to amend proffers accepted with Rezoning case C-03C-09 on Parcel 767-757-9294 located on the west line of Staples Mill Road (U.S. Route 33) approximately 320' south of its intersection with Hungary Spring Road. The applicant proposes to amend proffers to allow an automobile oil change facility. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration.

Staff – Lisa Blankinship (Expedited Agenda Requested)

Recommended for Approval

PUP2018-00011 Marketplace Holdings, LLC: Request for a Provisional Use Permit under Sections 24-58.2(c), 24-120, and 24-122.1 of the County Code to allow an automobile oil change facility on Parcel 767-757-9294 located on the west line of Staples Mill Road (U.S. Route 33) approximately 320' south of its intersection with Hungary Spring Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration.

Staff – Lisa Blankinship (Expedited Agenda Requested)

Recommended for Approval

REZ2018-00035 Simon Mueller for Luis Cabral: Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional) Parcel 774-759-0104 containing .85 acres located at the northwest intersection of Woodman and Hungary Roads. The applicant proposes a drive thru restaurant. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Ben Sehl**

Deferred to the October 11, 2018 Meeting

VARINA:**(Deferred from the August 9, 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**

Deferred to the October 11, 2018 Meeting

(Deferred from the August 9, 2018 Meeting)

REZ2018-00019 Mark Remppe 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 October 11, 2018 Meeting)**

Deferred to the October 11, 2018 Meeting

FAIRFIELD:

REZ2018-00033 Timmons Group for HHHunt River Mill LLC: Request to conditionally rezone from R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) to C-1C Conservation District (Conditional) part of Parcels 780-772-8360, 781-773-2686, and 782-773-0113 containing 14.69 acres located approximately 500' west of the intersection of Brook Road (U.S. Route 1) and Magnolia Ridge Drive. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Environmental Protection Area, Suburban Residential 1 (density should not exceed 2.4 units/acre), and Office. **Staff – Seth Humphreys (Expedited Agenda Requested)**

Recommended for Approval

REZ2018-00036 James W. Theobald for HHHunt River Mill LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) and C-1C Conservation District (Conditional) Parcel 782-771-6856 containing 8.51 acres located on the north line of Magnolia Ridge Drive approximately 470' west of its intersection with Brook Road (U.S. Route 1). The applicant proposes a self-service storage facility and conservation district. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Seth Humphreys**

Recommended for Approval

September 14, 2018

THREE CHOPT:

REZ2018-00037 Nathalie Croft for West Broad Village IV LLC: Request to amend proffers accepted with Rezoning cases C-12C-06 and C-15C-07 on Parcel 744-760-7007 located on the south line of the entrance ramp from W. Broad Street (U.S. Route 250) to Interstate 64 (West Broad Village). The applicant proposes to amend proffers regarding the Master Plan, sidewalks, density, and construction materials. The existing zoning is UMUC Urban Mixed Use (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Livingston Lewis (Expedited Agenda Requested)**

Recommended for Approval

TUCKAHOE:

None.

DISCUSSION ITEM: The Planning Commission will discuss scheduling a Public Hearing for the Route 5 Corridor Study.

Approved

DISCUSSION ITEM: The Planning Commission will discuss relocating the Commission's Regular Public Hearing for October 11, 2018 to New Bridge Auditorium located at 5915 Nine Mile Road.

Approved

APPROVAL OF MINUTES: Planning Commission on August 9, 2018

Approved

Acting on a motion by Mr. Archer seconded by Mr. Mackey, the Planning Commission adjourned its meeting at 8:17 p.m. on September 13, 2018.

View the Planning Commission agendas at
<http://henrico.us/pdfs/planning/meetnext.pdf>