

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

January 10, 2019

7:00 P.M.



PLANNING COMMISSION

Gregory R. Baka, Chair (Tuckahoe)
C. W. Archer, C.P.C., Vice Chair (Fairfield)
William M. Mackey, Jr. (Varina)
Melissa L. Thornton (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton (Fairfield)
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
JANUARY 10, 2019**

BEGINNING AT 5:00 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the County Manager's Conference Room to discuss the Glen Allen Small Area Study and Short Term Rentals.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (1)

REQUESTS FOR EXPEDITED ITEMS: (1)

ELECTION OF CHAIRMAN: Mr. Baka

ELECTION OF VICE-CHAIRMAN: Mr. Archer

CASES TO BE HEARD: (5)

ORDINANCE – To Amend and Reordain Section 24-3 Titled “Definitions,” Section 24-12 Titled “Conditional uses permitted by special exception,” Section 24-13 Titled “Accessory uses permitted,” Section 24-13.01 Titled “Development standards and conditions for permitted uses,” Section 24-28 Titled “Principal uses permitted,” Section 24-94 Titled “Table of regulations,” Section 24-96 titled “Off-street parking requirements,” and Section 24-121 Titled “Conditional zoning or zone approval” of the Code of the County of Henrico. This ordinance allows for short-term rentals of real estate for periods of fewer than 30 consecutive days. Specifically, this ordinance allows hosted short-term rentals by right in the R-0, R-0A, R-1, R-1A, R-2, R-2A, R-3, and R-3A residential districts up to 30 days in a calendar year. For all other short-term rentals in those districts, this ordinance requires the operator of the rental to obtain a conditional use permit. All short-term rentals would be subject to regulations limiting rentals to the operator's primary residence owned by him and limiting the use of guesthouses, the number of short-term renters and pets, and the length of rentals. The ordinance would also prohibit rentals to **January 18, 2019**

minors and double-booking, and require: provision of life-safety equipment consistent with the building code, posting of certain information within the rental, designation of responsible persons to respond to complaints, keeping of records of short-term rentals, and provision of off-street parking. Finally, the ordinance adds and revises definitions related to the rental of real estate. **Staff – Miguel Madrigal**

Deferred to the March 14, 2019 Meeting

(Deferred from the November 8, 2018 Meeting)

GLEN ALLEN SMALL AREA STUDY – COMPREHENSIVE PLAN AMENDMENT: The Planning Commission will receive public input and consider an amendment to the 2026 Comprehensive Plan to designate the study area of the Glen Allen Small Area Study as a Special Focus Area and to change the recommended future land use classifications on select parcels in the study area from Suburban Residential 1 to Government and Commercial Concentration. The study area generally consists of the following properties: 2851-3017, 3024, 3028, and 3032 Mountain Road, 10728-10791 Old Washington Highway, 10710 John Cussons Drive, 2760 Peace Lane, 10598-10710 Purcell Road, 2700-2717 Bowles Lane, 10510-10630 Jordan Drive, and parcels 769-768-8344, 770-767-7982, 770-767-8401, 771-769-3907, 771-766-9344, and 772-766-1763. **Staff – Seth Humphreys**

Deferred to the February 14, 2019 Meeting

VARINA:

REZ2019-00001 RVA Land for Liberty Homes: Request to rezone from A-1 Agricultural District to R-2 One-Family Residence District Parcel 821-679-0872 containing 5.381 acres located on the west line of Buffin Road approximately 2,700' north of Kingsland Road. The applicant proposes two single family dwellings. The R-2 District allows a minimum lot area of 18,000 square feet and a maximum gross density of 2.42 units per acre. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Lisa Blankinship (Deferral Requested to the February 14, 2019 Meeting)**

Deferred to the February 14, 2019 Meeting

FAIRFIELD:

REZ2019-00002 Virginia Supportive Housing for City of Richmond: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional) Parcel 799-726-0294 containing 5.34 acres located on the north line of Cool Lane approximately 150' east of Mechanicsville Turnpike (U.S. Route 360). The applicant proposes a multifamily development. The R-6 District allows a maximum gross density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Michael Morris**

Recommended for Approval

PUP2019-00001 Virginia Supportive Housing for City of Richmond: Request for a Provisional Use Permit under Sections 24-36.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow approximately 10,000 square feet of office within a multifamily

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development on Parcel 799-726-0294 located on the north line of Cool Lane, approximately 150' east of Mechanicsville Turnpike (U.S. Route 360). The existing zoning is A-1 Agricultural District. The R-6C zoning district is requested with REZ2019-00002. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Michael Morris**
[Recommended for Approval](#)

REZ2019-00003 Joshua Lutz for Dominion Youth Services: Request to conditionally rezone from O-2 Office District to B-1C Business District (Conditional) Parcel 787-746-2041 containing .613 acres located on the west line of Chamberlayne Road (U.S. Route 301), approximately 500' north of its intersection with Wilmer Avenue. The applicant proposes a private, therapeutic day school. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. **Staff – Livingston Lewis (Expedited Agenda Requested)**
[Recommended for Approval](#)

THREE CHOPT:

None.

TUCKAHOE:

None.

BROOKLAND:

REZ2018-00041 Andrew M. Condlin for Aurelie Capital: Request to conditionally rezone from R-2A One-Family Residence District and R-5 General Residence District to R-5C General Residence District (Conditional) Parcels 766-758-9104 and 766-758-9453 (part) containing 15.559 acres located on the west line of Hungary Spring Road approximately 130' south of its intersection with Staples Mill Road (U.S. Route 33). The applicant proposes an addition to an existing multifamily development. The R-5 District allows a maximum gross density of 4.69 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Multi-Family Residential and Environmental Protection Area. **Staff – Michael Morris**
[Recommended for Approval](#)

REZ2019-00005 Kerry Hutcherson, Esquire for Par 5 Development Group, LLC: Request to amend proffers accepted with Rezoning case C-70C-86 on Parcels 773-759-8944 and 773-759-9232 located on the west line of Woodman Road, approximately 365' north of its intersection with Hungary Road. The applicant proposes to amend proffers regarding landscape buffers, access drives, and architectural treatment. The existing zoning is B-2C Business District (Conditional) The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Ben Sehl**
[Recommended for Denial](#)

PUP2019-00002 Kinsale Capital Group, Inc.: Request for a Provisional Use Permit under Sections 24-92.5(c), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a master planned development with office and multifamily uses on Parcel 776-736-1392 located on the west line of Thalbro Street between its intersections with Maywill and

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Westmoreland Streets. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry. The site is in the Westwood Redevelopment Overlay District. **Staff – Ben Sehl**
Recommended for Approval

DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM: The Commission will discuss scheduling a Public Hearing for February 14, 2019 at 6:00 p.m., to consider the FY 2019 - 20 through FY 2023 - 24 Capital Improvement Program.

Approved

APPROVAL OF MINUTES: Planning Commission on December 6, 2018.

Approved

Acting on a motion by Mr. Archer seconded by Mr. Witte, the Planning Commission adjourned its meeting at 10:23 p.m. on January 10, 2019.

View the Planning Commission agendas at

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