

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

October 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 PLANNING 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
Cole Rainey, Planning Intern
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
OCTOBER 10, 2019**

BEGINNING AT 6:00 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 Bridlewood Subdivision Future Land Use Study and Comprehensive Plan Amendment.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (2); (1)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (3)

FAIRFIELD:

(Deferred from the September 12, 2019 Meeting)

REZ2019-00025 Andrew M. Condlin for Stanley Martin Companies, LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to R-6C General Residence District (Conditional) Parcels 784-759-7593, 784-760-9147, 784-760-9470, 785-759-0085, 785-759-8052, 785-760-0184, 785-760-2106, 785-760-2751, 785-760-6689, 785-760-8637, 785-761-1615 and part of Parcel 784-760-1564 containing 64.79 acres located on the west line of Telegraph Road, approximately 150' south of Georgia Avenue and the east line of Telegraph Road at its intersection with Georgia Avenue. The applicant proposes a condominium and townhouse development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service, Government, and Planned Industry. Part of the site is in the Enterprise Zone.
Staff – Lisa Blankinship (Deferral Requested to the November 14, 2019 Meeting)
[Deferred to the November 14, 2019 Meeting](#)

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THREE CHOPT:**(Deferred from the August 15, 2019 Meeting)**

REZ2018-00024 Nathalie Croft for Eagle Construction of Va., LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 735-773-7586 and 735-773-7060 containing 9.762 acres located on the west line of Pouncey Tract Road (State Route 271), approximately 300' south of its intersection with Nuckols Road. The applicant proposes a zero lot line, age restricted 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 Rural Residential. **Staff – Lisa Blankinship (Withdrawn by the Applicant)**

Withdrawn

(Deferred from the September 12, 2019 Meeting)

REZ2019-00018 Jeffrey P. Geiger for Wells Fargo Bank, N.A.: Request to conditionally rezone from O-3C Office District (Conditional) to UMUC Urban Mixed-Use District (Conditional) part of Parcels 746-762-8251 and 747-763-3334 containing 13.292 acres located on the east line of Sadler Road, approximately 550' south of Thorncroft Drive. The applicant proposes an urban mixed-use development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District.

Staff – Livingston Lewis

Recommended for Approval

(Deferred from the September 12, 2019 Meeting)

PUP2019-00008 Jeffrey P. Geiger for Wells Fargo Bank, N.A.: Request for a Provisional Use Permit under Sections 24-32.1(a, d, i, k, n, p, s, t, v, w, z and aa), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for outdoor vending; carwash; single offices, clinics and labs for medical, dental and optical uses greater than 30,000 square feet of floor area; drive-through service window; parking garage with no associated ground floor retail uses; commercial outdoor recreation facilities including skating rinks, swimming pools or other standard facilities of this type of development; buildings exceeding 60' in height; density of residential development exceeding 30 dwelling units per acre; open space within a development of less than 20 percent; commercial or office square footage of less than 25 percent of the total building square footage of the UMU district; number of for-lease multifamily dwelling units to exceed 30 percent of the total units of the UMU district; and a parking plan on part of Parcels 746-762-8251 and 747-763-3334 located on the east line of Sadler Road, approximately 550' south of Thorncroft Drive. The existing zoning is O-3C Office District (Conditional). The UMUC zoning district is requested with REZ2019-00018. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District. **Staff – Livingston Lewis**

Recommended for Approval

REZ2019-00030 Andrew M. Condlin for Bacova, LLC: Request to conditionally rezone from A-1 Agricultural District and R-3C One-Family Residence District (Conditional) to R-5AC General Residence District (Conditional) Parcels 737-766-9299, 737-767-9448, and 738-766-1287 containing 12.201 acres located on the north line of Liesfeld Farm Drive at its intersection with Mason Glen Drive. The applicant proposes a

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zero-lot line single family development. The R-5A District allows a minimum lot area of 5,625 square feet and a maximum gross density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre. **Staff – Mike Morris**
Recommended for Approval

TUCKAHOE:

None.

BROOKLAND:

(Deferred from the August 15, 2019 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 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 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 (Withdrawn by the Applicant)**

Withdrawn

VARINA:

None.

DISCUSSION ITEM: The Planning Commission will discuss setting a Public Hearing for the Bridlewood Comprehensive Plan Amendment at the November 14, 2019 meeting.

APPROVAL OF MINUTES: Planning Commission on September 12, 2019
Approved

Acting on a motion by Mr. Archer seconded by Mr. Witte, the Planning Commission adjourned its meeting at 8:40 p.m. on October 10, 2019.

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