

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

January 9, 2020

7:00 P.M.



PLANNING COMMISSION

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

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
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JANUARY 9, 2020**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (5)

ELECTION OF CHAIRMAN: [Mr. Archer](#)

ELECTION OF VICE-CHAIRMAN: [Mr. Mackey](#)

CASES TO BE HEARD: (0)

SIA2019-00001 South Precinct Relocation: The Department of Planning has received a request from the Division of Police to initiate a Substantially In Accord study of a proposed site for the relocation of the South Precinct police station, to be located at 640 N. Airport Drive. The proposed police station site consists of Parcel 828-724-9181, located along the north line of N. Airport Drive approximately 900' north of its intersection with E. Washington Street. The property is 11.2 acres and zoned A-1. The 2026 Comprehensive Plan recommends Suburban Residential 1. **Staff – Kristin Smith**
[Recommended for Approval](#)

TUCKAHOE:

REZ2020-00002 James W. Theobald for New Market – Gayton Crossing, LLC: Request to amend proffers accepted with Rezoning case C-2C-87 on part of Parcel 746-745-0311 located on the west line of Gaskins Road (State Route 157), approximately 400' north of its intersection with Gayton Road. The applicant proposes to amend proffers regarding fast casual restaurants with drive thru service on an outparcel. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Rosemary Deemer (Expedited Agenda Requested)**
[Recommended for Approval](#)

January 10, 2020

PUP2020-00001 James W. Theobald for New Market – Gayton Crossing, LLC: 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 a proposed coffee shop (Starbucks) to open at 5:30 a.m. on part of Parcel 746-745-0311 located on the west line of Gaskins Road (State Route 157), approximately 400' north of its intersection with Gayton Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Rosemary Deemer (Expedited Agenda Requested)**
[Recommended for Approval](#)

BROOKLAND:

None.

VARINA:

None.

FAIRFIELD:

REZ2020-00001 First of Virginia, LLC: Request to rezone from O-1 Office District to O-2C Office District (Conditional) Parcel 784-753-4738 containing .39 acres located on the west line of Brook Road (U.S. Route 1) approximately 450' south of the intersection with Villa Park Drive. The applicant proposes an electrical contractor's office. 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 – Mike Morris (Expedited Agenda Requested)**
[Recommended for Approval](#)

REZ2020-00005 Charlene Harper for Westminster Canterbury Corp.: Request to conditionally rezone from O-3 Office District, B-2 Business District, and B-3 Business District to R-6C General Residence District (Conditional) Parcel 784-743-7079 containing 10.61 acres located on the south line of Dumbarton Road approximately 900' west of its intersection with Brook Road. The applicant proposes a life care facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed Use. The site is in the Enterprise Zone. **Staff – Lisa Blankinship (Expedited Agenda Requested)**
[Recommended for Approval](#)

PUP2020-00003 Charlene Harper for Westminster Canterbury Corp.: Request for a Provisional Use Permit under Sections 24-36.1(a), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for the expansion of a life care facility on Parcels 782-742-9080, 783-742-4699, and 784-743-7079 located on the south line of Dumbarton Road approximately 900' west of its intersection with Brook Road. The existing zoning is R-6 General Residence District, R-6C General Residence District (Conditional), O-3 Office District, B-2 Business District, and B-3 Business District. R-6C zoning is proposed for the Office and Business Districts with REZ2020-00005. The 2026 Comprehensive Plan recommends Multi-family Residential and Urban Mixed-Use. Part of the site is in the Enterprise Zone. **Staff – Lisa Blankinship (Expedited Agenda Requested)**
[Recommended for Approval](#)

January 10, 2020

THREE CHOPT:

None.

DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM: The Commission will discuss scheduling a Public Hearing for February 13, 2020 at 6:00 p.m., to consider the FY 2020 - 21 through FY 2024 - 25 Capital Improvement Program.

Approved

DISCUSSION ITEM: Work Session for Code Update: The Commission will discuss scheduling a work session for February 13, 2020 at 5:00 p.m. regarding revisions to the Zoning Ordinance.

Approved

APPROVAL OF MINUTES: Planning Commission on December 5, 2019

Approved

Acting on a motion by Mr. Baka seconded by Mr. Archer, the Planning Commission adjourned its meeting at 7:30 p.m. on January 9, 2020.

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