

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
March 11, 2021**

**BEGINNING AT 6:00 P.M.**

**CALL TO ORDER:**

**PUBLIC HEARING ON CAPITAL IMPROVEMENTS PROGRAM:** Public Hearing to consider FY 2021 – 22 through FY 2030 – 31 Capital Improvement Program.

**Approved**

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**BEGINNING AT 7:00 P.M.**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (4)**

**REQUESTS FOR EXPEDITED ITEMS: (1)**

**CASES TO BE HEARD: (4)**

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**THREE CHOPT:**

**(Deferred from the February 25, 2021 Meeting)**

**REZ2020-00041 Andrew M. Conclin for Hundred Acre Woods, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 752-773-1086 containing 33.62 acres located at the terminus of Opaca Lane. The applicant proposes a residential development of detached dwellings for sale with zero lot lines. The R-5A District allows an overall maximum 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**

**Approved**

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**PUP2021-00006 Andrew M. Condlin for Hundred Acre Woods, Inc.:** Request for a Provisional Use Permit under Sections 24-13.4(c), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow adjustable side setbacks for lots within the R-5A General Residence District on Parcel 752-773-1086 located at the northern terminus of Opaca Lane. The existing zoning is A-1 Agricultural District. The R-5A zoning district is proposed for the A-1 district with REZ2020-00041. The R-5A District allows an overall maximum density of 6 units per acre. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre and Environmental Protection Area. **Staff – Seth Humphreys**  
**Approved**

**(Deferred from the February 25, 2021 Meeting)**

**REZ2021-00012 Jeffrey P. Geiger for HHHunt-Hans Klinger:** Request to conditionally rezone from R-6C General Residence District (Conditional) and O-2C Office District (Conditional) to R-6C General Residence District (Conditional) Parcels 740-766-2619 and 740-766-6112 and part of Parcels 740-765-3690, 740-766-3730, 739-766-9016, 739-766-9601 containing 8.448 acres located on the north line of Twin Hickory Lake Drive approximately 263' east of its intersection with Pouncey Tract Road (State Road 271). The applicant proposes residential condominiums as an expansion of rezoning request REZ2020-00029. The R-6 District allows no more than 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is in the West Broad Street Overlay District. **Staff – Seth Humphreys**  
**(Deferral Requested to April 15, 2021 Meeting)**  
**Deferred to the April 15, 2021 Meeting**

**TUCKAHOE:**

**(Deferred from the February 25, 2021 Meeting)**

**REZ2020-00039 Brian Kelmar:** Request to amend proffers accepted with Rezoning case C-69C-85 on Parcel 741-741-8889 located on the south line of Patterson Avenue (State Route 6), approximately 125' east of its intersection with Pump Road. The applicant proposes to amend Proffer #4 to allow a detached, changeable message sign. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Office. **Staff – Rosemary Deemer**  
**(Deferral Requested to April 15, 2021 Meeting)**  
**Deferred to the April 15, 2021 Meeting**

**BROOKLAND:**

None.

**VARINA:**

**PUP2021-00005 Richard Souter:** Request for a Provisional Use Permit under Sections 24-32.1(w), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for commercial or office square footage of less than 25 percent of the total building square footage of the UMU district on Parcels 797-711-6015 and 797-712-6941 located on the west line of Old Osborne Turnpike (State Route 5) at its intersection with Bickerstaff Road.

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The existing zoning is UMUC Urban Mixed-Use District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area.  
**Staff – Ben Sehl (Expedited Agenda Requested)**  
**Approved**

**FAIRFIELD:**

**(Deferred from the February 25, 2021 Meeting)**

**REZ2021-00005 Andrew M. Conclin for Godsey Properties, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 804-726-5470 and 804-726-5470.001 containing 120.4 acres located on the north line of Creighton Road at its intersection with Gordon Lane (Glenwood Golf Club). The applicant proposes detached dwellings with zero lot lines. The R-5AC District allows a maximum density of 6 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral Requested to April 15, 2021 Meeting)**  
**Deferred to the April 15, 2021 Meeting**

**(Deferred from the February 25, 2021 Meeting)**

**PUP2021-00001 Andrew M. Conclin for Godsey Properties, Inc.:** Request for a Provisional Use Permit under Sections 24-13.4(c), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow adjustable side yard setbacks for lots within the R-5A General Residence District on Parcels 804-726-5470 and 804-726-5470.001 located on the north line of Creighton Road at its intersection with Gordon Lane (Glenwood Golf Club). The existing zoning is A-1 Agricultural District. The R-5A zoning district is proposed for the A-1 district with REZ2021-00005. The R-5A District allows an overall maximum density of 6 units per acre. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral Requested to April 15, 2021 Meeting)**  
**Deferred to the April 15, 2021 Meeting**

**TUCKAHOE:**

**PLAN OF DEVELOPMENT AND MASTER PLAN**

POD2020-00486  
 Lakewood Manor -  
 Cottages - Phase 2 and  
 Master Plan - 1900  
 Lauderdale Drive

**Timmons Group for Lakewood Manor Baptist Retirement Community, Inc. and Virginia Baptist Homes, Inc. d/b/a Lifespire of Virginia:** Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 19 new, one story, approximately 2,973 square feet, independent living cottages with 2 car garages. The proposed master plan includes facilities within the existing lifecare facility, as well as new and proposed projects in three phases consisting of a new **entrance to Lauderdale Drive satellite parking lot**, the cottages proposed with this POD, and 4 future hybrid

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residences. The 168.228 acre site is located on the south line of Lauderdale Drive at the intersection with John Rolfe Parkway, on parcels 732-744-7564, 733-745-8147, 733-746-2622, and 734-744-4554. The zoning is R-6C, General Residence District (Conditional), A-1, Agricultural District, and C-1, Conservation District. County water and sewer. **(Tuckahoe)**

**Since the preparation of this report, a revised plan has been received that eliminates the proposed satellite parking lot within a phase of the master plan and retains only the proposed new entrance onto Lauderdale Drive, located across from Wood Grove Circle.**

The applicant proposes to construct 19 one story independent living cottages of approximately 2,973 square feet each with a 2 car garage. The plan also includes a re-design of the main entrance, gate house and gate system, located at the intersection with John Rolfe Parkway.

The master plan depicts facilities within the existing lifecare facility, and three phases of future development. The development includes the 19 independent living cottages proposed with this POD, a new employee and delivery gated entrance onto Lauderdale Drive, and 4 future hybrid residences. The satellite parking lot previously proposed has been deleted, and the new employee entrance is under separate concurrent POD consideration with this application. The future hybrid residences will require a separate POD submission for detailed review. The master plan also presents information on current and future parking numbers and locations.

A community meeting was held via WebEx the evening of February 22, 2021 to give neighboring residents the opportunity to voice their opinions about the proposed projects. Before and during the meeting, questions were asked about the choice of location for the proposed future development shown in the master plan, and whether other places on the Lakewood property could be used instead. The applicant indicates all options have been considered, including operational requirements for the facility as well as environmental limitations for development, and the current master plan represents the results of those considerations.

Comments were raised concerning loss of trees and habitat at the building sites along the western portion of the site. The applicant explained that environmental limitations on the Lakewood properties limit the locations for development to the areas shown. There will be some loss of natural vegetation that is a part of the development process, but the site design has kept this loss to a minimum. There will also continue to be a natural wooded buffer between the development and neighboring properties of varying width but averaging approximately 450 feet consisting of the RPA, the County park land, and the Tuckahoe West Recreation Association land. Concerns regarding clearing and flooding were also raised about the location of the satellite parking lot, the details of which are discussed with the corresponding POD report in this agenda for that project. **In response to concerns of the neighbors, the applicant has submitted a revised plan**

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**deleting the proposed satellite parking area adjacent to the residential homes along Quietwood Court.**

County staff have reviewed the proposed POD and have determined that it complies with the zoning code requirements, the additional proffered development standards and technical design requirements. Staff recommends approval of the revised plan subject to the annotations on the plans, the standard conditions for developments of this type and the following additional conditions:

29. Details for the gate and locking device at the entrance road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner's contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
33. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

**(Staff Report by Salim Chishti)**

**(Applicant's Representative: Kathleen Halpaus)**

**(Applicable Rezoning Cases and PUPS: C-75C-00 and P-14-00)**

**Approved**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from October 2020)**

POD2020-00355  
Lakewood Manor –  
**Secondary Entrance  
(formerly Satellite  
Parking Lot) - 1830  
Lauderdale Drive**

**Timmons Group for Lakewood Manor Baptist Retirement Community, Inc. and Virginia Baptist Homes, Inc. d/b/a Lifespire of Virginia:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct ~~a parking lot with an internal connection to the existing parking area and~~ a new, gated entrance to Lauderdale Drive for an existing lifecare facility.

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The 1.848-acre portion of the overall 168.228 acre site is located on the south line of Lauderdale Drive at the intersection with Wood Grove Circle, on parcels 733-745-8147 ~~and 734-744-4554~~. The zoning is R-6C, General Residence District (Conditional), A-1, Agricultural District, and C-1, Conservation District. County water and sewer. (Tuckahoe)

**Since the preparation of this report, a revised plan has been received that eliminates the proposed satellite parking lot within the master plan and retains only the new entrance onto Lauderdale Drive, located across from Wood Grove Circle.**

The previously proposed parking lot for 84 parking spaces generally for staff near the existing staff parking lot on the eastern side of the complex has been deleted from the original proposal. The project now proposes only a new entrance from Lauderdale Drive at the intersection with Wood Grove Circle. Improvements to Lauderdale Drive are proposed, including new striping to create a right turn lane from the southbound lanes and a new left turn lane from the northbound lanes. The new entrance will be used by staff and contractors, and for deliveries, and will be controlled by gates and a system of identifying authorized personnel.

A community meeting was held via WebEx in the evening of February 22, 2021 to give neighboring residents the opportunity to voice their opinions about the proposed project. Concerns were expressed about increased flooding due to water runoff, headlights shining into people's houses, parking lot lighting and loss of the "natural" feeling behind their houses. Questions were also asked about the choice of location for the parking lot, expressing that there may be other areas on Lakewood property where a parking lot would not have an impact on neighboring houses.

The applicant and the applicant's engineer were responsive to the questions and stated a willingness to enhance the berm with buffer plantings and a fence or wall between the parking lot and the houses to the east. **However, in response to concerns of the neighbors, the applicant has now submitted a revised plan deleting the proposed satellite parking area adjacent to the residential homes along Quietwood Court.**

The new gated entrance is presented as part of the proposed master plan which is being considered for approval concurrently with this POD.

County staff have reviewed the proposed POD and have determined that it complies with the zoning code requirements, the additional proffered development standards and technical design requirements. The staff recommends approval of the revised plan subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

29. Details for the gate and locking device at the entrance road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal.

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The owner or owner's contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.

30. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

**(Staff Report by Salim Chishti)**

**(Applicant's Representative: Jason Mullins)**

**(Applicable Rezoning Cases and PUPS: C-75C-00 and P-14-00)**

**Approved**

Acting on a motion by [Mr. Baka](#) seconded by [Ms. Thornton](#) the Planning Commission adjourned its meeting at [7:53 p.m.](#) on [March 11, 2021](#).

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