

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
March 10, 2022**

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 public engagement for the 2045 Comprehensive Plan Update.

RECESS AT 5:45 P.M.

BEGINNING AT 6:00 P.M.

CALL TO ORDER:

PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM: Public hearing to consider the FY 2022 - 23 through FY 2031-32 Capital Improvement Program.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (8)

VARINA:

PUP2022-00007 Jeffrey P. Geiger for GRP 1780 Union Ave, LLC; GRP 1770 Union Ave, LLC; GRP 232 Cockeysville, LLC; and Erdessy Portugee, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow vehicle salvage on part of Parcels 837-703-5428 and 839-702-5177 located on the south line of Portugee Road approximately 500' east of La France Road. The existing zoning is M-3 Heavy Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Livingston Lewis (Expedited Agenda Requested)**
[Recommended for Approval](#)

March 10, 2022

(Deferred from the February 10, 2022 Meeting)

REZ2022-00008 Jon Beckner: Request to conditionally rezone from B-1 and B-3 Business District to B-3C Business District (Conditional) Parcel 823-722-8996 containing 0.295 acres located on the west line of E. Nine Mile Road (State Route 33) approximately 30' north of its intersection with S. Oak Avenue. The applicant proposes automobile sales. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Airport Safety Overlay District and in the Enterprise Zone. **Staff – Seth Humphreys**
[Recommended for Approval](#)

BROOKLAND:**(Deferred from the February 10, 2022, Meeting)**

PUP2021-00024 Joe Marchetti for Holland Associates, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-3708 of Chapter 24 of the County Code to allow a multifamily development with office and commercial uses on Parcel 774-740-9115 located on the east line of Staples Mill Road (U.S. Route 33) approximately 600' south of its intersection with Bethlehem Road. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Light Industry. The site is in the Westwood Redevelopment Overlay District and the Enterprise Zone.

Staff – Lisa Blankinship

[Recommended for Approval](#)

(Deferred from the February 10, 2022 Meeting)

REZ2021-00058 Andrew M. Condlin for Crenshaw Realty: Request to conditionally rezone from B-1 Business District to R-6C General Residence District (Conditional) Parcels 772-736-3855, -4241 and -4766 containing 2.432 acres located on the west line of Willow Lawn Drive approximately 135' north of its intersection with Grace Street. The applicant proposes a master-planned development with multifamily dwellings and commercial uses. The R-6 District allows a density of 19.8 units per acre for multifamily. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Michael Morris**

[Deferred to the April 14, 2022 Meeting](#)

(Deferred from the February 10, 2022 Meeting)

PUP2021-00021 Andrew M. Condlin for Crenshaw Realty: Request for a Provisional Use Permit under Sections 24-4315.C and 24-2306 of Chapter 24 of the County Code to allow commercial uses and zoning modifications as part of a master-planned development on Parcels 772-736-3855, -4241 and -4766 located on the west line of Willow Lawn Drive approximately 135' north of its intersection with Grace Street. The existing zoning is B-1 Business District. R-6C General Residence District (Conditional) zoning is proposed with REZ2021-00058. The 2026 Comprehensive Plan recommends Environmental Protection Area. The site is in the Enterprise Zone.

Staff – Michael Morris

[Deferred to the April 14, 2022 Meeting](#)

(Deferred from the February 10, 2022 Meeting)

REZ2021-00059 Andrew M. Conclin for Crenshaw Realty: Request to conditionally rezone from O-2 Office District to R-6C General Residence District (Conditional) Parcels 772-738-5115 and 772-738-6931 containing 1.764 acres located on the west line of Byrd Avenue approximately 150' north of its intersection with Old Richmond Avenue. The applicant proposes a master-planned development with multifamily dwellings and commercial uses. The R-6 District allows a density of 19.8 units per acre for multifamily. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is in the Enterprise Zone. **Staff – Michael Morris**
[Deferred to the April 14, 2022 Meeting](#)

(Deferred from the February 10, 2022 Meeting)

PUP2021-00022 Andrew M. Conclin for Crenshaw Realty: Request for a Provisional Use Permit under Sections 24-4315.C and 24-2306 of Chapter 24 of the County Code to allow commercial uses and zoning modifications as part of a master-planned development on Parcels 772-738-5115 and 772-738-6931 located on the west line of Byrd Avenue approximately 150' north of its intersection with Old Richmond Avenue. The existing zoning is O-2 Office District. R-6C General Residence District (Conditional) zoning is proposed with REZ2021-00059. The 2026 Comprehensive Plan recommends Office. The site is in the Enterprise Zone. **Staff – Michael Morris**
[Deferred to the April 14, 2022 Meeting](#)

THREE CHOPT:

REZ2022-00002 Nathalie Croft for Markel I Eagle Advisors, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcels 733-778-7649 and 734-777-3893 containing 47.14 acres located at the southwest intersection of Pouncey Tract Road (State Route 271) and Wyndham West Drive. The applicant proposes a single-family residential development. The R-5A District allows 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 Rural Residential, density should not exceed 1 unit per acre. **Staff – Seth Humphreys**
[Recommended for Approval](#)

FAIRFIELD:

REZ2022-00013 Jeffrey P. Geiger for RDK Land Holdings, LLC: Request to conditionally rezone from R-3 One-Family Residence District, and B-1 Business District to R-6C General Residence District (Conditional) Parcel 787-745-5839 and part of Parcel 787-744-3995 containing 16.712 acres located on the east line of Chamberlayne Road (U.S. Route 301) approximately 250' south of Wilmer Avenue. The applicant proposes a condominium and townhouse development. The R-6 District allows a density of 19.8 units per acre for multifamily and 12 units per acre for townhouses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and Urban Residential, density should range from 3.4 to 6.8 units per acre. Part of the site is in the Enterprise Zone. **Staff – Michael Morris**
[Deferred to the April 14, 2022 Meeting](#)

ORDINANCE: Zoning Ordinance Amendments regarding Solar Arrays to amend and Reordain Section 24-4205 Titled “Principal Use Table” of the Code of the County of Henrico to Allow Solar Arrays in the C-1 Conservation, A-1 Agricultural, M-1 Light Industrial, M-2 General Industrial, and M-3 Heavy Industrial Districts by Provisional Use Permit. **Staff – Ben Sehl**
Recommended for Approval

DISCUSSION ITEM: The Commission will discuss scheduling a work session for April 14, 2022, to review materials related to the 2045 Comprehensive Plan Update.
Approved

APPROVAL OF MINUTES: Planning Commission Work Session and Regular Meeting on February 10, 2022.
Approved

The Planning Commission adjourned its meeting at **8:21 p.m.** on **March 10, 2022.**

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