

**PLANNING COMMISSION
FINAL AGENDA
November 10, 2022**

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: (0)

CASES TO BE HEARD: (2)

PUBLIC HEARING ON ZONING AND SUBDIVISION ORDINANCE AMENDMENTS:

ORDINANCE: To Amend the New Subdivision Ordinance, Chapter 19 of the Code of the County of Henrico, to Clarify, Correct, and Update Its Provisions, and to Implement Actions of the 2022 General Assembly.

Approved

ORDINANCE: To Amend the New Zoning Ordinance, Chapter 24 of the Code of the County of Henrico, to Clarify, Correct, and Update Its Provisions, and to Implement Actions of the 2022 General Assembly.

Approved

BROOKLAND:

(Deferred from the October 13, 2022 Meeting)

REZ2022-00031 Andrew M. Condlin for Rebkee Company: Request to conditionally rezone from R-4 One-Family Residence District, R-5C General Residence District (Conditional), O-2C Office District (Conditional), and B-2C Business District (Conditional) to B-2C Business District (Conditional) part of Parcels 772-749-3398 and 772-749-6261 containing 8.701 acres located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of Bremner Boulevard. The applicant proposes an automobile filling station with a convenience store and carwash and general commercial use with drive-thru. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Suburban

November 10, 2022

Residential 2, density should not exceed 3.4 units per acre. Most of the site is in the Enterprise Zone. **Staff - Livingston Lewis (Deferral Requested to July 13, 2023)**
[Deferred to the July 13, 2023 Meeting](#)

(Deferred from the October 13, 2022 Meeting)

PUP2022-00019 Andrew M. Conclin for Rebkee Company: Request for a Provisional Use Permit under Sections 24-4205, 24-4315 and 24-2306 of Chapter 24 of the County Code to allow a carwash and 24-hour operation on part of Parcels 772-749-3398 and 772-749-6261 located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of Bremner Boulevard. The existing zoning is R-4 One-Family Residence District, R-5C General Residence District (Conditional), O-2C Office District (Conditional), and B-2C Business District (Conditional). B-2C Business District (Conditional) zoning is proposed with REZ2022-00031. The 2026 Comprehensive Plan recommends Office and Suburban Residential 2, density should not exceed 3.4 units per acre. Most of the site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral Requested to July 13, 2023)**
[Deferred to the July 13, 2023 Meeting](#)

VARINA:

(Deferred from the October 13, 2022 Meeting)

SIA2022-00001 Ironwood Renewables, LLC - Solar Array: The Department of Planning has received a request from Ironwood Renewables, LLC to initiate a Substantially In Accord study for a proposed solar array. The proposed site consists of Parcel 832-697-5024 located on the south line of Charles City Road approximately 2,075' east of Turner Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Prime Agriculture. The site is in the Airport Safety Overlay District. **Staff – Michael Morris (Deferral Requested to February 9, 2023)**
[Deferred to the February 9, 2023 Meeting](#)

(Deferred from the October 13, 2022 Meeting)

PUP2022-00016 Adrian Ortlieb for Ironwood Renewables, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow a solar array on Parcel 832-697-5024 located on the south line of Charles City Road approximately 2,075' east of Turner Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Prime Agriculture. The site is in the Airport Safety Overlay District. **Staff – Michael Morris (Deferral Requested to February 9, 2023)**
[Deferred to the February 9, 2023 Meeting](#)

REZ2022-00034 Dorado Capital, LLC: Request to amend proffers accepted with C-49C-07 on Parcel 833-718-6524 located on the south line of Meadow Road at its intersection with Chartwood Drive. The applicant proposes to amend proffers regarding entrance features, age restriction, house foundations, driveways, and internal streets. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre and Environmental Protection Area. The site is located in the Airport Safety Overlay District. **Staff – Brendan McDowell**
Recommended for Approval

REZ2022-00035 Dorado Capital, LLC: Request to amend proffers accepted with C-62C-05 on Parcels 832-718-1235 and 832-719-2212 located on the south line of Meadow Road approximately 880' west of its intersection with Chartwood Drive. The applicant proposes to amend proffers regarding age restriction, house foundations, and homeowners' association. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, and Environmental Protection Area. The site is located in the Airport Safety Overlay District. **Staff – Brendan McDowell**
Recommended for Approval

APPROVAL OF MINUTES: Planning Commission Work Session and Regular Meetings on October 13, 2022.
Approved

The Planning Commission adjourned its meeting at 7:45 p.m. on November 10, 2022.

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