

**PLANNING COMMISSION
FINAL AGENDA
October 13, 2022**

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 Zoning and Subdivision Ordinance amendments to implement actions of the 2022 General Assembly and to clarify, correct, and update the provisions of the new ordinances.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (5)

VARINA:

(Deferred from the September 15, 2022 Meeting)

REZ2021-00014 Keith Malatesta: Request to conditionally rezone from A-1 Agricultural District to M-2C Light Industrial District (Conditional) part of Parcel 823-701-8476 containing 15 acres located on the south line of Charles City Road approximately 4,120' east of its intersection with Monahan Road. The applicant proposes a commercial and recreational vehicle storage lot. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is in the Airport Safety Overlay District. **Staff – Lisa Blankinship**
Recommended for Approval

(Deferred from the September 15, 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 November 10, 2022)**
Deferred to the November 10, 2022 Meeting

October 12, 2022

(Deferred from the September 15, 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 November 10, 2022)**

Deferred to the November 10, 2022 Meeting

FAIRFIELD:

REZ2022-00029 Andrew M. Condlin for Stanley Martin Homes, LLC: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional) Parcels 784-759-7649, 784-759-8468, and 785-759-2347 containing 9.18 acres located on the east line of Telegraph Road approximately 800' south of the intersection of Magellan Parkway. The applicant proposes a townhouse development. The R-6 District allows a maximum gross density of 12.0 units per acre for townhouse development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. **Staff – Lisa Blankinship (Expedited Agenda Requested)**

Recommended for Approval

REZ2022-00030 Samuel R. Peters, Sr. for Greater Refuge Church Ministries: Request to conditionally rezone from R-4 One-Family Residence District to R-5C General Residence District (Conditional) Parcel 801-735-7255 containing 1 acre located at the northwest intersection of Thompson and Carter Streets. The applicant proposes an adult day care center. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Brendan McDowell (Expedited Agenda Requested)**

Recommended for Approval

BROOKLAND:

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 Residential 2, density should not exceed 3.4 units per acre. Most of the site is in the Enterprise Zone. **Staff - Livingston Lewis**

Deferred to the November 10, 2022 Meeting

PUP2022-00019 Andrew M. Condlin 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**
Deferred to the November 10, 2022 Meeting

REZ2022-00033 Andrew M. Condlin for 4911 Augusta LLC: Request to conditionally rezone from B-1 Business District to R-6C General Residence District (Conditional) Parcel 773-736-5900 containing .699 acres located on the south line of Augusta Avenue approximately 160' west of the intersection of Staples Mill Road (U.S. Route 33). The applicant proposes a master-planned development with commercial uses. 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**
Recommended for Approval

PUP2022-00018 Andrew M. Condlin for 4911 Augusta LLC: Request for a Provisional Use Permit under Sections 24-4205 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 Parcel 773-736-5900 located on the south line of Augusta Avenue approximately 160' west of the intersection of Staples Mill Road (U.S. Route 33). The existing zoning is B-1 Business District. R-6C General Residence District (Conditional) zoning is proposed with REZ2022-00033. The 2026 Comprehensive Plan recommends Office. The site is in the Enterprise Zone. **Staff – Michael Morris**
Recommended for Approval

DISCUSSION ITEM: RESOLUTION: PCR-4-22 and PCR-5-22: The Commission will discuss initiating consideration of Zoning and Subdivision Ordinance Amendments to implement actions of the 2022 General Assembly and to clarify, correct, and update the provisions of the new ordinances.
Approved

DISCUSSION ITEM: The Commission will discuss setting a Public Hearing for November 10, 2022, for Zoning and Subdivision Ordinance Amendments to implement actions of the 2022 General Assembly and to clarify, correct, and update the provisions of the new ordinances.
Approved

DISCUSSION ITEM: The Commission will discuss scheduling a work session for November 10, 2022, to review materials related to the 2045 Comprehensive Plan Update.
Approved

October 12, 2022

APPROVAL OF MINUTES: Planning Commission Work Session and Regular Meetings on September 15, 2022.
Approved

The Planning Commission adjourned its meeting at 8:21 p.m. on October 13, 2022.

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