

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
October 15, 2020**

**BEGINNING AT 5:30 P.M.**

**WORK SESSION:** The Planning Commission will hold a work session in the Board Meeting Room to continue discussing revisions to the Zoning and Subdivision Ordinances.

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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); (0)**

**REQUESTS FOR EXPEDITED ITEMS: (0)**

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

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**VARINA:**

None.

**FAIRFIELD:**

**REZ2020-00032 Hillwood Enterprises, L.P.:** Request to conditionally rezone from O-2C Office District (Conditional), B-2 Business District, M-1 Light Industrial District, M-2 General Industrial District, and C-1 Conservation District to M-2C General Industrial District (Conditional) on Parcel 796-745-8505 and part of Parcels 795-749-4431 and 796-747-9944 containing 247.5 acres located on the north and south side of Richmond Henrico Turnpike between the north line of Azalea and Carolina Avenues and the CSX railroad right-of-way. The applicant proposes industrial uses including cold storage, distribution/warehouse, and manufacturing. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Light Industry and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Seth Humphreys**  
**Recommended for Approval**

**October 16, 2020**

**THREE CHOPT:**

None.

**TUCKAHOE:**

None.

**BROOKLAND:*****(Deferred from the September 10, 2020 Meeting)*****REZ2020-00028 Andrew M. Condlin for Millspring Commons Apartments LLC:**

Request to conditionally rezone from B-2C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 773-759-5623 containing 16.17 acres located on the west line of Woodman Road approximately 240' north of its intersection with Hungary Road. The applicant proposes a multifamily development with commercial uses. The R-6 District allows no more than 19.8 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Ben Sehl**

**Recommended for Approval*****(Deferred from the September 10, 2020 Meeting)*****PUP2020-00013 Andrew M. Condlin for Millspring Commons Apartments LLC:**

Request for a Provisional Use Permit under Sections 24-36.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a mixed-use community on part of Parcel 773-759-5623 located on the west line of Woodman Road approximately 340' north of its intersection with Hungary Road. The existing zoning is B-2C Business District (Conditional). R-6C zoning is proposed for the Business District with REZ2020-00028. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Ben Sehl**

**Recommended for Approval**

**PUP2020-00016 DSSCJY, LLC:** Request for a Provisional Use Permit under Sections 24-58.2(c), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for an auto parts service facility (Take 5 Oil Change) on Parcel 773-749-4418 located on the east line of Staples Mill Road (U.S. Route 33) at its intersection with Crockett Street. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Luanda Fiscella**

**Recommended for Approval****APPROVAL OF MINUTES: Planning Commission on September 10, 2020****Approved**

Acting on a motion by Mr. Mackey seconded by Mrs. Thornton, the Planning Commission adjourned its meeting at 8:04 p.m. on October 15, 2020.

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

**October 16, 2020**