

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
December 9, 2021**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (10)

TUCKAHOE:

PUP2021-00023 Jillian A. Bates for JP Morgan Chase: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow an automated teller machine on part of Parcel 768-742-8126 located on the south line of W. Broad Street (U.S. Route 250) approximately 500' west of its intersection with Horsepen Road. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Arterial and Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Kristin Smith**
(Expedited Agenda Requested) – [Recommended for Approval](#)

REZ2021-00064 Isaac Babu and Bibin Mariadhason: Request to rezone from O-2C Office District (Conditional) to R-2AC One-Family Residence District (Conditional) Parcels 750-753-8915 and 750-753-9321 containing .53 acres located on the east line of Pemberton Road (State Route 157) approximately 190' south of its intersection with Three Chopt Road. The applicant proposes two one-family dwellings. 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. **Staff – Livingston Lewis – [Recommended for Approval](#)**

FAIRFIELD:

REZ2021-00065 Andrew M. Condlin for RJM Land, LLC: Request to conditionally rezone from A-1 Agricultural District and R-5AC General Residence District (Conditional) to R-5AC General Residence District (Conditional) Parcels 775-767-0496, -7623, -9166,

December 10, 2021

775-768-0741, -3432, and -6111 containing 30.45 acres located on the north line of Mountain Road approximately 400' west of its intersection with Woodman Road. The applicant proposes detached, single-family dwellings. The R-5A District allows a 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 1, density should not exceed 2.4 units per acre and Environmental Protection Area.

Staff – Seth Humphreys – Recommended for Approval

VARINA:

(Deferred from the November 10, 2021 Meeting)

REZ2021-00056 Andrew M. Condlin Atlantic Crossing, LLC: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) Parcels 841-712-8524, 842-712-1529, 842-712-5063, 843-711-6375, 843-712-6388, and 844-709-3698 containing 530.47 acres located on the north and south lines of E. Williamsburg Road (U.S. Route 60) at its intersection with Technology Boulevard. The applicant proposes industrial and distribution uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Office/Service, Commercial Concentration, Traditional Neighborhood Development, and Environmental Protection Area. Part of the site is in the Airport Safety Overlay District. **Staff – Seth Humphreys – Recommended for Approval**

REZ2021-00066 Jeffrey P. Geiger for HHHunt: Request to conditionally rezone from A-1 Agricultural District and R-3 One-Family Residence District to RTHC Residential Townhouse District (Conditional) Parcel 834-713-4519 and part of Parcel 833-713-9819 containing 26.79 acres located at the southeast intersection of E. Williamsburg Road (U.S. Route 60) and Whiteside Road. The applicant proposes a residential townhome development. The RTH District allows a density of 12 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Open Space/Recreation, Suburban Residential 1, density should not exceed 2.4 units per acre, Commercial Concentration, and Environmental Protection Area. The site is in the Airport Safety Overlay District.

Staff – Livingston Lewis – Deferred to the January 13, 2022 Meeting

BROOKLAND:

(Deferred from the November 10, 2021 Meeting)

REZ2021-00041 Andrew M. Condlin for Laurel Land, LLC: Request to conditionally rezone from R-2 One-Family Residence District and [R-6C] General Residence District (Conditional) to R-6C General Residence District (Conditional) Parcels 767-760-8701, 768-759-3393, and 768-760-1507 containing 5.30 acres located at the northeast intersection of Hungary Spring and Hungary Roads. The applicant proposes townhomes and condominiums. The R-6 District allows a maximum gross density of 19.8 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. **Staff – Rosemary Deemer (Deferral Requested to January 13, 2022) – Deferred to the January 13, 2022 Meeting**

THREE CHOPT:**(Deferred from the November 10, 2021 Meeting)**

PUP2021-00025 Andrew M. Condlin for SKM, LLC: 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 733-764-9576 and 733-765-4819 located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road. The existing zoning is A-1 Agricultural District. R-6C General Residence District (Conditional) zoning is proposed with REZ2022-00003. The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area. The site is in the West Broad Street Overlay District.

Staff – Seth Humphreys (Deferral Requested to January 13, 2022) – [Deferred to the January 13, 2022 Meeting](#)

(Deferred from the November 10, 2021 Meeting)

REZ2021-00002 Jeffrey P. Geiger for Edward Rose Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional) Parcels 733-765-8245, 734-765-0271, 734-765-1326, 733-765-9428, 734-765-1094, 734-765-1456, 734-765-3041, and part of Parcel 734-765-1504, containing 17.2 acres located at the northwest intersection of N. Gayton and Old Three Chopt Roads. The applicant proposes a multifamily development. The R-6 District allows a maximum gross density of 19.8 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Seth Humphreys – [Recommended for Approval](#)**

(Deferred from the November 10, 2021 Meeting)

PUP2021-00026 Jeffrey P. Geiger for Edward Rose Properties, Inc: Request for a Provisional Use Permit under Sections 24-4315.C and 24-2306 of Chapter 24 of the County Code to allow zoning modifications as part of a master-planned development on Parcels 733-765-8245, 734-765-0271, 734-765-1326, 733-765-9428, 734-765-1094, 734-765-1456, 734-765-3041, and part of Parcel 734-765-1504 located at the northwest intersection of N. Gayton and Old Three Chopt Roads. The existing zoning is A-1 Agricultural District. R-6C General Residence District (Conditional) zoning is proposed with REZ2021-00002. The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area. The site is in the West Broad Street Overlay District.

Staff – Seth Humphreys – [Recommended for Approval](#)

(Deferred from the November 10, 2021 Meeting)

REZ2021-00048 James W. Theobald for Triple J Farms, LLC, ME Taylor LLC, and ME Payne LLC: Request to conditionally rezone from A-1 Agricultural District to UMUC Urban Mixed-Use District (Conditional) Parcels 731-768-6671, 731-769-1848, 731-770-6865, 732-768-3835, 732-768-9107, and 734-767-2531 containing 183.011 acres located on the north line of Bacova Drive at its intersection of N. Gayton Road. The applicant proposes an urban mixed-use development. The uses will be controlled

December 10, 2021

by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Rural Residential, density should not exceed 1 unit per acre, and Environmental Protection Area. **Staff – Livingston Lewis – Recommended for Approval**

(Deferred from the November 10, 2021 Meeting)

PUP2021-00018 James W. Theobald for Triple J Farms, LLC, ME Taylor LLC, and ME Payne LLC: Request for a Provisional Use Permit under Sections 24-32.1 (a, f, i, k, n, p, s, t, u, v, w, x, z, aa, bb), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow outdoor vending; auditorium and assembly hall; offices greater than 30,000 square feet, indoor recreation greater than 10,000 square feet, retail stores or shops greater than 10,000 square feet; drive-through services; parking garage with no associated ground floor retail; commercial outdoor recreation facilities; buildings in excess of 60' in height; residential density in excess of 30 units per acre; one-family dwellings exceeding 25 percent of total dwelling units; open space less than 20 percent; commercial or office square footage of less than 25 percent of the total building square footage; general hospitals; number of for-lease multifamily dwelling units to exceed 30 percent of total units; parking plan; and other uses of the same general character on Parcels 731-768-6671, 731-769-1848, 731-770-6865, 732-768-3835, 732-768-9107, and 734-767-2531 located on the north line of Bacova Drive at its intersection of N. Gayton Road. The existing zoning is A-1 Agricultural District. UMUC Urban Mixed-Use (Conditional) District zoning is proposed with REZ2021-00048. The 2026 Comprehensive Plan recommends Office, Rural Residential, density should not exceed 1 unit per acre, and Environmental Protection Area. **Staff – Livingston Lewis – Recommended for Approval**

REZ2021-00063 John H. Click, Jr. for Haywood B. Hyman, Jr.: Request to amend proffers accepted with C-56C-05 on Parcel 746-760-6689 located on the north line of W. Broad Street (U.S. Route 250) approximately 665' west of its intersection with Dominion Boulevard. The applicant proposes to amend proffers regarding prohibited uses. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed Use. The site is in the Innsbrook Redevelopment Overlay District. **Staff – Kristin Smith – Recommended for Approval**

SIA2021-00004 County of Henrico – Fire Station 6 Relocation: The Department of Planning has received a request from the Division Fire to initiate a Substantially In Accord study for the relocation of Fire Station 6. The proposed site consists of Parcel 811-717-8514 containing 4.5 acres located along the south line of Gay Avenue at its intersection with Millers Lane in the Varina District. The existing zoning is R-4 One-Family Residence District. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Kristin Smith – Recommended for Approval**

DISCUSSION ITEM: The Commission will consider revisions to the Planning Commission Rules and Regulations.

DISCUSSION ITEM: The Commission will discuss the nomination of officers for the 2022 calendar year.

December 10, 2021

APPROVAL OF MINUTES: Planning Commission Work Session and Regular Meeting on November 10, 2021

Approved

Acting on a motion by **Mr. Archer** seconded by **Mr. Baka** the Planning Commission adjourned its meeting at **10:06 p.m.** on **December 9, 2021**.

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