

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JULY 15, 2021**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (1)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (7)

THREE CHOPT:

REZ2021-00026 T. Preston Lloyd, Jr. for Highwoods Realty Limited Partnership: Request to conditionally rezone from A-1 Agricultural District and M-1C Light Industrial District (Conditional) to UMUC Urban Mixed Use District (Conditional) Parcels 750-768-0643, 750-768-4593, 750-768-4929, and 750-768-8514 and part of Parcels 751-768-2072, 751-769-0332, and 751-769-4739 containing 33.801 acres located on the north line of Nuckols Road between Lake Brook Drive and Interstate 295. The applicant proposes an urban mixed-use development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District. **Staff – Livingston Lewis**
[Deferred to the August 12, 2021 Meeting by the Commission](#)

PUP2021-00010 T. Preston Lloyd, Jr. for Highwoods Realty Limited Partnership: Request for a Provisional Use Permit under Sections 24-32.1 (a, b, i, l, p, s, v, w, z), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow the following: outdoor vending areas; commercial parking lot; greater floor area for any use with floor area limitations; heliport; outdoor, commercial recreational facilities; buildings and structures exceeding 60' in height; open space of less than 20 percent within a development; commercial or office square footage of less than 25 percent of the total building square footage of the UMU district; and number of for-lease multifamily dwelling units exceeding 30 percent of the total units of the UMU district on Parcels 750-768-0643, 750-768-4593, 750-768-4929, and 750-768-8514 and part of Parcels 751-768-2072, 751-769-0332, and 751-769-4739

July 16, 2021

located on the north line of Nuckols Road between Lake Brook Drive and Interstate 295. The existing zoning is A-1 Agricultural District and M-1C Light Industrial District (Conditional). UMUC zoning is proposed with REZ2021-00026. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District. **Staff – Livingston Lewis**

Deferred to the August 12, 2021 Meeting by the Commission

PUP2021-00013 MESA Commercial, LLC: Request for a Provisional Use Permit under Sections 24-58.2 (a), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a 24-hour operation of a veterinary hospital on part of Parcel 730-765-6508 located on the south line of W. Broad Street (U.S. Route 250), approximately 400' east of the Goochland County line. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Traditional Neighborhood Development. The site is in the West Broad Street Overlay District. **Staff – Kristin Smith (Expedited Agenda Requested)**

Recommended for Approval

TUCKAHOE:

None

BROOKLAND:

PUP2021-00014 Sekiv Solutions, LLC for William (Henry) Brummitt: Request for a Provisional Use Permit under Sections 24-55(i), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow outdoor dining for an existing restaurant on part of Parcel 764-764-9325 located on the west line of Staples Mill Road (U.S. Route 33) approximately 550' north of its intersection with Old Courtney Road. The existing zoning is B-1 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Lisa Blankinship (Deferral Requested to August 12, 2021 Meeting)**

Deferred to the August 12, 2021 Meeting by the Applicant

VARINA:

REZ2021-00034 Jeffrey P. Geiger for Sauer Properties: Request to amend proffers accepted with REZ2020-00030 on Parcels 816-703-6131, -6947, 817-702-3619, 817-703-1130, -1244, -2007, -2352, 819-702-6318, 819-703-0614, -7516, 820-701-5432, 820-703-9721 and part of Parcel 819-700-9160 located on the east and west lines of S. Airport Drive (State Route 281) at the Pocahontas Parkway (State Route 895). The applicant proposes to amend proffers regarding setbacks, access, and transportation improvements. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Planned Industry and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**

Recommended for Approval

REZ2021-00032 Jeffrey P. Geiger for Sauer Properties: Request to amend proffers accepted with C-51C-97 on Parcels 816-703-0009 and 816-704-5428 located at the southeast intersection of S. Laburnum Avenue and Seven Hills Boulevard. The applicant proposes to amend proffers regarding setbacks, access, loading areas, and traffic signalization. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Planned Industry, Commercial Arterial, and **July 16, 2021**

Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**
Recommended for Approval

REZ2021-00033 Jeffrey P. Geiger for Sauer Properties: Request to amend proffers accepted with C-55C-97 on Parcels 817-703-8751, 817-704-7926, 818-704-3451, 818-704-4435, 818-704-6139 located at the southwest intersection of S. Airport Drive (State Route 281) and Seven Hills Boulevard. The applicant proposes to amend proffers regarding setbacks, access, and traffic signalization. The existing zoning is M-2C General Industrial District (Conditional). The 2026 Comprehensive Plan recommends Planned Industry and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl**
Recommended for Approval

FAIRFIELD:

(Deferred from the June 10, 2021 Meeting)

REZ2021-00005 Andrew M. Condlin for Godsey Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 804-726-5470 and 804-726-5470.001 containing 120.4 acres located on the north line of Creighton Road at its intersection with Gordon Lane (Glenwood Golf Club). The applicant proposes detached dwellings for sale. The R-5A District allows a maximum gross density of 6 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. **Staff – Livingston Lewis**
Recommended for Approval

(Deferred from the June 10, 2021 Meeting)

PUP2021-00001 Andrew M. Condlin for Godsey Properties, Inc.: Request for a Provisional Use Permit under Sections 24-13.4(c), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow adjustable side yard setbacks for lots within the R-5A General Residence District on Parcels 804-726-5470 and 804-726-5470.001 located on the north line of Creighton Road at its intersection with Gordon Lane (Glenwood Golf Club). The existing zoning is A-1 Agricultural District. The R-5A District is proposed for the A-1 District with REZ2021-00005. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. **Staff – Livingston Lewis**
Recommended for Approval

APPROVAL OF MINUTES: Planning Commission on June 10, 2021
Approved

Acting on a motion by [Mr. Witte](#) seconded by [Mr. Baka](#) the Planning Commission adjourned its meeting at [8:39 p.m.](#) on [July 15, 2021](#).

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

July 16, 2021