

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
MAY 13, 2021**

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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); (3)**

**REQUESTS FOR EXPEDITED ITEMS: (2)**

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

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**PUBLIC HEARING: ORDINANCE** – Revisions to the draft ordinance titled “‘Ordinance’ - To Enact a New Zoning Ordinance by Repealing Chapter 24 of the Code of the County of Henrico Titled ‘Zoning’ and Replacing It with a New Chapter 24 Titled ‘Zoning’” which the Planning Commission recommended to the Board of Supervisors on February 25, 2021. **Staff – Ben Blankinship**  
[Recommended for Approval](#)

**VARINA:**

**REZ2021-00022 Engineering Design Associates for FON-SAW, LLC:** Request to rezone from R-2AC One-Family Residence District (Conditional) to C-1 Conservation District part of Parcel 820-686-4881 containing .043 acres approximately 630’ southeast and approximately 1000’ east of the intersection of Golden Eye Lane and Heather Ridge Road. The applicant proposes a conservation area. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Ben Sehl (Expedited Agenda Requested)**  
[Recommended for Approval](#)

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**FAIRFIELD:****(Deferred from April 15, 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. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral Requested to June 10, 2021 Meeting)**

**Deferred to the June 10, 2021 Meeting****(Deferred from the April 15, 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. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral Requested to June 10, 2021 Meeting)**

**Deferred to the June 10, 2021 Meeting****THREE CHOPT:****(Deferred from April 15, 2021 Meeting)**

**REZ2021-00015 Andrew M. Condlin for North Gayton Village, LLC:** Request to conditionally rezone from R-3C One-Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) part of Parcel 738-768-5488 containing 11.197 acres located on the west line of Pouncey Tract Road (State Route 271), approximately 475' south of its intersection with N. Gayton Road. The applicant proposes an age-restricted detached residential condominium community. The RTH District allows a maximum gross density of 9 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre.

**Staff – Livingston Lewis****Recommended for Approval**

**REZ2021-00019 Andrew M. Condlin for KG1 Twin Oaks LLC:** Request to conditionally rezone from B-2C Business (Conditional) to B-3C Business District (Conditional) part of Parcel 748-759-3503 containing .220 acres at the southeast intersection of Cox Road and Westerre Parkway. The applicant proposes a dog day care and overnight kennel. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed Use. The

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site is in the Innsbrook Redevelopment Overlay District. **Staff – Lisa Blankinship (Expedited Agenda Requested)**  
**Deferred to the June 10, 2021 Meeting**

**TUCKAHOE:**

***(Deferred from the April 15, 2021 Meeting)***

**REZ2020-00039 Brian Kelmar:** Request to amend proffers accepted with Rezoning case C-69C-85 on Parcel 741-741-8889 located on the south line of Patterson Avenue (State Route 6), approximately 125' east of its intersection with Pump Road. The applicant proposes to amend Proffer #4 to allow a detached, changeable message sign. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Office. **Staff – Rosemary Deemer (Deferral Requested to June 10, 2021 Meeting)**

**Deferred to the June 10, 2021 Meeting**

**REZ2021-00025 Jeffrey P. Geiger for Rebkee Company:** Request to conditionally rezone from B-2C Business District (Conditional) to R-6C General Residence District (Conditional) Parcels 739-754-5257 and 739-754-6982 containing 7.91 acres located at the southwestern intersection of Church Road and John Rolfe Parkway. The applicant proposes a master-planned community. 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 Commercial Concentration. **Staff – Ben Sehl**

**Recommended for Approval**

**PUP2021-00009 Jeffrey P. Geiger for Rebkee Company:** 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 master-planned community on Parcels 739-754-5257 and 739-754-6982 located at the southwestern intersection of Church Road and John Rolfe Parkway. The existing zoning is B-2C Business District (Conditional). The R-6 District is proposed with REZ2021-00025. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Ben Sehl**

**Recommended for Approval**

**BROOKLAND:**

None.

APPROVAL OF MINUTES: Planning Commission on April 15, 2021

**Recommended for Approval**

Acting on a motion by [Mr. Witte](#) seconded by [Mr. Baka](#) the Planning Commission adjourned its meeting at [9:52 p.m.](#) on [May , 2021](#).

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