

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
January 13, 2022**

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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: (4)**

**ELECTION OF CHAIRMAN AND VICE-CHAIRMAN:** The Commission will vote on the slate of officers nominated at their December 9, 2021, meeting for the 2022 calendar year.

**Approved**

**CASES TO BE HEARD: (2)**

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**THREE CHOPT:**

**(Deferred from the December 9, 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 February 10, 2022)**

**Deferred to the February 10, 2022 Meeting**

**REZ2022-00001 Andrew Browning for Sandhya and Madhu Tumu:** Request to conditionally rezone from A-1 Agricultural District and R-3C One-Family Residence District (Conditional) to R-3C One-Family Residence District (Conditional) Parcels 737-768-7055 and 737-768-8659 containing .96 acres located at the terminus of Leakes Mill Court. The applicant proposes a single-family residence. The R-3 District allows a minimum lot area of 11,000 square feet and a maximum gross density of 3.96 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026

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Comprehensive Plan recommends Suburban Mixed Use, density should not exceed 4 units per acre. **Staff – Livingston Lewis (Expedited Agenda Requested)**  
[Recommended for Approval](#)

**TUCKAHOE:**

None

**FAIRFIELD:**

**(Deferred from the November 10, 2021 Meeting)**

**REZ2021-00062 Andrew M. Condlin for Marc A. Allocca:** Request to conditionally rezone from B-3 Business District and M-1 Light Industrial District to M-1C Light Industrial District (Conditional) Parcel 784-758-4750 containing 1.867 acres located on the east line of Telegraph Road approximately 225' north of its intersection with Brook Road (U.S. Route 1). The applicant proposes light industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Light Industrial. The site is in the Enterprise Zone.

**Staff – Livingston Lewis (Expedited Agenda Requested)**

[Recommended for Approval](#)

**VARINA:**

**REZ2021-00061 Andrew M. Condlin for Ashley Ventures, LLC:** Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcel 811-698-6315 and part of Parcel 811-696-1854 containing 89.1 acres located on the east line of S. Laburnum Avenue at its intersection with Michael Robinson Way. The applicant proposes light industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Traditional Neighborhood Development, and Environmental Protection Area. Part of the site is in the Airport Safety Overlay District.

**Staff – Livingston Lewis**

[Recommended for Approval](#)

**(Deferred from the December 9, 2021 Meeting)**

**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**

[Recommended for Approval](#)

**BROOKLAND:*****(Deferred from the December 9, 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 (Expedited Agenda Requested)**  
**Recommended for Approval**

**PUP2021-00024 Joe Marchetti for Holland Associates, LLC:** Request for a Provisional Use Permit under Sections 24-2306 and 24-3708 of Chapter 24 of the County Code to allow a multifamily development with office and commercial uses on Parcel 774-740-9115 located on the east line of Staples Mill Road (U.S. Route 33) approximately 600' south of its intersection with Bethlehem Road. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Light Industry. The site is in the Westwood Redevelopment Overlay District and the Enterprise Zone.  
**Staff – Lisa Blankinship (Deferral Requested to February 10, 2022)**  
**Deferred to the February 10, 2022 Meeting**

**PUP2022-00001 Bremono Road RMP, LLC:** Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow a personal service establishment (cosmetology) on part of Parcel 770-740-4117 located on the northwest line of Bremono Road at its intersection with Old Richmond Avenue. The existing zoning is O-2 Office District. The 2026 Comprehensive Plan recommends Office. The site is in the Enterprise Zone. **Staff – Lisa Blankinship (Expedited Agenda Requested)**  
**Recommended for Approval**

**PUP2022-00002 T. Preston Lloyd, Jr. for Spy Rock Real Estate Group:** Request for a Provisional Use Permit under Sections 24-2306 and 24-3708 of Chapter 24 of the County Code to allow a multifamily residential development with commercial uses on Parcel 778-735-0109 located on the east line of Dabney Road approximately 500' north of its intersection with Westwood Avenue. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry. The site is in the Westwood Redevelopment Overlay District. **Staff – Lisa Blankinship (Deferral Requested to February 10, 2022)**  
**Deferred to the February 10, 2022 Meeting**

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

**January 14, 2022**

**APPROVAL OF MINUTES: Planning Commission on December 9, 2021**  
**Approved**

The Planning Commission adjourned its meeting at 7:59 p.m. on January 13, 2022.

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