

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
July 14, 2022**

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**BEGINNING AT 7:00 P.M.**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

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

**REQUESTS FOR EXPEDITED ITEMS: (3)**

**CASES TO BE HEARD: (3)**

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**FAIRFIELD:**

**REZ2022-00021 Jon Murray for HHHunt River Mill, LLC:** Request to conditionally rezone from R-5AC General Residence District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 779-774-3651 containing 5.11 acres located approximately 500' northwest of the terminus of Winfrey Road extending approximately 1,700' north along the floodplain of the Chickahominy River. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Environmental Protection Area.  
**Staff – Lisa Blankinship (Expedited Agenda Requested)**  
[Recommended for Approval](#)

**REZ2022-00023 Bay Companies, Inc. for Doswell Ventures, LLC:** Request to conditionally rezone from R-4 One-Family Residence District and B-3C Business District (Conditional) to B-3C Business District (Conditional) Parcels 781-761-6051 and -4638 containing 2.03 acres located on the west line of Mountain Road approximately 45' south of its intersection with New York Avenue. The applicant proposes contractor service and office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration.  
**Staff – Livingston Lewis (Expedited Agenda Requested)**  
[Recommended for Approval](#)

**THREE CHOPT:**

**(Deferred from the June 9, 2022 Meeting)**

**REZ2022-00019 Andrew M. Condlin for Pemberton Investments, LLC:** Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to R-5AC General Residence District (Conditional) part of Parcel 739-755-4897 containing 11.85

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acres located on the west and east lines of John Rolfe Parkway at its intersection with Pump Road. The applicant proposes a residential development of detached dwellings. The R-5A District allows a minimum lot area of 5,625 square feet and a maximum gross density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Open Space/Recreation (OS/R), Suburban Residential 2, density should not exceed 3.4 units per acre, and Office. **Staff – Livingston Lewis**  
[Recommended for Approval](#)

**REZ2022-00020 Jeffrey P. Geiger for HHH Land LLC:** Request to conditionally rezone from A-1 Agricultural District and R-4C One-Family Residence District to R-5AC General Residence District (Conditional)(.872 acres) and R-6C General Residence District (Conditional) (6.409 acres) Parcels 739-766-6963 -8964, -9452, 740-766-0541, and -4846 totaling 7.281 acres located on the east line of Pouncey Tract Road (State Route 271) approximately 370' north of its intersection with Twin Hickory Lake Drive. The applicant proposes residential condominiums and single-family dwellings. The R-5A District allows a minimum lot area of 5,625 square feet and a maximum gross density of 6 units per acre. The R-6 District allows for multifamily dwellings with 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 Office and Suburban Mixed Use, density should not exceed 4 units per acre. The site is in the West Broad Street Overlay District. **Staff – Lisa Blankinship**  
[Recommended for Approval](#)

**REZ2022-00022 Andrew M. Condlin for Stanley Martin Homes, LLC:** Request to rezone from R-5AC General Residence District (Conditional) to C-1 Conservation District part of Parcel 752-773-1086 containing 11.6 acres located approximately 100' southeast of the terminus of Maben Hill Lane extending approximately 2,486' east and west along the floodplains of Allen's Branch and the Chickahominy River. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – Lisa Blankinship (Expedited Agenda Requested)**  
[Recommended for Approval](#)

#### **TUCKAHOE:**

**(Deferred from the June 9, 2022 Meeting)**

**PUP2022-00010 Simon Mueller for Hunt Gunter:** Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow a car wash on Parcel 737-751-0413 located on the west line of John Rolfe Parkway approximately 260' north of the intersection of Ridgefield Parkway. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Livingston Lewis (Deferral Requested to September 15, 2022)**  
[Deferred to the September 15, 2022 Meeting](#)

#### **BROOKLAND:**

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**PUP2022-00015 Andrew M. Condlin for MJF Maywill, 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 residential development with commercial uses on Parcel 776-737-5035 located on the north line of Thalbro Street at its intersection with Westmoreland Street. 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**  
**Recommended for Approval**

**APPROVAL OF MINUTES: Planning Commission Meeting on June 9, 2022.**  
**Approved**

The Planning Commission adjourned its meeting at 8:54 p.m. on July 14, 2022.

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