

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
May 12, 2022**

BEGINNING AT 6:00 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the County Manager's Conference Room to discuss community engagement, including the results of surveys completed as part of the HenricoNext process.

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: (1)

CASES TO BE HEARD: (6)

FAIRFIELD:

(Deferred from the April 14, 2022, Meeting)

REZ2022-00013 Jeffrey P. Geiger for RDK Land Holdings, LLC: Request to conditionally rezone from R-3 One-Family Residence District, and B-1 Business District to R-6C General Residence District (Conditional) Parcel 787-745-5839 and part of Parcel 787-744-3995 containing 16.712 acres located on the east line of Chamberlayne Road (U.S. Route 301) approximately 250' south of Wilmer Avenue. The applicant proposes a townhouse development. The R-6 District allows a density of 19.8 units per acre for multifamily and 12 units per acre for townhouses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and Urban Residential, density should range from 3.4 to 6.8 units per acre. **Staff – Michael Morris**
Recommended for Approval

REZ2022-00017 Archibald Hunt, Jr.: Request to conditionally rezone from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional) Parcel 809-731-5615 containing .562 acres located at the northeast intersection of Harvie Road and Harvest Crest Court. The applicant proposes an additional single-family dwelling. The R-3A District allows a minimum lot area of 9,500 square feet and a maximum gross density of 4.59 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential

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2, density should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District. **Staff – Livingston Lewis (Expedited Agenda Requested)**
Recommended for Approval

VARINA:

(Deferred from the April 14, 2022 Meeting)

REZ2022-00015 Andrew M. Condlin for Franklin RE Partners, LLC: Request to conditionally rezone from O-3C Office District (Conditional) to M-1C Light Industry District (Conditional) part of Parcel 842-707-9113 containing 19.173 acres located at the southwest intersection of Technology Boulevard and Memorial Drive. The applicant proposes industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. Part of the site is in the Airport Safety Overlay District. **Staff – Seth Humphreys**
Recommended for Approval

PUP2022-00005 William Shewmake for Foster’s Reach, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow a marina and accessory uses, including a restaurant with outdoor seating, on Parcel 807-671-2121 located on the west line of Osborne Turnpike approximately 350’ north of its intersection with Kingsland Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Environmental Protection Area and Rural Residential, density should be a maximum of 1 unit per acre. The site is in the Airport Safety Overlay District. **Staff – Lisa Blankinship**
Recommended for Approval

BROOKLAND:

(Deferred from the April 14, 2022 Meeting)

PUP2022-00011 Amelia Wehunt for Justin Donaldson: 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 on Parcels 776-735-8125 and 777-735-0170 located on the northeast line of W. Broad Street (U.S. Route 250) approximately 745’ east of the intersection of 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 – Michael Morris**
Recommended for Approval

TUCKAHOE:

REZ2022-00018 Andrew M. Condlin for Hampton Manor of Richmond, LLC: Request to conditionally rezone from R-5AC General Residence District (Conditional) to R-6C General Residence District (Conditional) Parcel 748-741-8046 containing 6.117 acres located at the southeast intersection of Patterson Avenue (State Route 6) and Maybeury Drive. The applicant proposes an assisted living facility. The R-6 District allows for multifamily dwellings at a density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre. **Staff – Lisa Blankinship**
Recommended for Approval

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PUP2022-00014 Andrew M. Condlin for Hampton Manor of Richmond, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow an assisted living facility on Parcel 748-741-8046 located at the southeast intersection of Patterson Avenue (State Route 6) and Maybeury Drive. The existing zoning is R-5AC General Residence District (Conditional). R-6C General Residence District (Conditional) zoning is proposed with REZ2022-00018. The R-6 District allows for multifamily dwellings at a density of 19.8 units per acre. The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre. **Staff – Lisa Blankinship**
[Recommended for Approval](#)

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 June 9, 2022)**
[Deferred to the June 9, 2022 Meeting](#)

DISCUSSION ITEM: The Commission will discuss scheduling a work session for August 11, 2022, to review materials related to the 2045 Comprehensive Plan Update.
[Approved](#)

APPROVAL OF MINUTES: Planning Commission Work Session and Regular Meeting on April 14, 2022.
[Approved](#)

The Planning Commission adjourned its meeting at 9:12 p.m. on May 12, 2022.

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