

**PLANNING COMMISSION  
FINAL AGENDA  
February 9, 2023**

---

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

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)**

**REQUESTS FOR EXPEDITED ITEMS: (0)**

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

---

**FAIRFIELD:**

**REZ2022-00036 Susan S. Smith for Sauer Properties, Inc.:** Request to conditionally rezone from O-3C Office District (Conditional), B-3C Business District (Conditional), and M-2C General Industrial District (Conditional) to CMUC Community Mixed-Use District (Conditional) (60.35 acres) and M-2C General Industrial District (Conditional) (33.05 acres) Parcels 784-766-7690, 785-769-6656, 786-768-8517 and part of 784-767-4440 containing 93.4 acres located on the west line of Jeb Stuart Parkway at the intersection of Telegraph Road, the east line of Jeb Stuart Parkway between Virginia Center Parkway and Telegraph Road, and the south line of Virginia Center Parkway west of its intersection with Battlefield Road. The applicant proposes a community mixed-use development and industrial uses. The CMU District allows a minimum gross density of 10 units per acre and a maximum gross density of 40 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service, Office, Commercial Arterial, and Environmental Protection Area. **Staff – Livingston Lewis**  
[Recommended for Approval](#)

**BROOKLAND:**

**PUP2023-00001 Andrew M. Condlin for Family Holdings, LLC:** Request for a Provisional Use Permit under Sections 24-2306 and 24-3708 of Chapter 24 of the County Code to allow a mixed-use development with multifamily residential on Parcel 776-736-1392 located on the west line of Westmoreland Street at its intersection with Jacque Street. The existing zoning is M-1 Light Industrial District and B-3 Business District. The 2026 Comprehensive Plan recommends Heavy Industry. The site is in the Westwood Redevelopment Overlay District. **Staff – Seth Humphreys**  
[Recommended for Approval](#)

**February 9, 2023**

**VARINA:****(Deferred from the November 10, 2022 Meeting)**

**SIA2022-00001 Ironwood Renewables, LLC - Solar Array:** The Department of Planning has received a request from Ironwood Renewables, LLC to initiate a Substantially In Accord study for a proposed solar array. The proposed site consists of Parcel 832-697-5024 located on the south line of Charles City Road approximately 2,075' east of Turner Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Prime Agriculture. The site is in the Airport Safety Overlay District. **Staff – Michael Morris (Deferral Requested to April 13, 2023)**

**Deferred to the April 13, 2023 Meeting****(Deferred from the November 10, 2022 Meeting)**

**PUP2022-00016 Adrian Ortlieb for Ironwood Renewables, LLC:** Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow a solar array on Parcel 832-697-5024 located on the south line of Charles City Road approximately 2,075' east of Turner Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Prime Agriculture. The site is in the Airport Safety Overlay District. **Staff – Michael Morris (Deferral Requested to April 13, 2023)**

**Deferred to the April 13, 2023 Meeting**

**DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM:** The Commission will discuss setting a Public Hearing for March 9, 2023, at 6:00 p.m., to consider the FY 2023 - 24 through FY 2032-33 Capital Improvement Program.

**Approved**

**APPROVAL OF MINUTES: Planning Commission Regular Meeting on January 12, 2023.**

**Approved**

The Planning Commission adjourned its meeting at **8:11 p.m.** on **February 9, 2023.**

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