

**PLANNING COMMISSION
FINAL AGENDA
July 13, 2023**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (4)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (2)

THREE CHOPT:

REZ2023-00022 **Andrew M. Condlin for SKM, LLC.:** Request to amend proffers accepted with REZ2022-00003 on Parcel 733-765-4819 located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road. The applicant proposes to amend proffers regarding the concept plan, architecture, minimum finished floor area, and trees. The existing zoning is R-6C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed Use and Environmental Protection Area. The site is located in the West Broad Street Overlay District. **Staff – Seth Humphreys (Deferral Requested to August 10, 2023)**
Deferred to the August 10, 2023 Meeting

PUP2023-00009 **Andrew M. Condlin for SKM, LLC.:** Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.C of Chapter 24 of the County Code to allow commercial uses and zoning modifications as part of a master-planned development on part of Parcel 733-765-4819 located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road. The existing zoning is R-6C General Residence District (Conditional). Proffer amendments are proposed with REZ2023-00022. The 2026 Comprehensive Plan recommends Urban Mixed Use and Environmental Protection Area. The site is located in the West Broad Street Overlay District. **Staff – Seth Humphreys (Deferral Requested to August 10, 2023)**
Deferred to the August 10, 2023 Meeting

FAIRFIELD:

PUP2023-00008 **Jack Fleming:** Request for a Provisional Use Permit under Sections 24-4205, 24-4326, and 24-2306 of Chapter 24 of the County Code to allow coffee roasting on Parcel 782-745-0889 located on the east line of Lakeside Avenue (State Route 161) approximately 50' north of its intersection with Ginter Street. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone. **Staff – Kelly Drash (Expedited Agenda Requested)**
Recommended for Approval

July 13, 2023

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

REZ2022-00031 Andrew M. Condlin for Rebkee Company: Request to conditionally rezone from R-4 One-Family Residence District, R-5C General Residence District (Conditional), O-2C Office District (Conditional), and B-2C Business District (Conditional) to B-2C Business District (Conditional) part of Parcels 772-749-3398 and 772-749-6261 containing 8.701 acres located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of Bremner Boulevard. The applicant proposes an automobile filling station with a convenience store and carwash and general commercial use with drive-thru. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Suburban Residential 2, density should not exceed 3.4 units per acre. Most of the site is in the Enterprise Zone. **Staff - Livingston Lewis (Deferral Requested to November 9, 2023)**

Deferred to the November 9, 2023 Meeting

(Deferred from the November 10, 2022 Meeting)

PUP2022-00019 Andrew M. Condlin for Rebkee Company: Request for a Provisional Use Permit under Sections 24-4205, 24-4315 and 24-2306 of Chapter 24 of the County Code to allow a carwash and 24-hour operation on part of Parcels 772-749-3398 and 772-749-6261 located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of Bremner Boulevard. The existing zoning is R-4 One-Family Residence District, R-5C General Residence District (Conditional), O-2C Office District (Conditional), and B-2C Business District (Conditional). B-2C Business District (Conditional) zoning is proposed with REZ2022-00031. The 2026 Comprehensive Plan recommends Office and Suburban Residential 2, density should not exceed 3.4 units per acre. Most of the site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral Requested to November 9, 2023)**

Deferred to the November 9, 2023 Meeting

VARINA:

REZ2023-00021 Mark Baker for 401 South, LLC: Request to conditionally rezone from R-3 One-Family Residence District to R-4AC One-Family Residence District (Conditional) Parcel 821-720-0509 containing 2.34 acres located at the southwest intersection of South Street and Dale Street. The applicant proposes single-family dwellings. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2. This site is located in the Airport Safety Overlay District. **Staff – Seth Humphreys**

Recommended for Approval

PUP2023-00011 Jeffrey P. Geiger for The Marsoby Company: Request for a Provisional Use Permit under Section 24-4315.E of Chapter 24 of the County Code to allow a 24-hour operation of a convenience store with fuel sales and car wash on Parcel 823-720-9629 located on the east line of S. Airport Drive (State Route 156) approximately 390' north of its intersection with Eastpark Court. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Office. The site is located in the Airport Safety Overlay District and Enterprise Zone. **Staff – Molly Mallow**

Recommended for Approval

July 13, 2023

APPROVAL OF MINUTES: Planning Commission Regular Meeting on June 15, 2023.
Approved

The Planning Commission adjourned its meeting at 7:36 p.m. on July 13, 2023.

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