

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

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (3)

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (11)

FAIRFIELD:

POD2023-00413 Bowman Consulting Group, Ltd. for Masha Real Estate, LLC.: Request for approval of a Chesapeake Bay Resource Area Exception as required by Chapter 24, Sections 5805.A of the Henrico County Code, to allow a portion of the proposed construction of a future commercial project to encroach within the seaward 50-feet of the required 100-foot-wide Resource Protection Area, a component of a Chesapeake Bay Preservation Area, adjacent to an unnamed tributary to the Chickahominy River in the Chickahominy River Watershed. This 0.56-acre portion of the overall 2.80-acre site is located at the northeastern intersection of Mechanicsville Turnpike (US Route 360) and Neale Street, on parcel 803-736-7693. The zoning is B-2C Business District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **Staff – Robin Wilder and Christina Goggin (Expedited Agenda Requested)**

Approved

REZ2023-00027 Andrew M. Condlin for General Land Company, LLC: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional) Parcel 775-766-6864 containing 8.615 acres located at the southwest intersection of Mountain and Woodman Roads. The applicant proposes a self-storage facility and commercial uses with a drive-thru. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Environmental Protection Area, and Suburban Residential 2. **Staff – Michael Morris**

Recommended for Approval

PUP2023-00014 Andrew M. Condlin for General Land Company, LLC: Request for a Provisional Use Permit under Section 24-4205 of Chapter 24 of the County Code to allow a self-storage facility on Parcel 775-766-6864 located at the southwest intersection of Mountain Road and Woodman Road. The existing zoning is A-1 Agricultural District. B-2C Business District (Conditional) zoning is proposed with REZ2023-00027. The 2026 Comprehensive Plan recommends Office, Environmental Protection Area, and Suburban Residential 2. **Staff – Michael Morris**

Recommended for Approval

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BROOKLAND:**(Deferred from the July 13, 2023 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) and R-5C General Residence District Parcel 772-749-6261 and part of Parcel 772-749-3398 containing 10.25 acres located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of Bremner Boulevard. The applicant proposes townhomes, 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, Commercial Concentration, 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**
Recommended for Approval

(Deferred from the July 13, 2023 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**
Recommended for Approval

REZ2023-00025 2000 Maywill, LLC: Request to amend proffers accepted with C-52C-93 on part of Parcels 775-737-4781 and 775-737-5724 located at the southeast intersection of Staples Mill Road (U.S. Route 33) and Thalbro Street. The applicant proposes to amend proffers regarding permitted uses, accessory uses, and loading facilities. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Office. The site is located in the Westwood Redevelopment Overlay District. **Staff – Seth Humphreys**
Recommended for Approval

PUP2023-00010 2000 Maywill, LLC: Request for a Provisional Use Permit under Section 24-3708 of Chapter 24 of the County Code to allow a mixed-use, master planned development with residential on Parcels 775-736-3570, 775-737-4781, and 775-737-5724 located at the northeast intersection of W. Broad Street (U.S. Route 250) and Staples Mill Road (U.S. Route 33). The existing zoning is B-3 Business District and B-3C Business District (Conditional). Proffer amendments are proposed with REZ2023-00025. The 2026 Comprehensive Plan recommends Office. The site is located in the Westwood Redevelopment Overlay District. **Staff – Seth Humphreys**
Recommended for Approval

TUCKAHOE:

PUP2023-00003 William Shewmake for Diamond Communications, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-4314.F of Chapter 24 of the County

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Code to allow a 155' telecommunication tower on part of Parcel 748-741-1823 located at the southwest intersection of Patterson Avenue (State Route 6) and Maybeury Drive. The existing zoning is R-2A One-Family Residence District. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Livingston Lewis (Deferral Requested to February 15, 2024)**

Deferred to the February 15, 2024 Meeting

PUP2023-00018 Andrew M. Condlin for Gateway Associates of Richmond II, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315 of Chapter 24 of the County Code to allow commercial uses and zoning modifications as part of a master-planned development on part of parcels 753-745-6957 and 753-745-0470 located on the west line of N Parham Road approximately 240' south of its intersection with Fargo Road. The existing zoning is R-6 General Residence District. The 2026 Comprehensive Plan recommends Multi-Family Residential. **Staff – Michael Morris (Deferral Requested to February 15, 2024)**

Deferred to the February 15, 2024 Meeting

VARINA:

(Deferred from the October 12, 2023 Meeting)

REZ2023-00026 Mark Baker for Harsh Thakker, Dorado Capital, LLC: Request to amend proffers accepted with REZ2022-00034 on Parcel 833-718-6524 located on the south line of Meadow Road at its intersection with Chartwood Drive. The applicant proposes to amend proffers regarding concept plan, density, architectural treatment, and wiring for generators. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre and Environmental Protection Area. The site is located in the Airport Safety Overlay District. **Staff – Molly Mallow (Deferral Requested to December 14, 2023)**

Deferred to the December 14, 2023 Meeting

(Deferred from the October 12, 2023 Meeting)

REZ2023-00016 Randy Hooker for BMR Investments 4, LLC: Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcel 846-712-3955 containing 5.814 acres located on the north line of Old Williamsburg Road approximately 100' west of its intersection with Antioch Church Road. The applicant proposes a mini-warehouse and office. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. **Staff – Seth Humphreys**

Recommended for Approval

REZ2023-00033 Andrew M. Condlin for Lingerfelt Development, LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to M-1C Light Industrial District (Conditional) parcel 812-713-2294 containing 13.723 acres located on the south line of Williamsburg Road (U.S. Route 60) approximately 150' east of its intersection with Millers Lane. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service. The site is located in the Airport Safety Overlay District and Enterprise Zone. **Staff – Molly Mallow**

Recommended for Approval

REZ2023-00034 Andrew M. Condlin for VOZ724 Park City, LLC: Request to conditionally rezone from R-4 One-Family Residence District to M-1C Light Industrial District (Conditional) parcels 810-711-9186 and 811-711-2166 containing 8.185 acres located on the south line of Charles City Road approximately 600' west of its intersection with Brighton Road. The applicant

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proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. **Staff – Molly Mallow**
Recommended for Approval

REZ2023-00035 Andrew M. Condlin for VOZ724 Park City, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) parcel 810-712-6260 containing 5.56 acres located on the north line of Charles City Road approximately 1,345' west of its intersection with Brighton Road. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service. The site is located in the Airport Safety Overlay District. **Staff – Molly Mallow**
Recommended for Approval

REZ2023-00037 Andrew M. Condlin for VOZ724 Park City, LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to M-1C Light Industrial District (Conditional) parcel 811-712-4375 containing 15.936 acres located on the north line of Charles City Road approximately 525' west of its intersection with Brighton Road. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service. The site is located in the Airport Safety Overlay District and Enterprise Zone. **Staff – Molly Mallow**
Recommended for Approval

THREE CHOPT:

POD2023-00414 VHB, Inc. for 4501 Highwoods Parkway, LLC and 4521 Highwoods Parkway, LLC.: Request for approval of a Chesapeake Bay Resource Area Exception as required by Chapter 24, Section 5805.A of the Henrico County Code, to allow a portion of a proposed deck addition to existing structures to encroach within the seaward 50-feet of the required 100-foot-wide Resource Protection Area adjacent to Rooty Branch Creek that drains to the Chickahominy River watershed. The 1.31-acre portion of the overall 17.45-acre site is located approximately 600 feet south of the intersection of Sadler Place and Highwoods Parkway (private), on parcels 750-765-0494(pt) and 749-765-7952(pt). The zoning is UMUC Urban Mixed Use District (Conditional) and IR-O Innsbrook Redevelopment Overlay District. County water and sewer. **Staff – Matthew Batdorf and Spencer Norman (Expedited Agenda Requested)**
Approved

APPROVAL OF MINUTES: Planning Commission Regular Meeting on October 12, 2023.
Approved

The Planning Commission adjourned its meeting at **9:08 p.m.** on **November 9, 2023.**

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

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