

**PLANNING COMMISSION
FINAL AGENDA
December 12, 2024**

BEGINNING AT 6:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

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

REQUESTS FOR EXPEDITED ITEMS: (2)

ITEMS TO BE HEARD: (5)

TUCKAHOE:

PUP-2024-102262 Johannas Design Group for John Giavos: Request for a Provisional Use Permit under Sections 24-2306 and 24-4423 of Chapter 24 of the County Code to allow outdoor seating on Parcel 761-731-7854 located at the southeast intersection of Huguenot Road (State Route 147) and Kanawha Drive. The existing zoning is B-1 Business District. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – Neha Shinde (Expedited Agenda Requested)**
[Recommended for Approval](#)

VARINA:

(Deferred from the November 14, 2024 Meeting)

REZ-2024-100833 Andrew M. Conclin for Godsey Properties, Inc: Request to conditionally rezone 14.77 acres from B-2C Business District (Conditional) and RTHC Residential Townhouse District (Conditional) to R-6C General Residence District (Conditional) Parcels 834-713-8189, 834-714-5632, 834-714-7258, and 834-714-9609 located at the northwest intersection of Dry Bridge Road and E. Williamsburg Road (U.S. Route 60). The applicant proposes multifamily residential and commercial uses as part of a master-planned development. The R-6 District allows for multifamily dwellings at a density of 19.8 units per acre unless modified by Provisional Use Permit (PUP). PUP-2024-101660 has been submitted to allow commercial uses and zoning modifications on a portion of the property. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is located in the Airport Safety Overlay District. **Staff – Livingston Lewis**
[Deferred to the February 13, 2025, Meeting](#)

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(Deferred from the November 14, 2024 Meeting)

PUP-2024-101660 Andrew M. Condlin for Godsey Properties, Inc: Request for a Provisional Use Permit under Sections 24-4205 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 Parcel 834-713-8189 and Parts of 834-714-5632, -7258, and -9609 located at the northwest intersection of Dry Bridge Road and E. Williamsburg Road (U.S. Route 60). The existing zoning is B-2C Business District (Conditional) and RTHC Residential Townhouse District (Conditional). R-6C General Residence District (Conditional) zoning is proposed with REZ-2024-100833. The 2026 Comprehensive Plan recommends Office. The site is located in the Airport Safety Overlay District. **Staff – Livingston Lewis**

Deferred to the February 13, 2025, Meeting

THREE CHOPT:

POD-2024-102345 Townes Site Engineering for ME Taylor, LLC and Markel/Eagle Advisors, 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 convert an existing farm pond into a permanent stormwater management basin meeting standards for a level 2 wet pond BMP facility. The 3.95-acre portion of the 44.206-acre site is located north of Bacova Drive, approximately 2200 feet west of its intersection with N. Gayton Road, on part of parcel 732-768-9107, within the seaward 50-feet of the required 100-foot-wide Resource Protection Area, a component of a Chesapeake Bay Preservation Area, adjacent to a perennial stream that drains to Little Tuckahoe Creek in the James River watershed. The zoning is UMUC – Urban Mixed Use District (Conditional). County water and sewer. **Staff – Aimee Crady (Expedited Agenda Requested)**

Approved

COMPREHENSIVE PLAN AMENDMENT – DESIGN GUIDELINES FOR SMALL-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENTS: The Planning Commission will hold a public hearing to receive public input and consider recommending to the Board of Supervisors an amendment to the 2026 Comprehensive Plan (the “Plan”) to incorporate a document titled “Design Guidelines for Small-Lot Single Family Residential Developments” as an appendix to the Plan. The document would become part of the Plan and would be used to guide development standards for planned residential developments containing small residential lots. A copy of the full text of the proposed amendment is on file in the offices of the Planning Department.

Approved

ORDINANCE — To Amend and Reordain Section 19-3403 Titled “Street Layout Standards” to Provide Standards for a New Zoning District to Be Known as the R-5B General Residence District.

Approved

ORDINANCE — To Amend and Reordain Section 24-2314 Titled “Plan of Development,” Section 24-3102 Titled “Districts Established,” Section 24-3105 Titled “Superseding

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Dimensional Standards,” Section 24-3302 Titled “Established Residential Districts,” Section 24-4205 Titled “Principal Use Table,” Section 24-4306 Titled “Residential Uses: Household Living,” Section 24-4315 Titled “All Commercial Uses,” Section 4402 Titled “Accessory Use and Structure Table,” Section 24-4423 Titled “Accessory Outdoor Seating and Food Preparation (as accessory to an Eating Establishments use),” Section 24-4502 Titled “Temporary Use and Structure Table,” Section 24-5103 Titled “Access and Circulation System,” Section 24-5105 Titled “Off-Street Parking Surfacing and Marking,” Section 24-5308 Titled “Minimum Tree Cover,” Section 24-5310 Titled “Transitional Buffers,” Section 24-5503 Titled “General Standards,” Section 24-5707 Titled “Signs Requiring Permits,” and Section 24-8501 Titled “Accessory Uses, Temporary Uses, and Other Terms,” To Add a New Section 24-3314 Titled “R-5B General Residence District,” and To Renumber Existing Section 24-3314 Titled “R-5 General Residence District,” Existing Section 24-3315 Titled “R-6 General Residence District,” and Existing Section 24-3316 Titled “RTH Residential Townhouse District” of the Code of the County of Henrico To Create a New Zoning District to Be Known as the R-5B General Residence District and Establish Standards for Such District.

Approved

DISCUSSION ITEM: The Commission will discuss the nomination of officers for the 2025 calendar year.

Approved

APPROVAL OF MINUTES: Planning Commission Regular Meeting on November 14, 2024.

Approved

The Planning Commission adjourned its meeting at **7:40 p.m.** on **December 12, 2024.**

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