

**PLANNING COMMISSION  
FINAL AGENDA  
November 14, 2024**

---

**BEGINNING AT 6:00 P.M.**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (4)**

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

**CASES TO BE HEARD: (7)**

---

**VARINA:**

**(Deferred from the July 11, 2024 Meeting)**

**REZ-2024-100986 Ajamu Thabiti for Anthony Duncan:** Request to rezone from B-1 Business District to R-5A General Residence District Parcel 803-722-6087 containing 0.40 acres located at the southwest intersection of Wayland Street and Milburn Avenue. The applicant proposes to bring an existing single-family residence into conformance with the zoning ordinance and allow for subdivision of the property for additional single-family homes. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Government. **Staff – Kelly Drash (Withdrawn by the Applicant)**

**[Withdrawn by Applicant](#)**

**(Deferred from the September 12, 2024 Meeting)**

**REZ-2024-101268 Andrew M. Condlin for GEM Capital, LLC:** Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-5AC General Residence District (Conditional) on Parcel 832-727-2459 containing 65.95 acres located on the north line of N. Washington Street approximately 150' east of its intersection with Delbert Drive. The applicant proposes a single-family subdivision. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 acres per unit, and Environmental Protection Area. **Staff – Seth Humphreys (Deferral Requested to May 15, 2025)**

**[Deferred to the May 15, 2025, Meeting](#)**

**(Deferred from the October 10, 2024 Meeting)**

**REZ-2024-100833 Andrew M. Condlin for Godsey Properties, Inc:** Request to conditionally rezone 14.77 acres from B-2C Business District (Conditional) and RTHC

**November 14, 2024**

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 (Deferral Requested to December 12, 2024)**

**Deferred to the December 12, 2024, Meeting**

**(Deferred from the October 10, 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 (Deferral Requested to December 12, 2024)**

**Deferred to the December 12, 2024, Meeting**

**REZ-2024-101707 Randy Hooker for Portugee Property LLC:** Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) Parcel 834-704-4079 containing 12.28 acres located at the western terminus of Portugee Place. The applicant proposes flex office and warehouse uses. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development. The site is located in the Airport Safety Overlay District. **Staff – Ali Hartwick (Deferral Requested to December 12, 2024)**

**Recommended for Denial**

**BROOKLAND:**

**(Deferred from the October 10, 2024 Meeting)**

**REZ-2024-101247 Andrew M. Condlin for PANDEV, LLC:** Request to amend proffers accepted with REZ2018-00022 on Parcels 761-754-8398, 761-755-5910, 761-755-6607, and 761-755-7503, and to conditionally rezone from R-3 One-Family Residence District to R-3C One-Family Residence District (Conditional) Parcels 761-755-6824 and 761-755-8413 containing 0.88 acres, located on the north line of W. Broad Street (U.S. Route 250) between Pine Grove Drive and Hollybrook Avenue. The existing zoning is B-2C Business District (Conditional) and R-3 One-Family Residence District. The applicant proposes to amend proffers on the business zoned property related to various development requirements and provide for buffers on the proposed R-3C portion of the

**November 14, 2024**

site. A convenience store with fuel pumps is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial and Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Neha Shinde**

**Recommended for Approval**

**(Deferred from the October 10, 2024 Meeting)**

**PUP-2024-101250 Andrew M. Condlin for PANDEV, LLC:** Request for a Provisional Use Permit under Sections 24-2306, 24-4205, and 24-4315.E of Chapter 24 of the County Code to allow for 24-hour operation of a convenience store on Parcels 761-754-8398, 761-755-5910, 761-755-6607, and 761-755-7503 located on the north line of W. Broad Street (U.S. Route 250) between Pine Grove Drive and Hollybrook Avenue. The existing zoning is B-2C Business District (Conditional). B-2C Business District (Conditional) zoning is proposed with REZ-2024-101247. The 2026 Comprehensive Plan recommends Commercial Arterial and Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Neha Shinde**

**Recommended for Approval**

**(Deferred from the October 10, 2024 Meeting)**

**REZ-2024-101722 Jennifer Mullen for 4911 Willow LLC:** Request to amend proffers accepted with REZ2022-00033 on Parcel 773-736-5900 located on the south line of Augusta Avenue approximately 160' west of the intersection of Staples Mill Road (U.S. Route 33). The applicant proposes to amend proffers regarding the conceptual master plan and density. The existing zoning is R-6C General Residence District (Conditional). Companion case PUP-2024-101483 is proposing to revise conditions to allow additional building height, increased density, and modification of previously reduced setbacks. The 2026 Comprehensive Plan recommends Office. The site is located in the Enterprise Zone. **Staff – Michael Morris**

**Recommended for Approval**

**(Deferred from the October 10, 2024 Meeting)**

**PUP-2024-101483 Jennifer Mullen for 4911 Willow LLC:** Request to revise Provisional Use Permit PUP2022-00018 under Sections 24-2306 and 24-4205 of Chapter 24 of the County Code to allow zoning modifications as part of a master-planned development on Parcel 773-736-5900 located on the south line of Augusta Avenue approximately 160' west of the intersection of Staples Mill Road (U.S. Route 33). The applicant proposes to revise conditions to allow additional building height, increased density, and modification of previously reduced setbacks. The existing zoning is R-6C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Office. The site is located in the Enterprise Zone. **Staff – Michael Morris**

**Recommended for Approval**

**THREE CHOPT:**

**REZ-2024-102035 Jeffrey Geiger for Main Street Homes of VA, Inc.:** Request to conditionally rezone from A-1 Agricultural District and B-3C Business District (Conditional) to RTHC Residential Townhouse District (Conditional) Parcels 738-755-6305, 738-755-7308, 738-755-8700, 738-755-9518, and 739-755-1726 containing 6.54

**November 14, 2024**

acres located on the north line of Church Road approximately 425' west of its intersection with John Rolfe Parkway. The applicant proposes a townhouse community. The use 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. **Staff – Molly Mallow**  
**Recommended for Approval**

**FAIRFIELD:**

**REZ-2024-102032 Andrew M. Condlin for AIM Transportation, LLC:** Request to conditionally rezone from B-3 Business District to M-1C Light Industrial District (Conditional) Parcels 799-730-4478 and 799-730-8639 containing 14.03 acres located on the northwest line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with St. Claire Lane. The applicant proposes a truck rental and maintenance facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the Enterprise Zone. **Staff – Neha Shinde**  
**Recommended for Approval**

**SIA-2024-101813 Henrico County Division of Fire:** The Department of Planning has received a request from the Division of Fire to initiate a Substantially In Accord study for a proposed fire station and training facility. The proposed site consists of part of parcel 795-743-1283 located on the east line of Richmond Henrico Turnpike at its intersection with Lark Drive. The existing zoning is M-1C Light Industrial (Conditional) and C-1 Conservation District. The 2026 Comprehensive Plan recommends Light Industry and Environmental Protection Area. The site is in the Airport Safety Overlay District and a portion is in the Enterprise Zone. **Staff – Livingston Lewis**  
**Recommended for Approval**

**DISCUSSION ITEM:** The Commission will discuss setting a public hearing for December 12, 2024 to consider Zoning Ordinance and Comprehensive Plan amendments regarding small residential lots.  
**Approved**

**APPROVAL OF MINUTES: Planning Commission Work Session and Regular Meetings on October 10, 2024.**  
**Approved**

The Planning Commission adjourned its meeting at **7:53 p.m.** on **November 14, 2024.**

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