

**PLANNING COMMISSION
FINAL AGENDA
October 10, 2024**

BEGINNING AT 5:00 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the County Manager's Conference Room to review potential Zoning Ordinance Amendments related to small lots.

BEGINNING AT 6:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (6)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (1)

FAIRFIELD:

(Deferred from the August 15, 2024 Meeting)

REZ-2024-101019 BWS Enterprises LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcel 795-745-9597 containing 5.028 acres located on the north line of Richmond Henrico Turnpike approximately 1,300' northeast of its intersection with Azalea Avenue. The applicant proposes data center, office, and light manufacturing uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Light Industry. The site is located in the Airport Safety Overlay District and Enterprise Zone. **Staff – Michael Morris**
Recommended for Denial

BROOKLAND:

REZ-2024-101247 Andrew M. Condlin for PANDEV, LLC: Request to conditionally rezone from B-2C Business District (Conditional) and R-3 One-Family Residence District to B-2C Business District (Conditional) Parcels 761-754-8398, 761-755-5910, 761-755-6607, 761-755-6824, 761-755-7503, and 761-755-8413 containing 2.67 acres located on the north line of W. Broad Street (U.S. Route 250) between Pine Grove Drive and

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Hollybrook Avenue. The applicant proposes a convenience store with fueling pumps. 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 (Deferral Requested to November 14, 2024)**

[Deferred to the November 14, 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, 761-755-6824, 761-755-7503, and 761-755-8413 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. 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 (Deferral Requested to November 14, 2024)**

[Deferred to the November 14, 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 (Deferral Requested to November 14, 2024)**

[Deferred to the November 14, 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 (Deferral Requested to November 14, 2024)**

[Deferred to the November 14, 2024, Meeting](#)

VARINA:

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 Residential Townhouse District (Conditional) to R-6C General Residence District

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(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 November 14, 2024)**

[Deferred to 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 (Deferral Requested to November 14, 2024)**

[Deferred to the November 14, 2024, Meeting](#)

PUBLIC HEARING ON ZONING AND SUBDIVISION ORDINANCE AMENDMENTS:

ORDINANCE: To Amend the Subdivision Ordinance, Chapter 19 of the Code of the County of Henrico, to Clarify, Correct, and Update Its Provisions, and to Conform to Changes in State Law

[Approved](#)

ORDINANCE: To Amend the Zoning Ordinance, Chapter 24 of the Code of the County of Henrico, to Clarify, Correct, and Update Its Provisions, and to Conform to Changes in State Law.

[Approved](#)

DISCUSSION ITEM: RESOLUTION: PCR-14-24: The Commission will discuss initiating consideration of Zoning Ordinance Amendments regarding small residential lots.

APPROVAL OF MINUTES: Planning Commission Work Session and Regular Meetings on September 12, 2024.

[Approved](#)

The Planning Commission adjourned its meeting at [7:09 p.m.](#) on [October 10, 2024](#).

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