

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

BEGINNING AT 4:30 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the County Manager’s Conference Room to receive information regarding the HenricoNEXT comprehensive plan update process and continue discussions regarding Phase 1 of the Williamsburg Road Study and Zoning and Subdivision Ordinance updates.

BEGINNING AT 6:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (1)

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (4)

COMPREHENSIVE PLAN AMENDMENT – PARKS AND OPEN SPACE MASTER PLAN: 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 new Parks and Open Space Master Plan into Chapter 9 – Recreation, Parks, Open Space, & Cultural Resources. The report analyzes demographic and recreation trends, evaluates levels of service, prioritizes needs, provides recommendations for parks and facilities, and establishes an implementation plan for improvements. The report would become part of the Plan and would be used to guide decision making for the Division of Recreation & Parks.

[Recommended for Approval](#)

VARINA:

(Deferred from the August 15, 2024 Meeting)

REZ-2024-101268 Andrew M. Conclin 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

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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 November 14, 2024)**

Deferred to the November 14, 2024, Meeting

(Deferred from the August 15, 2024 Meeting)

REZ-2024-101159 Steve Worthington for HHHunt Parkside LLC: Request to rezone from RTHC Residential Townhouse District (Conditional) to C-1 Conservation District on part of Parcel 834-713-4519 containing 4.03 acres located at the southeast intersection of E. Williamsburg Road (U.S. Route 60) and Whiteside Road. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area, and Commercial Concentration. The site is located in the Airport Safety Overlay District. **Staff – Livingston Lewis (Expedited Agenda Requested)**

Recommended for Approval

TUCKAHOE:

(Deferred from the August 15, 2024 Meeting)

REZ-2024-100545 Andrew M. Condlin for Forest Avenue Office LLC: Request to rezone from B-2C Business District (Conditional), B-3C Business District (Conditional), O-3C Office District (Conditional), and M-1 Light Industrial District to UMU-PDC Urban Mixed Use – Planned Development District (Conditional) Parcels 766-744-5757, 766-744-5838, 766-745-8010, 767-744-3162, 767-744-6580, 767-744-7864, 767-744-9052, 767-745-5610, 766-745-8230, and 767-744-6325 containing 52.41 acres located at the northwest intersection of W. Broad Street (U.S. Route 250) and Forest Avenue. The applicant proposes rezoning for a mixed-use development with residential uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Commercial Concentration. The site is located in the Enterprise Zone. **Staff – Livingston Lewis**

Recommended for Approval

(Deferred from the August 15, 2024 Meeting)

PUP-2024-101284 Jillian Sanchez for Grand Fitness Partners, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.E of Chapter 24 of the County Code to allow extended hours of operation for a fitness facility on part of Parcel 768-742-8126 located at the northwest intersection of W. Broad Street (U.S. Route 250) and Horsepen Road. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Arterial and Environmental Protection Area. The site is located in the Enterprise Zone. **Staff – Molly Mallow (Expedited Agenda Requested)**

Recommended for Approval

FAIRFIELD:

(Deferred from the August 15, 2024 Meeting)

PUP-2024-101255 Jacqueline Bell: Request for a Provisional Use Permit under Sections 24-2306 and 24-4205 of Chapter 24 of the County Code to allow for a private

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reception and event venue on part of Parcel 789-754-3978 located at the northwest intersection of Wilkinson Road and Upham Drive. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone. **Staff – Ali Hartwick**
Recommended for Approval

THREE CHOPT:

REZ-2024-101132 Anne Miller for Heron’s Nest Land Co. LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 744-762-9043 containing 2.054 acres located at the northwest intersection of Edinburgh Road and Glasgow Road. The applicant proposes a single-family subdivision. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development. **Staff – Ali Hartwick**
Recommended for Approval

REZ-2024-101509 Andrew M. Condlin for Complete Automotive of Richmond, Inc: Request to amend proffers accepted with REZ2021-00063 on Parcel 746-760-6689 located on the north line of W. Broad Street (U.S. Route 250) approximately 700’ west of its intersection with Dominion Boulevard. The applicant proposes to amend proffers regarding permitted uses to allow for an automotive repair facility. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed Use. The site is located in the Innsbrook Redevelopment Overlay District. **Staff – Molly Mallow**
Recommended for Approval

DISCUSSION ITEM: PUBLIC HEARING: The Commission will discuss setting a public hearing regarding updates to the Zoning and Subdivision Ordinances.
Approved

DISCUSSION ITEM: WORK SESSION: The Commission will discuss setting a work session for October 10, 2024 to review potential Zoning Ordinance Amendments related to small lots.
Approved

DISCUSSION ITEM: Approval of 2025 Planning Commission calendar.
Approved

APPROVAL OF MINUTES: Planning Commission Regular Meeting on July 11, 2024, and Work Session and Regular Meetings on August 15, 2024.
Approved

The Planning Commission adjourned its meeting at 7:18 p.m. on September 12, 2024.

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

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