

**PLANNING COMMISSION  
FINAL AGENDA  
April 10, 2025**

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

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)**

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

**CASES TO BE HEARD: (3)**

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**VARINA:**

**REZ-2025-100261 Emily Trafecante for Discount Tire:** Request to amend proffers accepted with C-29C-06 on Parcel 816-718-0130 located at the southeast intersection of S. Laburnum Ave and Interstate 64. The applicant proposes to amend proffers to allow tire sales, repair, and installation on a portion of the property. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone. **Staff – Ali Hartwick (*Deferral Requested to the May 15, 2025, Meeting*)**  
[\*\*Deferred to the May 15, 2025, Meeting\*\*](#)

**(Deferred from the March 13, 2025, Meeting)**

**REZ-2024-102790 Daniel Caskie for Godsey Properties, Inc.:** Request to conditionally rezone from R-2AC One-Family Residence District (Conditional) and R-5AC General Residence District (Conditional) to R-5AC General Residence District (Conditional) Parcel 816-729-1884 containing 52.40 acres located at the northern terminus of Westover Avenue. The applicant proposes a single-family residential development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed Use. The site is located in the Airport Safety Overlay District. **Staff – Livingston Lewis (*Deferral Requested to the May 15, 2025, Meeting*)**  
[\*\*Deferred to the May 15, 2025, Meeting\*\*](#)

**BROOKLAND:**

**PUP-2025-100253 Christopher Johnson for St. Mary's Hospital of Richmond Inc:** Request for a Provisional Use Permit under Sections 24-2306, 24-3406 and 24-4418 of Chapter 24 of the County Code to allow a structure to exceed 110' and an accessory helicopter landing facility on Parts of Parcels 769-737-3039 and 768-737-9879 on the east line of Bremono Road approximately 300' south of its intersection with Monument Avenue. The existing zoning is O-3 Office District. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Livingston Lewis**  
[\*\*Recommended for Approval\*\*](#)

**April 10, 2025**

**FAIRFIELD:****(Deferred from the March 13, 2025, Meeting)**

**REZ-2025-100115 Jeffrey P. Geiger for ProSafe Storage:** Request to rezone from R-6C General Residence District (Conditional) to B-3 Business District part of Parcel 784-760-2968 containing 0.049 acre located on the north line of Magellan Parkway approximately 250' east of its intersection with Brook Road (U.S. Route 1). The applicant proposes vehicular access for a proposed self-service storage facility. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Government.

**Staff – Livingston Lewis****Recommended for Denial****(Deferred from the March 13, 2025, Meeting)**

**PUP-2025-100068 Jeffrey P. Geiger for Pro Safe Storage:** Request for a Provisional Use Permit under Sections 24-2306 and 24-4330.D of Chapter 24 of the County Code to allow a self-service storage facility on Parcels 784-760-2885 and 784-760-2968 located at the northeast intersection of Brook Road (U.S. Route 1) and Magellan Parkway. The existing zoning is B-3 Business District and R-6C General Residence District Conditional). B-3 Business District zoning for the entire site is proposed with REZ-2025-100115. The 2026 Comprehensive Plan recommends Government and Environmental Protection Area. A portion of the site is within the Enterprise Zone. **Staff – Livingston Lewis**

**Recommended for Denial**

**DISCUSSION ITEM:** The Planning Commission will schedule a work session and public hearing on a potential zoning ordinance and Comprehensive Plan amendments regarding data centers.

**Approved**

**APPROVAL OF MINUTES:** Planning Commission Capital Improvement Program and Regular Meetings on March 13, 2025.

**Approved**

The Planning Commission adjourned its meeting at 7:01 p.m. on April 10, 2025.

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

**April 10, 2025**