

**PLANNING COMMISSION
FINAL AGENDA
August 14, 2025**

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: (1)

CASES TO BE HEARD: (2)

FAIRFIELD:

REZ-2025-100597 Jon Beckner for RJM Land LLC: Request to conditionally rezone from A-1 Agricultural District and RTHC Residential Townhouse District (Conditional) to R-5BC General Residence District (Conditional) Parcel 809-728-8150 and part of Parcels 809-728-8732, 810-727-1699 and 810-728-3149 containing 7.713 acres located on the east line of N. Laburnum Avenue approximately 1,500 feet south of its intersection with Creighton Road. The applicant proposes a single-family development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre, and Environmental Protection Area. The site is located in the Airport Safety Overlay District. **Staff – Kelly Drash**
Recommended for Approval

REZ-2025-101467 Jeffrey Geiger for HHHunt Land LLC: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcel 775-766-6864 containing 8.62 acres located at the southwest intersection of Mountain Road and Woodman Road. The applicant proposes townhomes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Neha Shinde**
Deferred to the September 11, 2025, Meeting

REZ-2025-101468 Eric Walker for Ridge Homes LLC: Request to conditionally rezone from B-3C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 784-747-2895 containing 2.00 acres located on the north line of Brook Lake Drive approximately 500' west of its intersection with Brook Road (US Route 1). The applicant proposes townhomes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Multi-

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Family Residential. A portion of the site is located in the Enterprise Zone. **Staff – Kelly Drash** (*Deferral Requested to the September 11, 2025, Meeting*)
[Deferred to the September 11, 2025, Meeting](#)

REZ-2025-101469 Eric Walker for Ridge Homes LLC: Request to conditionally rezone from B-3 Business District to R-4C One-Family Residence District (Conditional) Parcels 781-761-9506 and 781-761-9700 containing 0.37 acres located at the northwest intersection of Mountain Road and North Run Road. The applicant proposes a single-family home. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Molly Mallow** (*Deferral Requested to the September 11, 2025, Meeting*)
[Deferred to the September 11, 2025, Meeting](#)

THREE CHOPT:

REZ-2025-101462 North Atlantic Holding Inc. and P & F LLC: Request to amend proffers accepted with REZ2016-00044 on Parcels 761-754-2053 and 761-754-4773 located on the south line of W. Broad Street (US Route 250) approximately 530' south of its intersection with Skipwith Road. The applicant proposes to amend the proffer related to access. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial and Office. **Staff – Ali Hartwick** (*Expedited Agenda Requested*)
[Recommended for Approval](#)

VARINA:

(Deferred from the June 12, 2025, 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 the October 9, 2025, Meeting*)
[Deferred to the October 9, 2025, Meeting](#)

(Deferred from the July 10, 2025, Meeting)

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

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PUP-2025-101460 Andrew M. Condlin for Wagner Urban Logistics, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4328 of Chapter 24 of the County Code to allow data centers on part of Parcel 812-704-4612 located on the north line of Darbytown Road approximately 550' south of its intersection with Fergus Boulevard. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Planned Industry and Environmental Protection Area. A portion of the site is located in the Enterprise Zone. **Staff – Seth Humphreys (*Deferral Requested to the September 11, 2025, Meeting*)**
Deferred to the September 11, 2025, Meeting

DISCUSSION ITEM: Approval of 2026 Planning Commission calendar.
Approved

APPROVAL OF MINUTES: Planning Commission Regular Meeting Minutes on July 10, 2025.
Approved

The Planning Commission adjourned its meeting at **7:22 p.m.** on **August 14, 2025.**

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