

**PLANNING COMMISSION
FINAL AGENDA
February 13, 2025**

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 receive information related to the HenricoNEXT comprehensive plan update process and discuss potential updates to the Commission's Rules and Regulations.

BEGINNING AT 6:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (2); (1)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (4)

THREE CHOPT:

REZ-2024-101278 Jeff Keith for Fahed Mahases: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 738-767-5405 containing 1.00 acre located on the south line of Kain Road approximately 175' west of its intersection with Fry Landing Drive. The applicant proposes detached dwellings with zero lot lines. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed-Use. **Staff – Kelly Drash**
Recommended for Approval

PUP-2024-102766 Dr. Eerica Flippin: Request for a Provisional Use Permit under Sections 24-4205, 24-4311.C, and 24-2306 of Chapter 24 of the County Code to allow an inpatient treatment facility on Parcel 759-753-1211 located on the south line of N. Parham Road approximately 770' west of its intersection with Fortune Road. The existing zoning is O-2 Office District. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Ali Hartwick**
Deferred to the March 13, 2025 Meeting

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VARINA:**(Deferred from the December 12, 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 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 (Withdrawn by the Applicant)**

Withdrawn by Applicant

(Deferred from the December 12, 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 (Withdrawn by the Applicant)**

Withdrawn by Applicant

REZ-2024-102751 Mark Baker for Harsh Thakker, Dorado Capital, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcels 820-702-5716, 820-702-7260, and 821-702-0139 containing 18.40 acres located between Olga Sauer Boulevard extended and the west line of Monahan Road approximately 3600' south of its intersection with Charles City Road. The applicant proposes a warehouse. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. **Staff – Molly Mallow (Deferral Requested to March 13, 2025)**

Deferred to the March 13, 2025 Meeting

BROOKLAND:

REZ-2024-102740 Andrew Condlin for Primrose School Franchising Company, LLC: Request to amend proffers accepted with C-38C-98 on Parcel 767-759-5765

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located at the southeast intersection of Staples Mill Road (U.S. Route 33) and Hungary Road. The applicant proposes to amend proffers regarding the conceptual plan, use restrictions, hours of operation, and architecture to allow a daycare. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Kelly Drash**
Recommended for Approval

FAIRFIELD:

PUP-2024-102211 101 Laburnum LLC: Request for a Provisional Use Permit under Sections 24-4324.B and 24-2306 of Chapter 24 of the County Code to allow gasoline sales on Parcel 791-738-2113 located at the southwest intersection of W Laburnum Avenue and Alma Avenue. The existing zoning is B-1 Business District. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the Enterprise Zone. Staff – **Ali Hartwick**
Deferred to the March 13, 2025 Meeting

DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM: The Commission will discuss setting a Public Hearing for March 13, 2025, at 5:00 p.m., to consider the FY 2025 - 26 through FY 2034-35 Capital Improvement Program.
Approved

APPROVAL OF MINUTES: Planning Commission Regular Meeting on January 9, 2025.
Approved

The Planning Commission adjourned its meeting at **7:00 p.m.** on **February 13, 2025.**

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