

**PLANNING COMMISSION  
FINAL AGENDA  
January 9, 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); (0)**

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

**ELECTION OF CHAIRMAN AND VICE-CHAIRMAN:** The Commission will vote on the slate of officers nominated at their December 12, 2024, meeting for the 2025 calendar year.

**Approved**

**CASES TO BE HEARD: (2)**

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**FAIRFIELD:**

**REZ-2024-102498 The Kittrell Company:** Request to conditionally rezone from R-2 One-Family Residence District to R-4C One-Family Residence District (Conditional) Parcels 783-749-1680 and 783-749-2044 containing 8.40 acres located on the south line of Hilliard Road (State Route 161) approximately 700' east of its intersection with Club 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, density should not exceed 3.4 units per acre and Environmental Protection Area. **Staff – Neha Shinde**

**Recommended for Approval**

**TUCKAHOE:**

**REZ-2024-102303 Koontz Bryant Johnson Williams Inc for DRC Properties LLC:** Request to conditionally rezone from B-1C Business District (Conditional) and B-2C Business District (Conditional) to B-2C Business District (Conditional) Parcel 750-745-1577 containing 1.79 acres located on the south line of Quioccasin Road approximately 260' east of the intersection with Pemberton Road (State Route 157). The applicant proposes a drive-thru restaurant and an office building. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Livingston Lewis**

**Recommended for Approval**

**January 9, 2025**

**DISCUSSION ITEM: PCR-1-25 - Remote Participation Policy:** The Commission will discuss adoption of an updated Remote Participation Policy.

**Approved**

**DISCUSSION ITEM: WORK SESSION:** The Planning Commission will discuss setting a work session for February 13, 2025 to receive information related to the HenricoNEXT comprehensive plan update process and discuss potential updates to the Commission's Rules and Regulations.

**Approved**

**APPROVAL OF MINUTES: Planning Commission Regular Meeting on December 12, 2024.**

**Approved**

The Planning Commission adjourned its meeting at 6:45 p.m. on January 9, 2025.

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