

**PLANNING COMMISSION  
FINAL AGENDA  
July 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); (3)**

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

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

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**ORDINANCE** — To Amend and Reordain Section 19-2201 Titled “General,” Section 19-2203 Titled “Submittal and Acceptance of Applications,” Section 19-2204 Titled “Staff Review and Action,” Section 19-2205 Titled “Post-Decision Actions and Limitations,” Section 19-2302 Titled “Preliminary Plat,” Section 19-2303 Titled “Final Plat,” and Section 19-2304 Titled “Minor Subdivision” of the Code of the County of Henrico to Conform the Subdivision Review Procedures with Recent Changes to the Code of Virginia

**Recommended for Approval**

**ORDINANCE** — To Amend and Reordain Section 24-2101 Titled “Summary Table of Review Responsibilities,” Section 24-2103 Titled “Planning Commission,” Section 24-2203 Titled “Submittal, Acceptance, and Withdrawal of Applications,” and Section 24-2314 Titled “Plan of Development” of the Code of the County of Henrico to Conform the Plan of Development and Site Plan Review Procedures with Recent Changes to the Code of Virginia

**Recommended for Approval**

**FAIRFIELD:**

**(Deferred from the May 15, 2025, Meeting)**

**PUP-2024-102211 Mike Salem for 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 (*Deferral Requested to the October 9, 2025, Meeting*)**

**Recommended for Denial**

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**TUCKAHOE:**

**REZ-2025-101195 Andrew M. Condlin for SCC LLC:** Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional) Parcel 754-743-4371 containing 0.67 acres located at the northeast intersection of Eastridge Road and Jesse Senior Drive. The applicant proposes a drive-through restaurant. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. The site is located in the Enterprise Zone. **Staff – Kelly Drash**  
[Recommended for Approval](#)

**VARINA:**

**(Deferred from the May 15, 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** *(Deferral Requested to the August 14, 2025, Meeting)*  
[Deferred to the August 14, 2025, Meeting](#)

**(Deferred from the June 12, 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 September 11, 2025, Meeting)*  
[Deferred to the September 11, 2025, Meeting](#)

**REZ-2024-101760 Mark Baker for Harsh Thakker, Dorado Capital, LLC:** Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-5AC General Residence District (Conditional) (17.21 acres), and C-1 Conservation District (Conditional) (18.91 acres) part of Parcel 833-726-3832 containing a total of 36.12 acres located on the north line of N. Airport Drive (State Route 156) approximately 320' east of its intersection with N. Washington Street. 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 units per acre, and Environmental Protection Area. **Staff – Seth Humphreys**  
[Recommended for Approval](#)

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**APPROVAL OF MINUTES:** Joint Session on May 15, 2025, and Planning Commission Regular Meeting Minutes on June 12, 2025.  
**Approved**

The Planning Commission adjourned its meeting at 7:14 p.m. on July 10, 2025.

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