

**PLANNING COMMISSION  
PRELIMINARY AGENDA  
June 12, 2025**

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

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (1)**

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

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

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**VARINA:**

**(Deferred from the May 15, 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 July 10, 2025, Meeting*)**

**(Deferred from the May 15, 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**

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

**REZ-2025-100474 John Montgomery for Godsey Properties Inc:** Request to conditionally rezone from R-5AC General Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) part of Parcel 836-713-7564 containing 15.65 acres located on the east line of Dry Bridge Road approximately 220' south of Old Williamsburg Road. The applicant proposes a townhouse development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and Urban Residential. The site is located in the Airport Safety Overlay District. **Staff – Livingston Lewis**

**May 28, 2025**

**APPROVAL OF MINUTES:** Planning Commission Regular Meeting on May 15, 2025.

The Planning Commission adjourned its meeting at p.m. on June 12, 2025.

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