

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

BEGINNING AT 5:00 P.M.

CALL TO ORDER:

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM: Public hearing to consider the FY 2025-26 through FY 2034-35 Capital Improvement Program.

[**Approved**](#)

APPROVAL OF MINUTES: Planning Commission Regular Meeting, and Work Session on February 13, 2025.

[**Approved**](#)

BEGINNING AT 6:00 P.M.

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (5)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (4)

FAIRFIELD:

(Deferred from the February 13, 2025, Meeting)

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**
(Deferral Requested to the May 15, 2025, Meeting)

[**Deferred to the May 15, 2025, Meeting**](#)

REZ-2025-100115 Jeffrey P. Geiger for ProSafe Storage: Request to rezone from R-6C General Residence District (Conditional) to B-3 Business District part of Parcel 784-760-2968 containing 0.049 acre located on the north line of Magellan Parkway approximately 250' east of its intersection with Brook Road (U.S. Route 1). The applicant proposes vehicular access for a proposed self-service storage facility. The use will be controlled by

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zoning ordinance regulations. The 2026 Comprehensive Plan recommends Government.
Staff – Livingston Lewis (*Deferral Requested to the April 10, 2025, Meeting*)
[**Deferred to the April 10, 2025, Meeting**](#)

PUP-2025-100068 Jeffrey P. Geiger for Pro Safe Storage: Request for a Provisional Use Permit under Sections 24-2306 and 24-4330.D of Chapter 24 of the County Code to allow a self-service storage facility on Parcel 784-760-2885 and part of Parcel 784-760-2968 located at the northeast intersection of Brook Road (U.S. Route 1) and Magellan Parkway. The existing zoning is B-3 Business District. The 2026 Comprehensive Plan recommends Government and Environmental Protection Area. A portion of the site is within the Enterprise Zone. **Staff – Livingston Lewis (*Deferral Requested to the April 10, 2025, Meeting*)**
[**Deferred to the April 10, 2025, Meeting**](#)

BROOKLAND:

REZ-2024-102409 Andrew Condlin for VPFW Monument MOB Investors, LLC: Request to conditionally rezone from R-3 One-Family Residence District to B-2C Business District (Conditional) Parcel 770-737-6328 containing 1.65 acres located at the northeast intersection of Monument Avenue and Lake Avenue. The applicant proposes a medical office building. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Michael Morris**
[**Recommended for Approval**](#)

REZ-2025-100032 Biju Mattamana: Request to conditionally rezone from R-2 One-Family Residence District to R-4C One-Family Residence District (Conditional) Parcel 764-766-6303 containing 1.387 acres located at the southeast intersection of Staples Mill Road (U.S. Route 33) and Courtney Road. The applicant proposes single-family residences. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1. **Staff – Neha Shinde (*Deferral Requested to the May 15, 2025, Meeting*)**
[**Deferred to the May 15, 2025, Meeting**](#)

VARINA:

(Deferred from the February 13, 2025, Meeting)

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 and 820-702-7260 containing 17.528 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**
[**Recommended for Approval**](#)

REZ-2025-100073 Brandon Hinton for Henrico County Economic Development Authority: Request to conditionally rezone from A-1 Agricultural District to O-3C Office District (Conditional) Parcel 806-723-4768 containing 15.295 acres located on the north line of Nine Mile Road (State Route 33) approximately 490' west of its intersection with Dabbs House Road. The applicant proposes an inpatient medical treatment facility. The use will be

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controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Government. **Staff – Michael Morris**
Recommended for Approval

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 April 10, 2025, Meeting)**
Deferred to the April 10, 2025, Meeting

THREE CHOPT:

(Deferred from the February 13, 2025, Meeting)

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 (Withdrawn by the Applicant)**
Withdrawn by Applicant

REZ-2024-102145 Jeffrey Geiger for Schell Brothers: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 739-770-1325 containing 9.01 acres located at the northeast intersection of Pouncey Tract Road (State Route 271) and Shady Grove Road. 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 Urban Residential. **Staff – Michael Morris**
Recommended for Approval

DISCUSSION ITEM: The Commission will consider revisions to the Planning Commission Rules and Regulations.
Approved

The Planning Commission adjourned its meeting at 7:50 p.m. on March 13, 2025.

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