

**PLANNING COMMISSION  
FINAL AGENDA  
September 11, 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); (4)**

**REQUESTS FOR EXPEDITED ITEMS: (2)**

**CASES TO BE HEARD: (9)**

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**VARINA:**

**(Deferred from the August 14, 2025, Meeting)**

**PUP-2025-101460 Andrew M. Condlin for Wagner Urban Logistics, LLC:** Request for a Provisional Use Permit under Sections 24-2306 and 24-4328 of Chapter 24 of the County Code to allow data centers on part of Parcel 812-704-4612 located on the north line of Darbytown Road approximately 550' south of its intersection with Fergus Boulevard. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Planned Industry and Environmental Protection Area. A portion of the site is located in the Enterprise Zone. **Staff – Seth Humphreys**

**Recommended for Denial**

**PLAN OF DEVELOPMENT – CHESAPEAKE BAY RESOURCE PROTECTION AREA  
EXCEPTION**

**POD-2025-101756**

Lingerfelt Development, LLC  
– 901 Tech Park Place

**Deferred to the October  
9, 2025, Meeting**

**RK&K, for Lingerfelt Development, LLC.:** Request for approval of a Chesapeake Bay Resource Protection Area Exception as required by Chapter 24, Sections 5805.A of the Henrico County Code, to allow a portion of the proposed construction of a future distribution/warehouse facility to encroach within the required 100-foot-wide Resource Protection Area, a component of a Chesapeake Bay Preservation Area, adjacent to an unnamed tributary to the White Oak Swamp Creek in the Chickahominy River Watershed. This 40.68-acre site is located at the terminus of Techpark Place, on parcel 843-702-9297. The zoning is M-2C Manufacturing District (*Conditional*). County water and sewer. **(Varina)**

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(Staff Report by: Spencer Norman, Damisi Bailey, and Robin Wilder)  
 (Applicant's Representative: RK&K)  
 (Deferral Requested to the October 9, 2025, Meeting)

(Deferred from the July 10, 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 December 11, 2025, Meeting)

**Deferred to the December 11, 2025, Meeting**

**REZ-2025-101722 Andrew M. Condlin for Elderhomes Corporation:** Request to conditionally rezone from B-3 Business District and R-3 One-Family Residence District to R-5AC General Residence District (Conditional) (8.996 acres) and R-5BC General Residence District (Conditional) (8.51 acres) Parcels 817-726-9388, 817-727-7702, and 818-726-1688 containing 17.20 acres located at the northwest intersection of Nine Mile Road (State Route 33) and Newbridge Road. The applicant proposes single-family detached homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre, and Commercial Arterial. A portion of the site is located in the Enterprise Zone. **Staff – Ali Hartwick**

**Recommended for Denial**

#### **THREE CHOPT:**

**REZ-2025-101192 Andrew M Condlin for Imperial Health Services LP:** Request to conditionally rezone from O-2C Office District (Conditional) to O/SC Office Service District (Conditional) Parcel 758-752-8262 containing 11.73 acres located on the north line of Mayland Drive approximately 315' south of its intersection with N. Parham Road. The applicant proposes an office/warehouse use. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Neha Shinde (Expedited Agenda Requested)**

**Recommended for Approval**

#### **TUCKAHOE:**

**SIA-2025-101711 Henrico County Division of Recreation and Parks:** The Department of Planning has received a request from the Division of Recreation and Parks to initiate a Substantially In Accord study for proposed parking and a boardwalk trailhead for the expansion of Tuckahoe Creek Park. The proposed site consists of four parcels, 736-743-5917, 736-743-2352, 736-742-4060, and 736-742-4016, and is located north and south of Patterson Avenue (State Route 6) west of its intersection with Westbriar Drive. The existing zoning is B-1 Business District and C-1 Conservation District. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – Ali Hartwick**

**Recommended for Approval**

**REZ-2025-101725 Koontz Bryant Johnson Williams Inc for Wilton Commercial II LLC:** Request to conditionally rezone from B-1C Business District (Conditional) and B-2C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 741-741-1794

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containing 2.66 acres located on the south line of Patterson Avenue (State Route 6) approximately 220' west of its intersection with Pump Road. The applicant proposes a master-planned development with multi-family apartments and office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Neha Shinde**

**Recommended for Approval**

**PUP-2025-101724 Koontz Bryant Johnson Williams Inc for Wilton Commercial II LLC:** Request for a Provisional Use Permit under Sections 24-2306 and 24-4315 of Chapter 24 of the County Code to allow zoning modifications and commercial uses as part of a master-planned development on Parcel 741-741-1794 on the south line of Patterson Avenue (State Route 6) approximately 220' west of its intersection with Pump Road. The existing zoning is B-1C Business District (Conditional) and B-2C Business District (Conditional). R-6C General Residence District (Conditional) zoning is proposed with REZ-2025-101725. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Neha Shinde**

**Recommended for Approval**

**PUP-2025-101423 Mohammed Ahmed:** Request for a Provisional Use Permit under Sections 24-2306 and 24-4315 of Chapter 24 of the County Code to allow an indoor recreation facility (snooker hall) on Parcel 762-753-1192 located at the southeast intersection of Old Parham Road and Blankenship Road. The existing zoning is B-1C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Molly Mallow**

**Recommended for Approval**

**REZ-2025-101470 Jeffrey Geiger for Main Street Homes of VA, Inc:** Request to conditionally rezone from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional) Parcels 737-753-9991 and 738-754-2656 containing 7.25 acres located at the southwest intersection of Church Road and Covey Run Drive. The applicant proposes single-family homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre. **Staff – Molly Mallow**

**Recommended for Approval**

#### **BROOKLAND:**

**REZ-2025-101721 Andrew M. Condlin for Staples Mill Road Partners LLC:** Request to conditionally rezone from B-2C Business District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 772-749-6261 containing 2.70 acres located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of its intersection with Bremner Boulevard. The applicant proposes a conservation area. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office. The site is located in the Enterprise Zone. **Staff – Livingston Lewis (Expedited Agenda Requested)**

**Recommended for Approval**

#### **FAIRFIELD:**

**(Deferred from the August 14, 2025, Meeting)**

**REZ-2025-101467 Jeffrey Geiger for HHHunt Land LLC:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcel 775-766-6864 containing 8.62 acres located at the southwest intersection of Mountain Road and Woodman Road. The applicant proposes townhomes. The use will be controlled by zoning

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ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Neha Shinde**

**Recommended for Approval**

**(Deferred from the August 14, 2025, Meeting)**

**REZ-2025-101468 Eric Walker for Ridge Homes LLC:** Request to conditionally rezone from B-3C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 784-747-2895 containing 2.00 acres located on the north line of Brook Lake Drive approximately 500' west of its intersection with Brook Road (US Route 1). The applicant proposes townhomes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Multi-Family Residential. A portion of the site is located in the Enterprise Zone. **Staff – Kelly Drash (Deferral Requested to the October 9, 2025, Meeting)**

**Deferred to the October 9, 2025, Meeting**

**(Deferred from the August 14, 2025, Meeting)**

**REZ-2025-101469 Eric Walker for Ridge Homes LLC:** Request to conditionally rezone from B-3 Business District to R-4C One-Family Residence District (Conditional) Parcels 781-761-9506 and 781-761-9700 containing 0.37 acres located at the northwest intersection of Mountain Road and North Run Road. The applicant proposes a single-family home. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Molly Mallow**

**Recommended for Approval**

**REZ-2025-101740 Jeffrey Geiger for Winfrey Road LLC:** Request to conditionally rezone from A-1 Agricultural District to R-5BC General Residence District (Conditional) part of Parcel 778-772-7200 containing 7.53 acres located at the northeast intersection of Woodman Road and Winfrey Road. The applicant proposes single-family detached homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, where density should not exceed 2.4 units per acre. **Staff – Seth Humphreys (Deferral Requested to the October 9, 2025, Meeting)**

**Deferred to the October 9, 2025, Meeting**

**DISCUSSION ITEM: RESOLUTION: PCR-5-25:** The Commission will discuss initiating consideration of Zoning Ordinance Amendments regarding vaping and smoking shops.

**Approved**

**DISCUSSION ITEM: WORK SESSION:** The Planning Commission will discuss setting a work session for October 9, 2025 to receive information related to the HenricoNEXT comprehensive plan update process.

**Approved**

**APPROVAL OF MINUTES:** Planning Commission Regular Meeting Minutes on August 14, 2025.

**Approved**

The Planning Commission adjourned its meeting at 9:24 p.m. on September 11, 2025.

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

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