

**PLANNING COMMISSION
PRELIMINARY AGENDA
October 15, 2026**

BEGINNING AT 5:00 P.M.

DINNER AND WORK SESSION: The Planning Commission will hold a work session in the County Manager's Conference Room to discuss zoning ordinance updates and amendments, including recent actions by the General Assembly.

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)

CASES TO BE HEARD: (9)

ORDINANCE – To Amend and Reordain Section 24-3403 Titled “CMU Community Mixed-Use District,” Section 24-3502 Titled “General Provisions for All Planned Development Districts,” Section 24-3803 Titled “Subdistricts Established,” Section 24-3805 Titled “Organization of FBA-O District Standards,” Section 24-3816 Titled “Streets and Sidewalks: Typical Street Types,” Section 24-3825 Titled “Frontage Standards,” Section 24-3826 Titled “Mixed-Use Corridor Frontage Standards,” Section 24-3827 Titled “Mixed-Use Core Frontage Standards,” Section 24-3831 Titled “Connected Edge Frontage Standards,” Section 24-3849 Titled “Signs,” Section 24-3874 Titled “Virginia Center Commons (VCC) Area Subdistrict: Regulating and Street Hierarchy Plan,” Section 24-4205 Titled “Principal Use Table,” Section 24-4306 Titled “Residential Uses: Household Living,” Section 24-4323 Titled “Commercial Uses: Retail Sales and Services,” Section 24-4328 Titled “Industrial Uses: Services Uses,” Section 24-4329 Titled “Industrial Uses: Manufacturing and Production,” Section 24-4330 Titled “Industrial Uses: Warehouse and Freight Management,” Section 24-4402 Titled “Accessory Use or Structure Table,” Section 24-4420 Titled “Accessory Keeping of Animals Outside a Dwelling (as accessory to a dwelling),” Section 24-4423 Titled “Accessory Outdoor Seating and Food Preparation (as accessory to an Eating Establishments use),” Section 24-4435 Titled “Accessory Bulk Storage of Flammable Liquids,” Section 24-5105 Titled “Off-Street Parking Surfacing and Marking,” Section 24-5110 Titled “Minimum Number of Off-Street Parking Spaces,” Section 24-5508 Titled “Crime Prevention Through Environmental Design,” Section 24-8302 Titled “Measurement of Area, Width, Depth, and Coverage of Lots,” Section 24-8405 Titled “Commercial Use Classification,” Section 24-8406 Titled “Industrial Use Classification,” and Section 24-8501 Titled “Accessory Uses, Temporary Uses, and Other Terms” of the Code of the County of Henrico to

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Implement Recent Changes in State Law Regarding Marijuana Distribution, Processing, and Retail Sales; Increase Height Limitations in the Form-Based Alternative Overlay District; and Update, Modify, and Clarify Certain Provisions

FAIRFIELD:

REZ-2026-101777 Michael J. Rothermel for Pinnacle Living: Request to conditionally rezone from O-3 Office District, B-2 Business District, and A-1 Agricultural District to R-6C General Residence District (Conditional) Parcel 788-767-4522 containing 19.99 acres located at the northeast intersection of Virginia Center Parkway and Village Views Parkway. The applicant proposes a continuing care retirement community. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Office. **Staff – Neha Shinde**

PUP-2026-101778 Michael J. Rothermel for Pinnacle Living: Request for a Provisional Use Permit under Sections 24-2306 and 24-3316 of Chapter 24 of the County Code to allow additional building height for a continuing care retirement community proposed on Parcel 788-767-4522 containing 19.99 acres located at the northeast intersection of Virginia Center Parkway and Village Views Parkway. The existing zoning is O-3 Office District, B-2 Business District, and A-1 Agricultural District. R-6C General Residence District (Conditional) zoning is proposed with REZ-2026-101777. The 2045 Comprehensive Plan recommends Office. **Staff – Neha Shinde**

REZ-2026-101999 Adam Shor for Rudlin Torah Academy: Request to conditionally rezone from O-3C Office District (Conditional) to B-1C Business District (Conditional) part of Parcel 778-757-8541 containing 2.6 acres located at the southeast intersection of E. Parham Road and Lydell Drive. The applicant proposes a private school. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Neha Shinde**

REZ-2026-101530 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 residential condominiums. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Multi-Family Residential. The site is located in the Enterprise Zone. **Staff – Molly Mallow**

BROOKLAND:

REZ-2026-101524 Robert Loftis for Woodman Investment Company LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 772-771-3063 and 772-772-8610 containing 14.94 acres located at the northwest intersection of Braxton Avenue and Quail Walk Drive. The applicant proposes single-family development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Suburban Residential 2 (density should not exceed 5 units per acre), Environmental Protection Area, and Suburban Residential 1 (density should not exceed 3 units per acre). **Staff – Neha Shinde**

REZ-2026-102041 Jeffrey Geiger for Cactus 33, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 761-768-9691 and 761-769-8710 containing 6.089 acres located on the west line of Staples Mill Road (State Route 33) approximately 690' south of its intersection with Springfield Road (Local Route 157). The applicant proposes single-family development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 5 units per acre. **Staff – Neha Shinde**

VARINA:

REZ-2026-101149 OP Holdings LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to B-3C Business District (Conditional) Parcels 801-687-5117 and 802-687-0995 containing 35.82 acres located on the west line of Osborne Turnpike approximately 450' north of its intersection with Archie Lane. The applicant proposes indoor event space and outdoor recreation. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Environmental Protection Area, Open Space/Recreation, and Government. **Staff – Ali Hartwick (Deferred from the September 10, 2026, Meeting)**

PUP-2026-101216 OP Holdings LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4322.A of Chapter 24 of the County Code to allow outdoor recreation on Parcels 801-687-5117 and 802-687-0995 located on the west line of Osborne Turnpike approximately 450' north of its intersection with Archie Lane. The existing zoning is A-1 Agricultural District and B-3 Business District. B-3C Business District (Conditional) zoning is proposed with REZ-2026-101149. The 2045 Comprehensive Plan recommends Environmental Protection Area, Open Space/Recreation, and Government. **Staff – Ali Hartwick (Deferred from the September 10, 2026, Meeting)**

REZ-2026-102043 Kate Lafayette for Capital Region Airport Commission: Request to conditionally rezone from R-3 One-Family Residence District and C-1 Conservation District to O-2C Office District (Conditional) Parcel 819-713-3876.001 containing 1.68 acres located at the southeast intersection of Lewis Road and Huntsman Road. The applicant proposes a day care. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Government. The site is located in the Airport Safety Overlay District. **Staff – Han Vu**

APPROVAL OF MINUTES: Planning Commission Regular Meeting on September 10, 2026.

The Planning Commission adjourned its meeting at _____ **p.m.** on **October 15, 2026**.

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