

1 **Minutes of the regular monthly meeting of the Planning Commission of Henrico**
2 **County held in the County Administration Building in the Government Center at**
3 **Parham and Hungary Spring Roads, beginning at 6:00 p.m., Thursday, August 15,**
4 **2024. Display Notice having been published in the Richmond *Times-Dispatch* on**
5 **July 25, 2024, and August 1, 2024.**
6

7 **Members Present:** Mr. William M. Mackey, Jr., Chairperson (Varina)
8 Mr. Robert H. Witte, Jr., Vice Chair (Brookland)
9 Mr. Bob Shippee, (Three Chopt)
10 Mr. Jaron N. Dandridge (Fairfield)
11 Mr. Brian Winterhoff, (Tuckahoe)
12 Mr. R. Joseph Emerson, Jr., AICP, Director of Planning
13 Secretary
14 Mr. Tyrone E. Nelson (Varina)
15 Board of Supervisors Representative
16

17 **Also Present:** Ms. Jean Moore, Assistant Director
18 Mr. Ben Sehl, Senior Principal Planner
19 Ms. Molly Mallow, County Planner
20 Ms. Kelly Drash, County Planner
21 Mr. Livingston Lewis, County Planner
22 Ms. Ali Hartwick, County Planner
23 Mr. Seth Humphreys, County Planner
24 Mr. Michael Morris, County Planner
25 Mr. John Cejka, Traffic Engineer
26

27 **Mr. Tyrone E. Nelson, the Board of Supervisors' representative, abstains from all**
28 **cases unless otherwise noted.**
29

30 Mr. Mackey - Welcome to the August 15, 2024, Planning Commission
31 rezoning meeting for Henrico County. I'd ask that you would either turn off or silence your
32 cell phones and everyone who can, would you please stand with the Commission for the
33 Pledge of Allegiance?
34

35 [Recitation of the Pledge of Allegiance]
36

37 Mr. Emerson - Thank you, Mr. Chairman, and I would like to join with you and
38 welcome everyone to the Henrico County Planning Commission public hearing for August
39 15, 2024. We are reconvening after our work session in the County Manager's
40 Conference Room. That meeting recessed at 5:50 and we are now reconvening to begin
41 our public hearing. Unfortunately, due to technical difficulties and the inability to record
42 the public hearing, the Planning Commission will defer those cases that had not already
43 requested deferral to the September 12, 2024, meeting. The first case, found on Page 1
44 of the agenda is REZ-2024-100986.
45

46 **REZ-2024-100986 Ajamu Thabiti for Anthony Duncan: Request to rezone from B-1**
47 **Business District to R-5A General Residence District Parcel 803-722-6087 containing**

0.40 acres located at the southwest intersection of Wayland Street and Milburn Avenue. The applicant proposes to bring an existing single-family residence into conformance with the zoning ordinance and allow for subdivision of the property for additional single-family homes. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Government.

Mr. Mackey - I move that REZ-2024-100986, Anthony Duncan, be deferred to the November 14, 2024, meeting at the request of the applicant.

Mr. Witte - Second.

Mr. Mackey - We have a motion by Mr. Mackey, a second by Mr. Witte. All in favor say aye.

Commission - Aye.

Mr. Mackey - Opposed? Motion is granted.

Mr. Emerson - The next case, also on Page 1 is REZ-2024-101268.

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.

Mr. Mackey - I move that REZ-2024-101268, GEM Capital, LLC be deferred to the September 12, 2024, meeting at the request of the Applicant.

Mr. Dandridge - Second.

Mr. Mackey - We have a motion by Mr. Mackey, a second by Mr. Dandridge. All in favor, say aye.

Commission - Aye.

Mr. Mackey - Opposed? Motion is granted.

Mr. Emerson - The next case on your agenda is on Page 2. It is REZ-2024-101159.

REZ-2024-101159 Steve Worthington for HHHunt Parkside LLC: Request to rezone from RTHC Residential Townhouse District (Conditional) to C-1 Conservation District on

part of Parcel 834-713-4519 containing 4.03 acres located at the southeast intersection of E. Williamsburg Road (U.S. Route 60) and Whiteside Road. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area, and Commercial Concentration. The site is located in the Airport Safety Overlay District.

Mr. Mackey - I move that REZ-2024-101159, HHHunt Parkside LLC, be deferred to the September 12, 2024, meeting at the request of the Commission.

Mr. Shippee - Second.

Mr. Mackey - We have a motion by Mr. Mackey, a second by Mr. Shippee.
All in favor, say aye.

Commission - Aye.

Mr. Mackey - Opposed? Motion is granted.

Mr. Emerson - Next, we have REZ-2024-100545.

REZ-2024-100545 Andrew M. Condlin for Forest Avenue Office LLC: Request to rezone from B-2C Business District (Conditional), B-3C Business District (Conditional), O-3C Office District (Conditional), and M-1 Light Industrial District to UMU-PDC Urban Mixed Use – Planned Development District (Conditional) Parcels 766-744-5757, 766-744-5838, 766-745-8010, 767-744-3162, 767-744-6580, 767-744-7864, 767-744-9052, 767-745-5610, 766-745-8230, and 767-744-6325 containing 52.41 acres located at the northwest intersection of W. Broad Street (U.S. Route 250) and Forest Avenue. The applicant proposes rezoning for a mixed-use development with residential uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Commercial Concentration. The site is located in the Enterprise Zone.

Mr. Winterhoff - Mr. Chairman, I move that REZ-2024-100545, Forest Avenue Office LLC, be deferred to the September 12, 2024, meeting at the request of the Commission.

Mr. Witte - Second.

Mr. Mackey - We have a motion by Mr. Winterhoff, a second by Mr. Witte.
All in favor, say aye.

Commission - Aye.

Mr. Mackey - Opposed? Motion is granted.

Mr. Emerson - Also, in Tuckahoe is PUP-2024-101284.

PUP-2024-101284 Jillian Sanchez for Grand Fitness Partners, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.E of Chapter 24 of the County Code to allow extended hours of operation for a fitness facility on part of Parcel 768-742-8126 located at the northwest intersection of W. Broad Street (U.S. Route 250) and Horsepen Road. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Arterial and Environmental Protection Area. The site is located in the Enterprise Zone.

Mr. Winterhoff - Mr. Chairman, I move that PUP-2024-101284, Grand Fitness Partners, LLC, be deferred to the September 12, 2024, meeting at the request of the Commission.

Mr. Shippee - Second.

Mr. Mackey - We have a motion by Mr. Winterhoff, a second by Mr. Shippee. All in favor, say aye.

Commission - Aye.

Mr. Mackey - Opposed? Motion is granted.

Mr. Emerson - Moving into Fairfield on Page 2 is REZ-2024-101019.

REZ-2024-101019 Andrew M Condlin for BWS Enterprises LLC: Request to conditionally rezone from B-3 Business District to B-3C Business District (Conditional) (7.72 acres) and M-1C Light Industrial District (Conditional) (19.29 acres) part of Parcel 795-746-5940 containing 27.01 acres located at the northwest intersection of Azalea Avenue and Richmond Henrico Turnpike. The applicant proposes a data center or office and light manufacturing uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service and Light Industry. The site is located in the Airport Safety Overlay District and Enterprise Zone.

Mr. Dandridge - Mr. Chairman, I move that REZ-2024-101019, BWS Enterprises LLC be deferred to the October 10, 2024, meeting at the request of the Applicant.

Mr. Winterhoff - Second.

Mr. Mackey - We have a motion by Mr. Dandridge, a second by Mr. Winterhoff. All in favor say aye.

Commission - Aye.

Mr. Mackey - Opposed? Motion is granted.

186 Mr. Emerson - Last and on Page 3 of the agenda is PUP-2024-101255.
187

188 **PUP-2024-101255 Jacqueline Bell:** Request for a Provisional Use Permit under
189 Sections 24-2306 and 24-4205 of Chapter 24 of the County Code to allow for a private
190 reception and event venue on part of Parcel 789-754-3978 located at the northwest
191 intersection of Wilkinson Road and Upham Drive. The existing zoning is B-2C Business
192 District (Conditional). The 2026 Comprehensive Plan recommends Commercial
193 Concentration. The site is located in the Enterprise Zone.
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195 Mr. Dandridge - I move that PUP-2024-101255, Jacqueline Bell, be deferred to
196 the September 12, 2024, meeting at the request of the Commission.
197

198 Mr. Mackey - Second. We have a motion by Mr. Dandridge, a second by Mr.
199 Mackey. All in favor, say aye.
200

201 Commission - Aye.
202

203 Mr. Mackey - Opposed? Motion is granted.
204

205 Mr. Emerson - The Commission needs to set a work session for September
206 12, 2024, at 4:30 p.m. to continue discussions regarding the Recreation and Parks Master
207 Plan and Zoning and Subdivision Ordinance updates.
208

209 Mr. Mackey - I move we set a work session for September 12, 2024, at 4:30
210 p.m. to continue discussions regarding the Recreation and Parks Master Plan and Zoning
211 and Subdivision Ordinance updates.
212

213 Mr. Emerson - The Commission needs to discuss and set a public hearing for
214 September 12, 2024, to consider Comprehensive Plan amendments related to the
215 Recreation and Parks Master Plan.
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217 Mr. Mackey - I move we set a public hearing for September 12, 2024, to
218 consider Comprehensive Plan amendments related to the Recreation and Parks Master
219 Plan.
220

221 Mr. Dandridge - Second.
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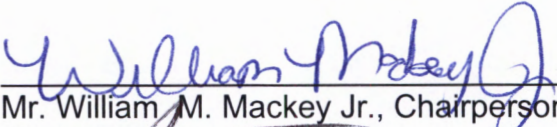
223 Mr. Mackey - We have a motion by Mr. Mackey, a second by Mr. Dandridge.
224 All in favor, say aye.
225

226 Commission - Aye.
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228 Mr. Mackey - Opposed? Motion is granted.
229

230 Mr. Emerson - We'll now defer approval of the 2025 Planning Commission
231 calendar and the approval of the August 15, 2024, meeting minutes to the September 12,
232 2024, meeting.

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234 Mr. Mackey - Meeting is adjourned.

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238 Mr. William M. Mackey Jr., Chairperson

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241 Mr. B. Joseph Emerson, Secretary
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