

**PLANNING COMMISSION
PRELIMINARY AGENDA
August 15, 2024**

BEGINNING AT 4:00 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the County Manager's Conference Room to discuss Zoning and Subdivision Ordinance updates and Phase 1 of the Williamsburg Road Study.

BEGINNING AT 6:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

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

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (6)

VARINA:

(Deferred from the July 11, 2024 Meeting)

REZ-2024-100986 Ajamu Thabiti for Anthony Duncan: Request to rezone from B-1 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. **Staff – Kelly Drash (Deferral Requested to November 14, 2024)**

REZ-2024-101268 Andrew M. Conclin 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**

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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. **Staff – Livingston Lewis**

TUCKAHOE:

(Deferred from the July 11, 2024 Meeting)

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. **Staff – Livingston Lewis**

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. **Staff – Molly Mallow**

FAIRFIELD:

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. **Staff – Michael Morris**

PUP-2024-101255 Jacqueline Bell: Request for a Provisional Use Permit under Sections 24-2306 and 24-4205 of Chapter 24 of the County Code to allow for a private reception and event venue on part of Parcel 789-754-3978 located at the northwest intersection of Wilkinson Road and Upham Drive. The existing zoning is B-2C Business

District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone. **Staff – Ali Hartwick**

DISCUSSION ITEM: Approval of 2025 Planning Commission calendar.

APPROVAL OF MINUTES: Planning Commission Regular Meeting on July 11, 2024.

The Planning Commission adjourned its meeting at **p.m.** on **August 15, 2024.**

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