

**PLANNING COMMISSION
PRELIMINARY AGENDA
July 11, 2024**

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: (6)

FAIRFIELD:

REZ-2024-100950 Lory Markham for Joseph B McCutcheon Jr: Request to amend proffers accepted with C-72C-83 on Parcel 805-737-7793 located on the west line of Valley Side Drive at its intersection with Farm Creek Drive. The applicant proposes to amend a proffer related to recreational space to allow for the development of new single-family homes. The existing zoning is R-3AC One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. The site is located in the Airport Safety Overlay District. **Staff – Ali Hartwick**

REZ-2024-101034 Jeffrey P Geiger for Glenwood Redevelopment, LLC: Request to conditionally rezone from B-2 Business District, R-4 One-Family Residence District, and R-5 General Residence District to UMU-PDC Urban Mixed-Use Planned Development District (Conditional) Parcels 803-733-6779, 803-733-8666, 803-733-8838, 803-733-9862, 803-734-7239, 803-734-9319, and 804-733-0683 containing 34.409 acres located on the north and south line of Byron Street between Carlton Road and Howard Road, and the north and south line of E. Laburnum Avenue at its intersection with Bolling Road and Howard Road. The applicant proposes rezoning for a mixed-use development with residential and commercial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration, Multi-Family Residential, and Urban Residential. The site is located in the Airport Safety Overlay District and a portion is located in the Enterprise Zone. **Staff – Seth Humphreys**

June 28, 2024

TUCKAHOE:

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**

VARINA:

REZ-2024-100932 Lory Markham for Hanover Road LLC: Request to conditionally rezone from A-1 Agricultural District to R-2C One-Family Residence District (Conditional) Parcel 830-723-5805 containing 1.66 acres located at the northeast intersection of Hanover Road and Graves Road. 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 units per acre. The site is located in the Airport Safety Overlay District.

Staff – Neha Shinde

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**

PUP-2024-101026 Jeffrey P Geiger for Hull St Properties, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.E of Chapter 24 of the County Code to allow for 24-hour operation of a restaurant with a drive through on part of Parcel 823-720-9629 located on the east line of S. Airport Drive (State Route 156) approximately 390' north of its intersection with Eastpark Court. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Office. The site is located in the Enterprise Zone and Airport Safety Overlay District. **Staff – Molly Mallow**

DISCUSSION ITEM: WORK SESSION: The Commission will discuss setting a work session for August 15, 2024, to discuss Zoning and Subdivision Ordinance updates and Phase 1 of the Williamsburg Road Study.

DISCUSSION ITEM: RESOLUTIONS: PCR-9-24, PCR-10-24, PCR-11-24, and PCR-12-24: The Commission will discuss initiating consideration of Zoning and Subdivision Ordinance updates.

DISCUSSION ITEM: PUBLIC HEARING: The Commission will discuss setting a public hearing for August 15, 2024, to consider Zoning and Subdivision Ordinance updates related to changes in the Code of Virginia.

APPROVAL OF MINUTES: Planning Commission Work Session and Regular Meeting on June 13, 2024.

The Planning Commission adjourned its meeting at **p.m.** on **July 11, 2024**.

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