

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
APRIL 15, 2021**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (4)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (8)

FAIRFIELD:

(Deferred from March 11, 2021 Meeting)

REZ2021-00005 Andrew M. Condlin for Godsey Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 804-726-5470 and 804-726-5470.001 containing 120.4 acres located on the north line of Creighton Road at its intersection with Gordon Lane (Glenwood Golf Club). The applicant proposes detached dwellings for sale. The R-5AC District allows a maximum density of 6 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral Requested to May 13, 2021 Meeting)**

[Deferred to May 13, 2021 Meeting](#)

(Deferred from the March 11, 2021 Meeting)

PUP2021-00001 Andrew M. Condlin for Godsey Properties, Inc.: Request for a Provisional Use Permit under Sections 24-13.4(c), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow adjustable side yard setbacks for lots within the R-5A General Residence District on Parcels 804-726-5470 and 804-726-5470.001 located on the north line of Creighton Road at its intersection with Gordon Lane (Glenwood Golf Club). The existing zoning is A-1 Agricultural District. The R-5A zoning district is proposed for the A-1 district with REZ2021-00005. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral Requested to May 13, 2021 Meeting)**

[Deferred to May 13, 2021 Meeting](#)

April 16, 2021

REZ2021-00003 Andrew M. Condlin for RJM Land, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 775-767-7623, 775-767-9166, 775-768-6111, 775-768-3432, and 775-768-0741 containing 29.27 acres located on the north line of Mountain Road, approximately 400' west of Woodman Road. The applicant proposes detached dwellings for sale. The R-5A District allows an overall maximum density of 6 units per acre. 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, and Environmental Protection Area. **Staff – Seth Humphreys**
Approved

PUP2021-00008 Andrew M. Condlin for RJM Land, LLC: Request for a Provisional Use Permit under Sections 24-13.4(c), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow adjustable side yard setbacks for lots within the R-5A General Residence District on Parcels 775-767-7623, 775-767-9166, 775-768-6111, 775-768-3432, and 775-768-0741 located on the north line of Mountain Road, approximately 400' west of Woodman Road. The existing zoning is A-1 Agricultural District. The R-5A zoning district is proposed for the A-1 District with REZ2021-00003. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre and Environmental Protection Area. **Staff – Seth Humphreys**
Approved

REZ2021-00004 Andrew M. Condlin for RJM Land, LLC: Request to conditionally rezone from R-3C One-Family Residence District to R-5AC General Residence District (Conditional) Parcel 774-766-8746 containing 7.52 acres located on the south line of Mountain Road, approximately 950' west of Woodman Road. The applicant proposes detached dwellings for sale with zero lot lines. The R-5A District allows an overall maximum density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. **Staff – Seth Humphreys**
Approved

REZ2021-00020 Andrew M. Condlin for Aztec Properties, LLC: Request to amend proffers accepted with C-113C-88 on Parcel 783-769-9285 located at the northeast intersection of Brook Road (U.S. Route 1) and Jeb Stuart Parkway. The applicant proposes to eliminate Proffer #14(a) to allow a veterinary emergency center. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Michael Morris (Withdrawn by Applicant)**
Withdrawn

REZ2021-00021 Jeffrey P. Geiger for VCC Partners LLC and Shamin VCC LLC: Request to conditionally rezone from B-3C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 784-771-9755 containing 7.670 acres located approximately 800' east of Brook Road (U.S. Route 1) at its intersection with Magnolia Ridge Drive. The applicant proposes a master-planned community. The R-6 District allows a maximum gross density of 19.8 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Ben Sehl**
[Approved](#)

PUP2021-00007 Jeffrey P. Geiger for VCC Partners LLC and Shamin VCC LLC: Request for a Provisional Use Permit under Sections 24-36.1(b) 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a master-planned community on Parcel 784-771-9755 located approximately 800' east of Brook Road (U.S. Route 1) at its intersection with Magnolia Ridge Drive. The existing zoning is B-3C Business District (Conditional). R-6C zoning district is proposed for with REZ20201-00021. The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Ben Sehl**
[Approved](#)

THREE CHOPT:

(Deferred from the March 11, 2021 Meeting)

REZ2021-00012 Jeffrey P. Geiger for HHHunt-Hans Klinger: Request to conditionally rezone from R-6C General Residence District (Conditional) and O-2C Office District (Conditional) to R-6C General Residence District (Conditional) Parcels 740-766-2619 and 740-766-6112 and part of Parcels 740-765-3690, 740-766-3730, 739-766-9016, 739-766-9601 containing 8.675 acres located on the north line of Twin Hickory Lake Drive approximately 263' east of its intersection with Pouncey Tract Road (State Road 271). The applicant proposes residential condominiums as an expansion of rezoning approved with REZ2020-00029. The R-6 District allows no more than 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is in the West Broad Street Overlay District. **Staff – Seth Humphreys**
[Approved](#)

REZ2021-00015 Andrew M. Condlin for North Gayton Village, LLC: Request to conditionally rezone from R-3C One-Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) part of Parcel 738-768-5488 containing 11.364 acres located on the west line of Pouncey Tract Road (State Route 271) approximately 475' south of its intersection with N. Gayton Road. The applicant proposes an age-restricted detached residential condominium community. The RTH District allows a maximum density of 9 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre.
Staff – Livingston Lewis (Deferral Requested to May 13, 2021 Meeting)
[Deferred to May 13, 2021 Meeting](#)

REZ2021-00016 Andrew M. Condlin for Bacova SP, LLC: Request to conditionally rezone from R-5AC General Residence District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 737-767-9448 containing 0.18 acres located approximately 820' north of Liesfeld Farm Drive at its intersection with Mason Glen Drive. The applicant proposes a conservation area. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre. **Staff – Michael Morris**
[Approved](#)

REZ2021-00017 Bay Companies for Stanley Martin Homes, LLC: Request to rezone from R-6C General Residence District (Conditional) to C-1 Conservation District part of Parcel 730-765-6508 containing 1.4 acres approximately 300' south of W. Broad Street (U.S. Route 250) and approximately 500' west of the intersection of Vinery Avenue and Purbrook Lane. The applicant proposes a conservation area. The uses will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Seth Humphreys (Expedited Agenda Requested)**
[Approved](#)

TUCKAHOE:

(Deferred from the March 11, 2021 Meeting)

REZ2020-00039 Brian Kelmar: Request to amend proffers accepted with Rezoning case C-69C-85 on Parcel 741-741-8889 located on the south line of Patterson Avenue (State Route 6), approximately 125' east of its intersection with Pump Road. The applicant proposes to amend Proffer #4 to allow a detached, changeable message sign. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Office. **Staff – Rosemary Deemer (Deferral Requested to May 13, 2021 Meeting)**

[Deferred to May 13, 2021 Meeting](#)

BROOKLAND:

None.

VARINA:

REZ2021-00018 D. Bryant Gammon, P.E. for Richard Smith: Request to conditionally rezone from B-2 Business District to B-3C Business District (Conditional) Parcel 804-723-9088 containing 6.62 acres located along the north line of Gordons Lane approximately 200' north of its intersection with Nine Mile Road (State Route 33). The applicant proposes glass shop assembly and storage. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. This site is located in the Enterprise Zone. **Staff – Ben Sehl**

[Approved](#)

APPROVAL OF MINUTES: **Planning Commission on February 25, 2021**
Planning Commission on March 11, 2021

Approved

Acting on a motion by [Mr. Baka](#) seconded by [Mr. Witte](#) the Planning Commission adjourned its meeting at [8:58 p.m.](#) on [April 15, 2021](#).

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