

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JUNE 10, 2021**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (2)

BROOKLAND:

None.

VARINA:

None.

FAIRFIELD:

(Deferred from the May 13, 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-5A District allows a maximum gross 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. **Staff – Livingston Lewis (Deferral Requested to July 15, 2021 Meeting by the Planning Commission)**

[Deferred to the July 15, 2021 Meeting](#)

(Deferred from the May 13, 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

June 11, 2021

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 District is proposed for the A-1 District with REZ2021-00005. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area.

Staff – Livingston Lewis (Deferral Requested to the July 15, 2021 Meeting by the Planning Commission)

Deferred to the July 15, 2021 Meeting

THREE CHOPT:

(Deferred from the May 13, 2021 Meeting)

REZ2021-00019 Andrew M. Condlin for KG1 Twin Oaks LLC: Request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional) part of Parcel 748-759-3503 containing .220 acres at the southeast intersection of Cox Road and Westerre Parkway. The applicant proposes a dog day care and overnight kennel. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed Use. The site is in the Innsbrook Redevelopment Overlay District. **Staff – Lisa Blankinship**

Recommended for Approval

TUCKAHOE:

(Deferred from the May 13, 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**

Recommended for Denial

APPROVAL OF MINUTES: Planning Commission on May 13, 2021

Approved

Acting on a motion by [Mr. Archer](#) seconded by [Mr. Baka](#) the Planning Commission adjourned its meeting at [7:43 p.m.](#) on [June 10, 2021](#).

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