

**PLANNING COMMISSION
FINAL AGENDA
December 14, 2023**

BEGINNING AT 5:45 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the Planning Department Large Conference Room to discuss the Build Henrico electronic land management system.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

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

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (4)

VARINA:

(Deferred from the November 9, 2023 Meeting)

REZ2023-00026 **Mark Baker for Harsh Thakker, Dorado Capital, LLC:** Request to amend proffers accepted with REZ2022-00034 on Parcel 833-718-6524 located on the south line of Meadow Road at its intersection with Chartwood Drive. The applicant proposes to amend proffers regarding concept plan, density, architectural treatment, and wiring for generators. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre and Environmental Protection Area. The site is located in the Airport Safety Overlay District. **Staff – Molly Mallow**
Recommended for Approval

TUCKAHOE:

REZ2023-00042 **Jeffrey P. Geiger for Parham Island OZ, LLC:** Request to conditionally rezone from C-1 Conservation District to UMU-PD Urban Mixed-Use Planned Development District parcel 754-743-2488 containing 1.19 acres located at the southeast intersection of N Parham Road and Eastridge Road. The applicant proposes a commercial expansion of the Regency Square urban mixed-use development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial. **Staff – Michael Morris**
Recommended for Approval

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BROOKLAND:

SIA2023-00001 DE Solutions Solar Development, LLC: The Department of Planning has received a request from DE Solutions Solar Development, LLC to initiate a Substantially In Accord study for a proposed solar array. The proposed site consists of part of Parcel 753-772-2123 located on the north line of Ford's Country Lane approximately 2,500' east of its intersection with Nuckols Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Government and Environmental Protection Area. **Staff – Michael Morris**
Found Consistent With Comprehensive Plan

PUP2023-00016 DE Solutions Solar Development, LLC: Request for a Provisional Use Permit under Section 24-4314 of Chapter 24 of the County Code to allow installation and operation of a solar array on part of Parcel 753-772-2123 located on the north line of Ford's Country Lane approximately 2,500' east of its intersection with Nuckols Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Government and Environmental Protection Area. **Staff – Michael Morris**
Recommended for Approval

FAIRFIELD:

REZ2023-00038 Bay Companies Inc. for Godsey Properties Inc.: Request to rezone from R-5AC General Residence District (Conditional) to C-1 Conservation District part of parcel 804-726-5470 containing 7.6 acres located on the north line of Creighton Road approximately 600' west of Stone Dale Drive. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development and Environmental Protection Area. **Staff – Livingston Lewis (Expedited Agenda Requested)**
Recommended for Approval

REZ2023-00039 Jared Condon for Winfrey Road LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to C-1C Conservation District (Conditional) part of parcels 780-771-0875 and 778-772-7200 containing 4.294 acres located northwest of the intersection of Woodman Road and Rivermere Lane. The applicant proposes a conservation district. The uses 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 (Expedited Agenda Requested)**
Recommended for Approval

DISCUSSION ITEM: The Commission will discuss the nomination of officers for the 2024 calendar year.

APPROVAL OF MINUTES: Planning Commission Regular Meeting on November 9, 2023.
Approved

The Planning Commission adjourned its meeting at **7:55 p.m.** on **December 14, 2023.**

View the Planning Commission agendas at
<http://henrico.us/pdfs/planning/meetnext.pdf>

December 15, 2023