

**PLANNING COMMISSION
FINAL AGENDA
June 15, 2023**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

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

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (4)

VARINA:

PUP2023-00005 Randy Hooker for DRB III Trucking, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-4324 of Chapter 24 of the County Code to allow a truck/trailer parking lot on Parcel 815-699-8388 located at the southeast intersection of Darbytown Road and Miller Road. The existing zoning is B-3 Business District. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. **Staff – Kelly Drash (Deferral Requested to August 10, 2023)**

[Deferred to the August 10, 2023 Meeting](#)

BROOKLAND:

(Deferred from the May 11, 2023 Meeting)

PUP2023-00007 Andrew M. Condlin for Marshall Land Company, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-3708 of Chapter 24 of the County Code to allow a multi-family residential apartment building on Parcel 777-735-3798 located on the south line of Jacque Street approximately 330' west of Dabney Road. The existing zoning is M-3 Heavy Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry. This site is located in the Westwood Redevelopment Overlay District. **Staff – Kelly Drash**

[Recommended for Approval](#)

FAIRFIELD:

REZ2023-00018 Jeffrey P. Geiger for Sauer Properties, Inc.: Request to conditionally rezone from R-2A One-Family Residence District and O-3C Office District (Conditional) to C-1C Conservation District (Conditional) Parcel 785-767-1068 containing 6.097 acres located at the northwest intersection of Virginia Center Parkway and J.E.B. Stuart Parkway. The applicant proposes a conservation district. The uses will be controlled

June 14, 2023

by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office / Service and Environmental Protection Area. **Staff – Livingston Lewis (Expedited Agenda Requested)**
[Recommended for Approval](#)

REZ2023-00019 NMA Education Trust: Request to conditionally rezone from B-1 Business District to R-4C One-Family Residence District (Conditional) Parcel 779-766-9342 containing 0.445 acres located on the west line of Greenwood Road approximately 30' north of its intersection with Francis Road. The applicant proposes a single-family residence. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2. **Staff – Kelly Drash**
[Recommended for Approval](#)

THREE CHOPT:

REZ2023-00013 Cindy Weinstock for Legacy Mayland Investments, LLC: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional) Parcels 754-756-6582, 754-757-1808, 754-757-3226, 754-757-5501 and Part of 754-757-8115 containing 9.491 acres located at the northeast intersection of Pemberton Road (State Route 157) and Mayland Drive. The applicant proposes residential condominiums and mixed-use commercial buildings. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. **Staff – Livingston Lewis**
[Recommended for Approval](#)

PUP2023-00006 Cindy Weinstock for Legacy Mayland Investments, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-4315.C of Chapter 24 of the County Code to allow commercial uses and zoning modifications as part of a mixed-use development on Parcels 754-756-6582, 754-757-1808, 754-757-3226, 754-757-5501 and Part of 754-757-8115 located at the northeast intersection of Pemberton Road (State Route 157) and Mayland Drive. The existing zoning is A-1 Agricultural District. R-6C General Residence District (Conditional) zoning is proposed with REZ2023-00013. The 2026 Comprehensive Plan recommends Office. **Staff – Livingston Lewis**
[Recommended for Approval](#)

TUCKAHOE:

REZ2023-00020 Barry Hofheimer for Grayson Hill Townhome Association, Inc.: Request to amend proffers accepted with C-35C-04 on Parcels 746-741-0352, 745-740-6503, 746-741-4166, 745-741-2425, 745-740-8542, 744-740-7756, 745-740-0314, 745-739-4683, 745-740-3747, 744-740-5147, and 745-740-3060 located on the east line of N. Gaskins Road between Patterson Avenue (State Route 6) and Derbyshire Road. The applicant proposes to amend Proffer 28 regarding recreational facilities. The existing zoning is RTHC Residential Townhouse District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential, density ranges from 3.4 to 6.8 units per acre. **Staff – Kelly Drash (Expedited Agenda Requested)**
[Recommended for Approval](#)

June 14, 2023

APPROVAL OF MINUTES: Planning Commission Regular Meeting on May 11, 2023.

Approved

The Planning Commission adjourned its meeting at 8:23 p.m. on June 15, 2023.

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