

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
March 9, 2023**

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**BEGINNING AT 6:00 P.M.**

**CALL TO ORDER:**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM:** Public hearing to consider the FY 2023-24 through FY 2032-33 Capital Improvement Program.

**Approved**

**APPROVAL OF MINUTES:** Planning Commission Regular Meeting on February 9, 2023.

**Approved**

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**BEGINNING AT 7:00 P.M.**

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

**REQUESTS FOR EXPEDITED ITEMS: (1)**

**CASES TO BE HEARD: (2)**

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**VARINA:**

**REZ2023-00005 Andrew M. Condlin for 4731 East, LLC:** Request to conditionally rezone from M-1 Light Industrial District to M-2C General Industrial District (Conditional) Parcel 815-711-9946 containing 6.438 acres located on the south line of Eubank Road, approximately 345' west of S. Laburnum Avenue. The applicant proposes outdoor storage. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. **Staff – Michael Morris (Expedited Agenda Requested)**

**Recommended for Approval**

**March 10, 2023**

**FAIRFIELD:**

**REZ2023-00002 Andrew Conclin for Canterbury Development Group, LLC:** Request to conditionally rezone from R-4 One-Family Residence District and M-1 Light Industrial District to RTHC Residential Townhouse District (Conditional) parcel 797-737-0449 containing 5.696 acres located on the east line of Walnut Avenue at its intersection with Ratcliffe Avenue. The applicant proposes a townhome development. The RTH District allows a maximum density of 12 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Light Industry. Part of the site is in the Airport Safety Overlay District and the Enterprise Zone. **Staff – Brendan McDowell (Deferral Requested to April 13, 2023)**  
**Deferred to the April 13, 2023 Meeting**

**REZ2023-00003 Susan S. Smith for Ashley Terrace, LLC:** Request to conditionally rezone from B-2 Business District and R-5 General Residence District to R-6C General Residence District (Conditional) parcels 788-747-4162 and 788-747-5728 containing 8.196 acres located on the east line of Chamberlayne Road approximately 800 feet north of its intersection with Brook Hill Circle. The applicant proposes a master-planned development with multifamily residential and accessory solar uses. The R-6 District allows for multifamily dwellings at a density of 19.8 units per acre unless modified by Provisional Use Permit. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Michael Morris**  
**Recommended for Approval**

**PUP2023-00002 Susan S. Smith for Ashley Terrace, LLC:** Request for a Provisional Use Permit under Sections 24-2306 and 24-4205 of Chapter 24 of the County Code to allow for zoning modifications as part of a master-planned development on parcels 788-747-4162 and 788-747-5728 located on the east line of Chamberlayne Road approximately 800 feet north of its intersection with Brook Hill Circle. The existing zoning is B-2 Business District and R-5 General Residence District. R-6C General Residence District (Conditional) is proposed with REZ2023-00003. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Michael Morris**  
**Recommended for Approval**

The Planning Commission adjourned its meeting at 7:41 p.m. on March 9, 2023.

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