

**PLANNING COMMISSION  
FINAL AGENDA  
October 12, 2023**

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

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

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

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

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

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**VARINA:**

**(Deferred from the September 14, 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 (Deferral Requested to November 9, 2023)**

**[Deferred to the November 9, 2023 Meeting](#)**

**REZ2023-00016 BMR Investments 4, LLC:** Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcel 846-712-3955 containing 5.814 acres located on the north line of Old Williamsburg Road approximately 100' west of its intersection with Antioch Church Road. The applicant proposes a mini-warehouse and office. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. **Staff – Seth Humphreys (Deferral Requested to November 9, 2023)** **[Deferred to the November 9, 2023 Meeting](#)**

**REZ2023-00030 Carlson Environmental Consultants, PC:** Request to amend proffers accepted with C-051C-01 on Parcel 813-711-8407 located on the north line of Charles City Road approximately 340' northwest of its intersection with Glen Alden Drive. The applicant proposes to amend proffers regarding concept plan, building materials,

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access, and outdoor storage. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. **Staff – Molly Mallow (Expedited Agenda Requested)**

**Recommended for Approval**

**BROOKLAND:**

**(Deferred from the August 10, 2023 Meeting)**

**REZ2023-00011 Christine McGuirl:** Request to conditionally rezone from B-2 Business District and R-5 General Residence District to UMU-PD Urban Mixed-Use Planned Development District Parcels 773-736-2198 and 773-736-6272 containing 37.247 acres located at the southeast corner of W. Broad Street and Willow Lawn Drive. The applicant proposes a mixed-use development with residential uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration, Office, and Environmental Protection Area. This site is located in the Enterprise Zone. **Staff – Seth Humphreys**

**Recommended for Approval**

**FAIRFIELD:**

**REZ2023-00029 Christopher & Marlene Otto:** Request to rezone from B-1C Business District (Conditional) to R-4 One-Family Residence District Parcel 782-745-3120 containing 0.17 acres located at the northwest intersection of Dumbarton Road and Bloomingdale Avenue. The applicant proposes to convert an existing structure from an office to a single-family home. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Ali Hartwick**

**Recommended for Approval**

**APPROVAL OF MINUTES: Planning Commission Regular Meeting on September 14, 2023.**

**Approved**

The Planning Commission adjourned its meeting at **7:50 p.m.** on **October 12, 2023.**

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