

**PLANNING COMMISSION
FINAL AGENDA
January 11, 2024**

BEGINNING AT 5:30 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the County Manager's Conference Room to discuss orientation for new Planning Commissioners.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

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

REQUESTS FOR EXPEDITED ITEMS: (0)

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN: The Commission will vote on the slate of officers nominated at their December 14, 2023, meeting for the 2024 calendar year.

Approved

CASES TO BE HEARD: (6)

FAIRFIELD:

SIA2023-00002 Longdale Trailhead for the Fall Line Trail: The Department of Planning has received a request from the Department of Public Works to initiate a Substantially in Accord (SIA) study of a proposed site for government use as a trailhead for the Fall Line Trail (FLT). The proposed site, a portion of parcel 780-766-4018, is located at the southeast corner of Francis Road and Greenwood Road, just north of I-295. The existing zoning is B-1 Business District and R-4 One-Family Residence District. The 2026 Comprehensive Plan recommends Open Space/Recreation. **Staff – Neha Shinde**
Recommended for Approval

SIA2023-00003 Mountain Road Trailhead for the Fall Line Trail: The Department of Planning has received a request from the Department of Public Works to initiate a Substantially in Accord study of a proposed site for government use as a trailhead for the Fall Line Trail (FLT). The proposed 0.7- acre site, parcel 781-761-9836, is located on the east side of Mountain Road between New York Avenue and Virginia Avenue. The existing

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zoning is B-3 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Neha Shinde**
[Recommended for Approval](#)

TUCKAHOE:

SIA2023-00004 Tuckahoe Creek Park (Virginia Farm Bureau): The Department of Planning has received a request from the Division of Recreation and Parks to initiate a Substantially In Accord review of a proposed site for use as a boardwalk for the Tuckahoe Creek Park Trail. The site consists of a portion of parcel 729-748-6280 and is located at the terminus of Carrollwood Court. The existing zoning is C-1 Conservation District. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – Ali Hartwick**

[Deferred to the February 15, 2024 Meeting](#)

SIA2023-00005 Tuckahoe Creek Park (Lakewood Manor): The Department of Planning has received a request from the Division of Recreation and Parks to initiate a Substantially In Accord review of a proposed site for government use as a boardwalk as part of Tuckahoe Creek Park Trail. The site runs through parts of three parcels, 734-744-4554, 733-745-8147, and 732-744-7564 and is located southwest of Quietwood Court and south of the Lakewood Manor Retirement Facility. The existing zoning is A-1 Agricultural District and C-1 Conservation District. The 2026 Comprehensive Plan recommends Environmental Protection Area. **Staff – Ali Hartwick**

[Deferred to the February 15, 2024 Meeting](#)

VARINA:

REZ2023-00041 Mark Baker for Harsh Thakker, Dorado Capital, LLC: Request to conditionally rezone from A-1 Agricultural District to R-4C One-Family Residence District (Conditional) parcels 815-728-4458, 815-728-6843, and 816-727-0343 containing 30.411 acres located between Orams Lane and Westover Avenue approximately 1,585' north of its intersection with Nine Mile Road (State Route 33). The applicant proposes a single-family subdivision. 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. The site is located in the Airport Safety Overlay District. **Staff – Michael Morris (Deferral Requested by the Planning Commission to February 15, 2024)**

[Deferred to the February 15, 2024 Meeting](#)

PUP2023-00020 Cappie and John Montgomery: Request for a Provisional Use Permit under Sections 24-4205 and 24-4325.A of Chapter 24 of the County Code to allow a bed and breakfast and an event venue on parcel 826-679-8969 located on the north line of Kingsland Road at its intersection with Deep Bottom Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, and Environmental Protection Area. **Staff – Livingston Lewis**

[Recommended for Approval](#)

REZ-2023-100203 Andrew M. Conclin for Lingerfelt Development, LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to M-1C Light Industrial District (Conditional) parcel 812-713-6990 containing 3.90 acres located on the south line of Williamsburg Road (U.S. Route 60) approximately 50' east of its intersection with Clayton Road. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Airport Safety Overlay District and Enterprise Zone. **Staff – Molly Mallow**
Recommended for Approval

REZ2023-00032 Providence Realty Inc.: Request to rezone from A-1 Agricultural District to R-4 One-Family Residence District Parcel 817-723-2860 containing 1.02 acres located at the terminus of Lowell Street approximately 500' north of its intersection with Pleasant Street. The applicant proposes to build single-family dwellings. 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. The site is located in the Airport Safety Overlay District. **Staff – Kelly Drash (Withdrawn by Applicant)**
Withdrawn by Applicant

DISCUSSION ITEMS: The Commission will discuss:

1. The start time of regular Planning Commission meetings **Approved for 6:00 P.M.**
2. Setting a work session for the February 15, 2024, meeting **Approved**

APPROVAL OF MINUTES: Planning Commission Work Session and Regular Meetings on December 14, 2023.
Approved

The Planning Commission adjourned its meeting at **8:59 p.m.** on **January 11, 2024.**

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