

**PLANNING COMMISSION
FINAL AGENDA
June 13, 2024**

BEGINNING AT 4:00 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the Board Room to discuss Zoning Ordinance Amendments regarding historic horse racing terminals and to receive information from additional background reports related to the HenricoNEXT comprehensive plan update process.

BEGINNING AT 6:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (4)

ORDINANCE — To Amend and Reordain Section 24-4205 Titled “Principal Use Table,” Section 24-4323 Titled “Commercial Uses: Retail Sales and Services,” Section 24-5110 Titled “Minimum Number of Off-Street Parking Spaces,” Section 24-5508 Titled “Crime Prevention Through Environmental Design,” and Section 24-8405 Titled “Commercial Use Classification” of the Code of the County of Henrico to Add “Vaping Shop” as a Regulated Use Type and Allow “Vaping Shops” by Provisional Use Permit in the B-3 and M-1 Districts

Recommended for Approval

ORDINANCE — To Amend and Reordain Section 24-4205 Titled “Principal Use Table,” Section 24-4321 Titled “Commercial Uses: Recreation and Entertainment, Indoor,” Section 24-5110 Titled “Minimum Number of Off-Street Parking Spaces,” Section 24-5508 Titled “Crime Prevention Through Environmental Design,” and Section 24-8405 Titled “Commercial Use Classification” of the Code of the County of Henrico to Add “Historical Horse Racing” as a Regulated Use Type and Allow “Historical Horse Racing” by Provisional Use Permit in the CMU, O-3, B-1, B-2, B-3, M-1, M-2, and M-3 Districts and the Mixed-use Corridor, Mixed-use Core, Walkable Corridor, Walkable Center, and Highway Edge Development Areas of the Form-Based Alternative Overlay Districts, and

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Subject to an Approved PD Master Plan and PD Terms and Conditions in the SMX-PD, UMU-PD, and LI-PD Districts

Recommended for Approval

THREE CHOPT:

REZ-2024-100816 Andrew M. Condlin for LLBB, LLC: Request to conditionally rezone from O-2C Office District (Conditional) to R-6C General Residence District (Conditional) Parcel 739-765-2992 containing 3.65 acres located at the northwest intersection of Pouncey Tract Road (State Route 271) and Liesfeld Farm Drive. The applicant proposes a townhouse development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed-Use. **Staff – Michael Morris**

Recommended for Approval

VARINA:

REZ-2024-100257 Ric Bushey for JSN Development LLC: Request to amend proffers accepted with C-63C-07 on part of Parcel 816-687-5307 located at the southeast intersection of New Market Road (State Route 5) and Strath Road. The applicant proposes to amend proffers related to the concept plan, building materials, permitted uses, buffers and fencing, dumpster screening, outdoor speakers, sidewalks, and stormwater facilities. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Office. **Staff – Livingston Lewis (Deferral Requested to July 11, 2024)**

Recommended for Denial

FAIRFIELD:

(Deferred from the May 9, 2024 Meeting)

REZ-2024-100572 Winfrey Road LLC: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) part of Parcel 778-772-7200 containing 8.39 acres located at the southeast intersection of Woodman Road and Winfrey Road. The applicant proposes rezoning for a townhouse development. The use 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 – Michael Morris**

Recommended for Approval

REZ-2024-100695 Midview Management for MCM Enterprises, LLC: Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional) Parcel 780-748-5202 containing 0.51 acres located at the southwest intersection of Kenwood Avenue and Hermitage Road. The applicant proposes rezoning to bring an existing restaurant into conformance. The use 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. **Staff – Ali Hartwick (Expedited Agenda Requested)**

Recommended for Approval

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APPROVAL OF MINUTES: Planning Commission Regular Meeting on May 9, 2024.
Approved

The Planning Commission adjourned its meeting at 6:52 p.m. on June 13, 2024.

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