

**PLANNING COMMISSION  
FINAL AGENDA  
March 14, 2024**

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**BEGINNING AT 5:00 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 2024-25 through FY 2033-34 Capital Improvement Program.

[Approved](#)

**APPROVAL OF MINUTES:** Planning Commission Regular Meeting on February 15, 2024, and Work Sessions on February 15, 2024, and February 29, 2024.

[Approved](#)

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

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

**REQUESTS FOR EXPEDITED ITEMS: (4)**

**CASES TO BE HEARD: (3)**

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**TUCKAHOE:**

**(Deferred from the February 15, 2024 Meeting)**

**PUP2023-00018     Andrew M. Condlin for Gateway Associates of Richmond II, LLC:** Request for a Provisional Use Permit under Sections 24-2306 and 24-4315 of Chapter 24 of the County Code to allow commercial uses and zoning modifications as part of a master-planned development on part of parcels 753-745-6957 and 753-745-0470 located on the west line of N Parham Road approximately 240' south of its intersection with Fargo Road. The existing zoning is R-6 General Residence District. The 2026 Comprehensive Plan recommends Multi-Family Residential. **Staff – Michael Morris**

[Recommended for Approval](#)

**THREE CHOPT:**

**REZ2023-00043     Joshua Kaplan:** Request to rezone from A-1 Agricultural District to R-3AC One-Family Residence District parcel 745-756-7219 containing 1.005 acres located between the southern terminus of Springsberry Place and northern line of Church Road. The applicant proposes subdividing the parcel to build an additional single-family

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residence. 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. **Staff – Neha Shinde**  
[Recommended for Approval](#)

**BROOKLAND:**

**REZ-2024-100126 Brian Moss:** Request to amend proffers accepted with C-18C-90 on Parcel 770-755-1657 located at the northeast intersection of Staples Mill Road (U.S. Route 33) and E Parham Road. The applicant proposes to amend proffers regarding building materials and building height. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Ali Hartwick (Expedited Agenda Requested)**  
[Recommended for Approval](#)

**FAIRFIELD:**

**REZ-2024-100060 William DiStanislao for 4801 Hermitage Associates, LLC:** Request to rezone from R-4 One-Family Residence District to O-2 Office District Parcel 782-743-5910 containing 1.31 acres located on the west line Hermitage Road (State Route 161) approximately 290' south of its intersection with Park Street. The applicant proposes rezoning to bring an existing parking lot into conformance. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Michael Morris (Expedited Agenda Requested)**  
[Recommended for Approval](#)

**REZ-2024-100107 RJM Land, LLC:** Request to conditionally rezone from R-5AC General Residence District (Conditional) to C-1C Conservation District (Conditional) part of Parcels 775-767-7623 and 775-767-9166 containing 1.657 acres located on the north line of Mountain Road approximately 405' northwest of its intersection with Woodman Road. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Environmental Protection Area and Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Molly Mallow (Expedited Agenda Requested)**  
[Recommended for Approval](#)

**SIA-2024-100163 Spring Park Trailhead:** 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 is located at the southeast corner of Lakeside Avenue and Park Street and includes portions of Parcels 782-743-4837, 782-743-5732, and 782-743-7635. The existing zoning is B-2 Business District, R-6C General Residence District (Conditional), and R-4 One-Family Residence District. The 2026 Comprehensive Plan recommends Commercial Arterial, Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. **Staff – Neha Shinde**  
[Recommended for Approval](#)

**VARINA:**

**PUP-2023-100204 Ryan Fletcher for Arcola Towers:** Request for a Provisional Use Permit under Sections 24-4205 and 24-4314.F of Chapter 24 of the County Code to allow a telecommunication tower on part of Parcel 822-691-1198 located on the western line of Doran Road, approximately 500' south of its intersection with Macallan Parkway. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Suburban Residential 1, Open Space/ Recreation, and Environmental Protection Area. The site is located in the Airport Safety Overlay District. **Staff – Ali Hartwick (Expedited Agenda Requested)**  
[Recommended for Approval](#)

**(Deferred from the February 15, 2024 Meeting)**

**REZ-2023-100017 Andrew M. Condlin for HD CVA, LLC:** Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) parcels 840-713-3163, 841-710-2304, 841-712-4360, 842-709-8618, 842-712-1529, 842-712-5063, 843-708-9028, 843-711-6375, 843-711-6508, 843-712-6388, 844-709-3698, and 844-712-3071 containing 622.1 acres located on the north and south lines of E. Williamsburg Road (U.S. Route 60) at its intersection with Technology Boulevard. The applicant proposes manufacturing and production uses, including advanced manufacturing and data centers. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Office/Service, Commercial Concentration, Traditional Neighborhood Development, Open Space/ Recreation, and Environmental Protection Area. Part of the site is located in the Airport Safety Overlay District. **Staff – Seth Humphreys (Deferral Requested to April 11, 2024)**  
[Deferred to the April 11, 2024, Meeting](#)

**DISCUSSION ITEM: RESOLUTION: PCR-7-24:** The Commission will discuss initiating consideration of Zoning Ordinance Amendments regarding vaping shops.  
[Approved](#)

**DISCUSSION ITEM: WORK SESSION:** The Commission will discuss setting a work session for April 11, 2024 to discuss Zoning Ordinance Amendments regarding vaping shops.  
[Approved](#)

**DISCUSSION ITEM: WORK SESSION:** The Commission will discuss setting a work session for March 28, 2024 to continue orientation and training.  
[Approved](#)

The Planning Commission adjourned its meeting at [6:57 p.m.](#) on [March 14, 2024](#).

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