

**PLANNING COMMISSION  
FINAL AGENDA  
February 15, 2024**

---

**BEGINNING AT 4:30 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 6:00 P.M.**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (3)**

**REQUESTS FOR EXPEDITED ITEMS: (0)**

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

---

**VARINA:**

**(Deferred from the January 11, 2024 Meeting)**

**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**  
**Recommended for Approval**

**REZ-2023-100260 Jeffrey P. Geiger for Maggie Walker Community Land Trust:** Request to conditionally rezone from B-1 Business District to B-1C Business District (Conditional) (2.84 acres) and R-6C General Residence District (Conditional) (3.85 acres) Parcel 828-723-0639 containing 6.69 acres located at the southeast intersection of N. Airport Drive (State Route 156) and E. Washington Street. The applicant proposes an early education facility, commercial uses, multifamily residential, and townhouses. The uses will be controlled by zoning ordinance regulations and proffered conditions.

**February 15, 2024**

The 2026 Comprehensive Plan recommends Government. The site is located in the Airport Safety Overlay District. **Staff – Seth Humphreys**  
**Recommended for Approval**

**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 March 14, 2024)**  
**Deferred to the March 14, 2024, Meeting**

**TUCKAHOE:**

**(Deferred from the November 9, 2023 Meeting)**

**PUP2023-00003 William Shewmake for Diamond Communications, LLC:** Request for a Provisional Use Permit under Sections 24-4205 and 24-4314.F of Chapter 24 of the County Code to allow a 155' telecommunication tower on part of Parcel 748-741-1823 located at the southwest intersection of Patterson Avenue (State Route 6) and Maybeury Drive. The existing zoning is R-2A One-Family Residence District. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Livingston Lewis (Deferral Requested to March 14, 2024)**  
**Recommended for Denial**

**(Deferred from the November 9, 2023 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 (Deferral Requested to March 14, 2024)**  
**Deferred to the March 14, 2024, Meeting**

**(Deferred from the January 11, 2024 Meeting)**

**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

**February 15, 2024**

District. The 2026 Comprehensive Plan recommends Environmental Protection Area.  
**Staff – Ali Hartwick (Withdrawn)**  
**Withdrawn**

***(Deferred from the January 11, 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**  
**Recommended for Approval**

**DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM:** The Commission will discuss setting a Public Hearing for March 14, 2023, at 5:00 p.m., to consider the FY 2024 - 25 through FY 2033-34 Capital Improvement Program.  
**Approved**

**DISCUSSION ITEM: WORK SESSIONS:** The Commission will discuss setting a series of work sessions regarding orientation and training.  
**Approved**

**APPROVAL OF MINUTES: Planning Commission Work Session and Regular Meetings on January 11, 2024.**  
**Approved**

The Planning Commission adjourned its meeting at **7:58 p.m.** on **February 15, 2024.**

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