PLANNING COMMISSION
FINAL AGENDA
May 14, 2026

BEGINNING AT 2:00 P.M.

DINNER AND WORK SESSION: The Planning Commission will have dinner and a work session in the County Manager's Conference Room to continue discussions on the 2045 Comprehensive Plan update.

BEGINNING AT 6:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (4)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (2)

VARINA:

REZ-2025-102340 DRB III Trucking LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to M-2C General Industrial District (Conditional) Parcels 815-699-6667 and 815-699-8388 containing 5.938 acres located at the southeast intersection of Darbytown Road and Miller Road. The applicant proposes outdoor storage and trailer parking. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. **Staff – Kelly Drash (Deferral Requested to the June 11, 2026, Meeting)**

REZ-2026-100347 Felicia Sanders: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) parcel 811-700-2792 containing 2.5 acres located at the south intersection of Willson Road and Messer Road. The applicant proposes single-family residences. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development. The site is in the Airport Safety Overlay District. **Staff – Neha Shinde**

REZ-2026-100545 Andrew M. Condlin for Beckley Bluford Investment, LLC: Request to rezone from C-1 Conservation District to A-1 Agricultural District on part of Parcel 832-727-2459 containing 26.4 acres located on the east line of Beckley Road approximately 300'

west of its intersection with Beverstone Road. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1 (density should not exceed 2.4 units per acre) and Environmental Protection Area. **Staff – Seth Humphreys (Deferral Requested to the June 11, 2026, Meeting)**

TUCKAHOE:
PUP-2026-100178 Kermit Farrow for Crown Castle USA, Inc: Request for a Provisional Use Permit under Sections 24-2306 and 24-4314.F of Chapter 24 of the County Code to allow the replacement and extended height of a wireless communications tower from 85' to 155' on Parcel 746-745-5305 located at the southeast intersection of Gaskins Road and Stoneridge Lane. The existing zoning is R-3 One-Family Residence District. The 2026 Comprehensive Plan recommends Open Space/Recreation. **Staff – Han Vu (Deferral Requested to the June 11, 2026, Meeting)**

FAIRFIELD:
REZ-2026-100676 Adena M. Patterson for Imago Dei School: Request to conditionally rezone from M-2 General Industrial District to R-4C One-Family Residence District (Conditional) on part of Parcel 799-733-1982 containing 8.86 acres located at the southeast intersection of Dill Road and Vawter Avenue. The applicant proposes a private school. 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 – Molly Mallow (Deferral Requested to the June 11, 2026, Meeting)**

BROOKLAND:
REZ-2026-100669 Bryan Lee for Bon Secours St. Mary's Hospital: Request to conditionally rezone from R-3 One-Family Residence District to O-3C Office District (Conditional) on Parcels 768-736-2495, 768-736-4398, 768-736-4895, 768-736-5491, 768-736-5888, 768-737-2701, 768-737-2807, 768-737-3801 and parts of 768-736-2390, 768-736-3393, and 768-736-6285 containing 1.628 acres located at the southeast intersection of Maple Avenue and Paxton Street. The applicant proposes a parking lot. 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 – Livingston Lewis**

DISCUSSION ITEM: RESOLUTIONS: PCR-3-26 and PCR-4-26: The Commission will discuss initiating consideration of Zoning and Subdivision Ordinance updates

DISCUSSION ITEM: PUBLIC HEARING: The Commission will discuss setting a public hearing for June 11, 2026, to consider Zoning and Subdivision Ordinance updates related to changes in the Code of Virginia.

DISCUSSION ITEM: PUBLIC HEARING: The Commission will discuss setting a public hearing for June 11, 2026, to consider the 2045 Comprehensive Plan**.**

APPROVAL OF MINUTES: Planning Commission Regular Meeting, and Work Session on April 9, 2026.

The Planning Commission adjourned its meeting at _____ **p.m.** on **May 14, 2026**.

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