PLANNING COMMISSION
FINAL AGENDA
June 11, 2026

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 continue discussions on the 2045 Comprehensive Plan, and Zoning and Subdivision Ordinances.

BEGINNING AT 6:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (4)

PUBLIC HEARING - DRAFT 2045 COMPREHENSIVE PLAN: The Planning Commission will hold a public hearing on the County's Draft 2045 Comprehensive Plan.

ORDINANCE – To Amend and Reordain Section 19-2303 Titled "Final Plat," Section 19-2304 Titled "Minor Subdivision," Section 19-3201 Titled "Lot Arrangement," Section 19-3202 Titled "Street Access," Section 19-3301 Titled "Maximum Block Length," Section 19-3402 Titled "Subdivision Access Points," Section 19-3404 Titled "Street Design Standards," Section 19-4110 Titled "Access to Private Cemetery or Graveyard," Section 19-5102 Titled "Applicability," Section 19-5302 Titled "Dimensional Standards," and Section 19-7301 Titled "Terms Defined" of the Code of the County of Henrico to Conform to Recent Changes to the Code of Virginia, Clarify the Relationship Between Family Subdivision and Minor Subdivision, and Improve Consistency With the Zoning Ordinance

ORDINANCE – To Amend and Reordain Section 24-2205 Titled "Public Hearing Scheduling and Notification," Section 24-2306 Titled "Provisional Use Permit," Section 24-2314 Titled "Plan of Development," Section 24-2319 Titled "Administrative Modification," Section 24-3102 Titled "Districts Established," Section 24-3105 Titled "Superseding Dimensional Standards," Section 24-3202 Titled "Established Conservation and Agricultural Districts," Section 24-3315 Titled "R-5 General Residence District," Section 24-3316 Titled "R-6 General Residence District," Section 24-3317 Titled "RTH Residential Townhouse District," Section 24-3502 Titled "General Provisions for All Planned Development Districts," Section 24-3505 Titled "SMX-PD Suburban Residential Mixed Planned Development District," Section 24-3506 Titled "TND-PD Traditional Neighborhood Development Planned Development District," Section 24-3507 Titled "UMU-PD

Urban Mixed-Use Planned Development District," Section 24-3508 Titled "LI-PD Light Industrial Planned Development District," Section 24-3706 Titled "WBS-O West Broad Street Overlay District," Section 24-3835 Titled "Parking Standards: Minimum Parking Standards," Section 24-3849 Titled "Signs," Section 24-3851 Titled "Reserved," Section 24-3860 Titled "FBA-O Subdistricts," Section 24-4205 Titled "Principal Use Table," Section 24-4303 Titled "Agriculture Support and Services Uses (Directly Related)," Section 24-4304 Titled "Agricultural Support and Services (Not Directly Related)," Section 24-4305 Titled "Agricultural Uses: Silviculture," Section 24-4306 Titled "Residential Uses: Household Living," Section 24-4307 Titled "Public and Civic Uses: Community Services," Section 24-4311 Titled "Public and Civic Uses: Health Care Facilities," Section 24-4314 Titled "Public and Civic Uses: Utilities," Section 24-4324 Titled "Commercial Uses: Vehicle Sales and Service," Section 24-4326 Titled "Industrial Uses Generally," Section 24-4402 Titled "Accessory Use or Structure Table," Section 24-4406 Titled "Accessory Dwelling Unit," Section 24-4416 Titled "Accessory Electric Vehicle (EV) Level 1, 2, or 3 Charging Station," Section 24-4420 Titled "Accessory Keeping of Animals Outside a Dwelling (as accessory to a dwelling)," Section 24-4423 Titled "Accessory Outdoor Seating and Food Preparation (as accessory to an Eating Establishments use)," Section 24-4424 Titled "Accessory Outdoor Storage," Section 24-4425 Titled "Accessory Parking of Trucks and Commercial Vehicles (as accessory to a dwelling)," Section 24-4428 Titled "Accessory Recycling and Refuse Collection Area, Outdoor," Section 24-4431 Titled "Accessory Short-term Rental (as accessory to a dwelling)," Section 24-4502 Titled "Temporary Use and Structure Table," Section 24-4510 Titled "Temporary Model Sales Home or Unit," Section 24-5105 Titled "Off-Street Parking Surfacing and Marking," Section 24-5107 Titled "Design Requirements for Large Parking Lots," Section 24-5110 Titled "Minimum Number of Off-Street Parking Spaces," Section 24-5113 Titled "Required Number of Parking Spaces for Mixed-Use Development," Section 24-5203 Titled "Amount of Open Space Required," Section 24-5303 Titled "Landscaping Plan Required," Section 24-5308 Titled "Minimum Tree Cover," Section 24-5310 Titled "Transitional Buffers," Section 24-5404 Titled "Height Standards," Section 24-5405 Titled "Materials," Section 24-5406 Titled "Finished Side and Landscaping," Section 24-5502 Titled "Applicability," Section 24-5503 Titled "General Standards," Section 24-5504 Titled "Lighting Standards for Specific Uses and Site Features," Section 24-5707 Titled "Signs Requiring Permits," Section 24-5802 Titled "Chesapeake Bay Preservation: Applicability," Section 24-5803 Titled "Chesapeake Bay Preservation Standards," Section 24-5902 Titled "Applicability," Section 24-6402 Titled "Development of Nonconforming Lots," Section 24-8302 Titled "Measurement of Area, Width, Depth, and Coverage of Lots," Section 24-8304 Titled "Measurement of Floor Area," Section 24-8306 Titled "Determination of Front, Side, and Rear Yards for Other Uses," Section 24-8308 Titled "Allowable Encroachments into Required Yards," Section 24-8309 Titled "Measurement of Height," Section 24-8310 Titled "Height Exceptions," Section 24-8404 Titled "Public, Civic, and Institutional Use Classification," Section 24-8405 Titled "Commercial Use Classification," Section 24-8406 Titled "Industrial Use Classification," and Section 24-8501 Titled "Accessory Uses, Temporary Uses, and Other Terms," and Add New Section 24-3205 Titled "A-2, Agricultural District," Section 24-3880 Titled "Best Products Reimagined Subdistrict: Boundary," Section 24-3881 Titled "Best Products Reimagined Subdistrict: Intent," Section 24-3882 Titled "Best Products Reimagined Subdistrict: Regulating and Street Hierarchy Plan," Section 24-3883 Titled "Best Products Reimagined Subdistrict: Additional Standards," Section 24-3884 Titled "Brook Road North Subdistrict: Boundary," Section 24-3885 Titled "Brook Road North Subdistrict: Intent," Section 24-3886 Titled "Brook Road North Subdistrict: Regulating and Street Hierarchy Plan," Section 24-3887 Titled "Brook Road North Subdistrict: Additional Standards," Section 24-3888 Titled "Lakeside Avenue Subdistrict: Boundary," Section 24-3889

Titled “Lakeside Avenue Subdistrict: Intent,” Section 24-3890 Titled “Lakeside Avenue Subdistrict: Regulating and Street Hierarchy Plan,” and Section 24-4519 Titled “Temporary Wireless Communication Support Structure” of the Code of the County of Henrico to Conform the Zoning Ordinance to Recent Changes in State Law, Implement the Comprehensive Plan, and Update, Modify, and Clarify Certain Provisions; and to Amend the Zoning Districts Map to Rezone Properties to the New A-2 Agricultural District

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BROOKLAND:
PUP-2026-100970 Lambros Deligan for Richmond Lodge of Perfection, A&ASR: Request for a Provisional Use Permit under Sections 24-2306 and 24-4205 of Chapter 24 of the County Code to allow a masonic lodge on Parcel 771-744-6132 located on the east line of Bethlehem Road approximately 160’ north of its intersection with Dickens Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Semi-Public. **Staff – Han Vu (Deferral Requested to the July 9, 2026, Meeting)**

FAIRFIELD
(Deferred from the May 14, 2026, Meeting)
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 (Expedited Agenda Requested)**

REZ-2026-100739 Paul Rubis for Winfrey Road LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 778-772-7200 containing 0.047 acres located at the southeast intersection of Woodman Road and Winfrey Road. The applicant proposes a conservation area. 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 – Neha Shinde (Expedited Agenda Requested)**

REZ-2026-100916 Andrew M. Condlin for Imperial Investments Group LLC: Request to rezone from R-6C General Residence District (Conditional) and B-3 Business District to B-2 Business District Parcel 784-760-2968 containing 0.202 acre located at the northeast intersection of Magellan Parkway and Brook Road (U.S. Route 1). The applicant proposes general retail. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Government. **Staff – Livingston Lewis**

TUCKAHOE:
(Deferred from the May 14, 2026, Meeting)
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 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 August 13, 2026, Meeting)**

VARINA:
(Deferred from the May 14, 2026, Meeting)
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**

(Deferred from the May 14, 2026, Meeting)
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 applicant proposes single-family residences. 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**

PUP-2026-100750 Lois Lewis-Jolley for Whitehead & Chiocca Properties, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.D of Chapter 24 of the County Code to allow an indoor event venue on part of Parcel 818-725-7584 located on the south line of Nine Mile Road approximately 400' east of its intersection with Newbridge Road. The existing zoning is B-1 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone and Airport Safety Overlay District. **Staff – Molly Mallow**

APPROVAL OF MINUTES: Planning Commission Regular Meeting, and Work Session on May 14, 2026.

The Planning Commission adjourned its meeting at _____ **p.m.** on **June 11, 2026**.

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