

Minutes from the work session of the Planning Commission of the County of Henrico held in the County Manager's Conference Room, County Administration Building in the Government Center at Parham and Hungary Spring Roads, beginning at 5:00 p.m., October 10, 2024.

Members Present: Mr. William M. Mackey, Jr. Chair (Varina)
Mr. Robert H. Witte, Jr. Vice-Chair (Brookland)
Mr. Brian Winterhoff, (Tuckahoe)
Mr. Bob Shippee, (Three Chopt)
Mr. Jaron N. Dandridge, (Fairfield)
Mr. Tyrone E. Nelson (Varina)
Board of Supervisors Representative
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

Also Present: Ms. Jean M. Moore, Assistant Director of Planning
Ms. Leslie News, Assistant Director of Planning
Mr. Ben Sehl, Senior Principal Planner
Mr. Ben Blankinship, AICP, Zoning Division Manager
Ms. Aimee Crady, County Planner
Mr. Michael Morris, County Planner

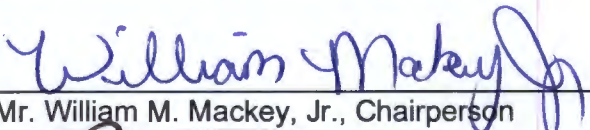
The Commission convened a work session in the Manager's Conference Room at 5:03 p.m.

Mr. William Mackey welcomed everyone and brought the meeting to order, and Mr. Joe Emerson introduced the evening's topic as Small Lot Zoning District. The Planning Commission was asked by the Board of Supervisors to consider Zoning Ordinance amendments and tasked with exploring the possibility of creating such a district. This topic had been discussed in previous years, although the Board chose not to pursue it. Mr. Emerson introduced Mr. Ben Sehl's presentation on their findings.

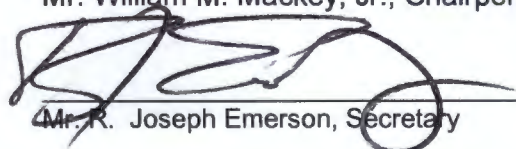
Mr. Sehl explained the assignment was the consideration of using new districts in the Zoning Ordinance as one approach in addressing the lack of affordable housing. Planning staff were asked to develop details for the concept of a Small Lot Zoning District. He began by explaining existing zoning requirements and details on how such requirements were applied. He talked through possible implications, a probable revision to the 2026 Comprehensive Plan, and the types of properties that could support this type of application. Resolution PCR-14-24 will initiate this consideration.

Mr. Michael Morris shared a brief presentation on environmental justice and how it relates to Virginia government, the Comprehensive Plan and the rezoning process.

The meeting was adjourned at 5:55 p.m. and the Commission recessed until 6:00 p.m.



Mr. William M. Mackey, Jr., Chairperson



Mr. R. Joseph Emerson, Jr., Secretary