

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., April 9, 2026.

Members Present: Mr. Jaron N. Dandridge, Chair (Fairfield)
Mr. Bob Shippee, Vice-Chair (Three Chopt)
Mr. Brian Winterhoff, (Tuckahoe)
Mr. William M. Mackey, Jr., (Varina)
Mr. Christopher S. Phelps, (Brookland)
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary
Mr. Daniel J. Schmitt (Brookland)
Board of Supervisors Representative

Also Present: Ms. Jean M. Moore, Assistant Director of Planning
Mr. Ben Sehl, Assistant Director of Planning
Ms. Rosemary Deemer, AICP, County Planner
Ms. Molly Mallow, County Planner

The Commission convened a work session in the Manager's Conference Room at 5:01 p.m.

Mr. Dandridge brought the meeting to order. Mr. Emerson welcomed everyone. He announced Ms. Rosemary Deemer would present an update on the 2045 Comprehensive Plan which would be followed by a presentation about development trends by Ms. Molly Mallow.

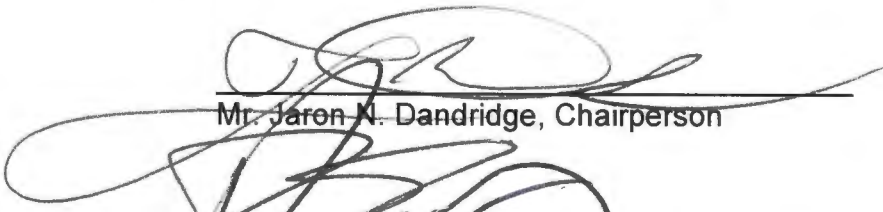
Ms. Deemer's presentation included the High-Quality Livable Places chapter of the 2045 Comprehensive Plan which included two sub-chapters:

1. **Recreation, Parks, Open Space and Cultural Resources:** Summarizes the connection community feedback had in determining a future vision and goal for this element of the Plan. It identifies the Division's physical assets and summarizes the historic and cultural resources of the county. It also provides policies and strategies to ensure Henrico continues its high-quality service. Collected public survey results helped create a focus to formulate a clear goal in realizing community aspirations.
2. **Community Character:** Provides tangible guidance for development. It acts as the design framework that translates the community vision into guidelines for how new development and redevelopment should look and feel. Public survey outcomes showed connectivity, accessibility, and open space as essential components of high-quality livable places. A series of policies and strategies are proposed to guide county-wide cohesiveness

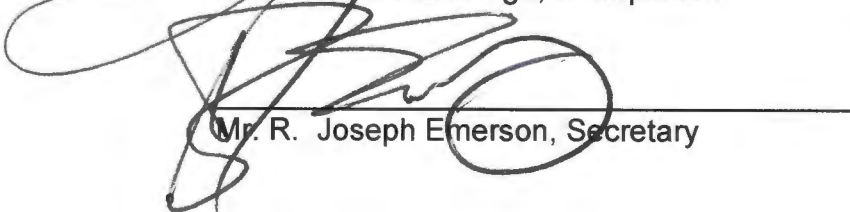
Ms. Deemer also reported that the Planning Department, along with its consultant, Able City, held a four-day charrette at J. Sargeant Reynolds Community College. The charrette, Best Products Reimagined and the Brook Road Small Area Study, was held March 23 – March 26, 2026. In addition to a public meeting held on Monday, March 23, citizens, stakeholders, and staff met over the next three days to discuss ways the two areas could be redesigned and redeveloped, including the development of a form-based alternative overlay district. The consultants will return either in May or June to hold a follow-up open house to include a report based on charrette results. After final modifications the recommendations will be added to the Comprehensive Plan. Zoning ordinance amendments will be brought through the public hearing process for adoption by the Planning Commission and the Board of Supervisors. She then spoke briefly about the upcoming May work session and pending discussions encompassing land-use, transportation, environment and public facilities and services.

Ms. Mallow followed with a presentation about trends indicators for the previous fiscal year. Topics included approval for both notable rezonings, plans of development, single development, single-family development trends, completed projects, a snapshot of the development pipeline and updated figures for population, apartments and hotels in the county. Discussions continued.

The meeting adjourned at 5:50 p.m. and the Commission recessed until 6:00 p.m.



Mr. Jaron N. Dandridge, Chairperson



Mr. R. Joseph Emerson, Secretary