

1 **Minutes of the regular monthly meeting of the Planning Commission of Henrico**  
2 **County held in the County Administration Building in the Government Center at**  
3 **Parham and Hungary Spring Roads, beginning at 6:00 p.m., Thursday, February 12,**  
4 **2026. Display Notice having published in the Richmond *Times-Dispatch* on**  
5 **September 18, 2025, and September 25, 2025.**  
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7 **Members Present:** Mr. Jaron N. Dandridge, Chairperson (Fairfield)  
8 Mr. Bob Shippee, Vice-Chair (Three Chopt)  
9 Mr. William M. Mackey, Jr. (Varina)  
10 Mr. Brian Winterhoff (Tuckahoe)  
11 Mr. Christopher S. Phelps (Brookland)  
12 Mr. Daniel J. Schmitt (Brookland)  
13 Board of Supervisors Representative  
14 Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,  
15 Secretary  
16

17 **Also Present:** Ms. Jean Moore, Assistant Director  
18 Mr. Ben Sehl, Principal Planner  
19 Ms. Kelly Drash, County Planner  
20 Ms. Han Vu, County Planner  
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22 **Mr. Dandridge -** All right, good evening, all. We're going to reconvene the  
23 February 12, 2026, Planning Commission meeting. We did have a work session earlier  
24 today. With that being said, we're going to get the meeting started. I'd like to ask at this  
25 time for you to check your phones. If anybody has a phone, please make sure it's either  
26 on mute, vibrate or off. If you're able, could you please join us for the Pledge of  
27 Allegiance?  
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29 [Recitation of the Pledge of Allegiance]  
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31 At this time, I'd like to take this opportunity to welcome any news media that may be in  
32 attendance or online. It appears we have all members, so we do have a quorum today. I  
33 will now turn it over to Secretary, Mr. Emerson.  
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35 **Mr. Emerson -** Thank you Mr. Chairman. I'll join with you in welcoming  
36 everyone to our February 12 Commission meeting this evening. If you are tuning in  
37 remotely, the instructions to participate in the meeting you will see on the screen. Go to  
38 [henrico.gov/planning/meetings](https://henrico.gov/planning/meetings). Scroll down and click on WebEx event. Look for Ms. Kelly  
39 Drash and the dropdown box, and if you send her a message, she will get you in the  
40 queue to speak on the item that you have chosen to address this evening. With that Mr.  
41 Chairman, I usually go through all the guidelines but seeing as how we only have one  
42 gentleman in the audience and I'm going to guess there's no one on WebEx; I'll forgo that  
43 this evening.  
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45 **Mr. Dandridge -** All right. Thank you. Moving forward with our request for  
46 withdrawals and referrals, Mr. Sehl.

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Mr. Sehl - Thank you, Mr. Chairman. Staff is aware of one item requesting deferral on your agenda this evening. It's REZ-2025-102025. It's on the first page of your agenda in the Varina district.

**REZ-2025-102025 Andrew M. Condlin for Brow Holdings LLC:** Request to conditionally rezone from R-3 One-Family Residence District, R-5 General Residence District, R-5AC General Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) (19.803 acres) and R-5AC General Residence District (Conditional) (3.56 acres) Parcels 809-724-5973 and 809-724-8062 containing 23.36 acres located on the west line of N. Laburnum Avenue approximately 475' south of its intersection with Kingsridge Parkway. The applicant proposes single-family detached homes and town homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential, where density should range from 3.4 to 6.8 units per acre. The site is located in the Airport Safety Overlay District.

The applicant is requesting you defer this item to your April 9, 2026, meeting.

Mr. Dandridge - All right. Is there anyone in the audience or on WebEx that would like to speak to this particular case?

Ms. Drash - Mr. Chairman, there is no one on WebEx for this case.

Mr. Dandridge - All right. Do we have a motion?

Mr. Mackey - Yes, Mr. Chairman. I move that REZ-2025-102025, Brow Holdings LLC be deferred to the April 9, 2026, meeting, at the request of the applicant.

Mr. Winterhoff - Second.

Mr. Dandridge - I have a motion by Mr. Mackey, a second by Mr. Winterhoff. All in favor?

Commission - Aye.

Mr. Dandridge - Any opposed? Motion passes.

Mr. Emerson - Mr. Chairman, that completes the request for withdrawals and deferrals this evening. There are no requests for expedited items. We will move forward to the next item on your agenda, which appears at the top of Page 2. It is a discussion item. It is the annual Capital Improvement Program, and I would like to request the Commission to schedule a public hearing for March 12, 2026, at 5:00 p.m. to consider the fiscal year 26-27 and through fiscal year 35-36 Capital Improvement Program.

Mr. Mackey - So moved.

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94 Mr. Shippee - Second.  
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96 Mr. Dandridge - Motion by Mr. Mackey, second by Mr. Shippee. All in favor?  
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98 Commission - Aye.  
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100 Mr. Dandridge - Any opposed? Motion passes.  
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102 Mr. Emerson - Mr. Chairman, we now move along to the approval of the  
103 minutes. You have received copies of the minutes for your regular meeting on January  
104 15, 2026. We did not receive any errata, or items to bring forward. Of course, if the  
105 Commission has anything to bring forward now, we will make those corrections as  
106 appropriate.  
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108 Mr. Dandridge - Anyone have anything that needs to be amended on the  
109 minutes? Motion to accept the minutes from the January 15, 2026, meeting as is?  
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111 Mr. Shippee - So moved.  
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113 Mr. Mackey - Second.  
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115 Mr. Dandridge - We have a motion by Mr. Shippee, a second by Mr. Mackey.  
116 All in favor?  
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118 Commission - Aye.  
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120 Mr. Dandridge - Any opposed? Motion passes.  
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122 Mr. Emerson - Mr. Chairman, I have nothing further for the Commission this  
123 evening.  
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125 Mr. Dandridge - All minds clear? Meeting adjourned.  
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Mr. Jaron N. Dandridge, Chairperson



Mr. R. Joseph Emerson, Secretary