

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, July 10,**
4 **2025. Display Notice having been published in the Richmond *Times-Dispatch* on**
5 **June 19, 2025, and June 26, 2025.**
6

7 **Members Present:** Mr. Jaron N. Dandridge, Vice-Chair (Fairfield)
8 Mr. William M. Mackey, Jr. (Varina)
9 Mr. Bob Shippee (Three Chopt)
10 Mr. Brian Winterhoff (Tuckahoe)
11 Ms. Misty D. Roundtree (Three Chopt)
12 Board of Supervisors Representative
13 Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,
14 Secretary
15

16 **Members Absent:** Mr. Robert Witte, Jr., Chairperson (Brookland)
17

18 **Also Present:** Ms. Jean Moore, Assistant Director
19 Mr. Ben Sehl, Senior Principal Planner
20 Mr. Livingston Lewis, County Planner
21 Mr. Seth Humphreys, County Planner
22 Ms. Ali Hartwick, County Planner
23 Ms. Kelly Drash, County Planner
24 Ms. Leslie News, Assistant Director
25 Mr. Ben Blankinship, Senior Principal Planner
26 Ms. Kate McMillion, County Planner
27 Mr. Bryant Cuffey, Traffic Engineer
28

29 **Mr. Dandridge -** Good evening, I would like to welcome everyone and call to
30 order the July 10, 2025, meeting of the Planning Commission. I'd like to thank you for
31 joining us this evening. First and foremost, we'd like to ask that you check your cell
32 phones. Please make sure they're either turned off or you have them muted, and now
33 would you please join us and stand for the Pledge of Allegiance.
34

35 **[Recitation of the Pledge of Allegiance]**
36

37 **Mr. Dandridge -** At this time, I'd like to welcome any news media that we may
38 have in attendance in the room or on WebEx. It appears that this evening, our chair, Mr.
39 Witte was unable to make it. But we do have a quorum. I'd like to welcome Ms. Roundtree
40 joining us from the Board of Supervisors. If you look to her immediate left, we have, we
41 are blessed to have her intern with us today, Ms. Shefali. So welcome. All right, we also
42 have Mr. William Mackey, of course, our Director, Mr. Joe Emerson and Mr. Winterhoff
43 and Mr. Shippee. So, thank you once again. At this time, I'll turn it over to Mr. Emerson.
44

45 **Mr. Emerson -** Thank you, Mr. Chairman, and I will join you in welcoming
46 everyone to the Henrico County Planning Commission Public hearing this evening.

47
48 This is our July 10, meeting. This evening, it is requested that all public comments be
49 provided from the lectern to the rear of the room. For everyone who's watching the live
50 stream on the county website, you can participate remotely in the public hearings by
51 following these guidelines, go to the Planning Department's meeting webpage at
52 henrico.gov/planning/meetings. Scroll down under Planning Commission and click on
53 WebEx event. Once you have joined the WebEx event, please click the chat button in the
54 bottom right corner of the screen. Staff will send a message asking if anyone would like
55 to sign up to speak on an upcoming case. To respond, select Kelly Drash from the
56 dropdown menu and send her a message. She will place you in the queue to speak. The
57 Commission does have guidelines for its public hearings. The applicant is allowed 10
58 minutes to present the request and time maybe reserved for responses to testimony. The
59 opposition is allowed a cumulative 10 minutes to present its concerns. And what that
60 means is that everyone who wishes to speak must be included in the overall 10 minute
61 allowance. The Commission questions do not count into those time limits. The
62 Commission may waive those limits at its discretion. Any comments made must be
63 directly related to the case under consideration, and the Commission does maintain
64 verbatim minutes of the meeting. Commentors must provide their name and address prior
65 to speaking for the record. Thank you again for your participation and interest this
66 evening. With that, Mr. Chairman, we move to the first item on your agenda, which are
67 the requests for withdrawals and deferrals. We have no withdrawals this evening. We do
68 have three requested deferrals and they will be presented by Mr. Ben Sehl.

69
70 Mr. Sehl - Good evening members of the Planning Commission. As Mr.
71 Emerson noted, there are three requests for deferral this evening that staff is aware of on
72 your agenda. The first is on Page 1 of your agenda in the Fairfield District. It is PUP-2024-
73 102211. This is 101 Laburnum LLC.

74
75 **PUP-2024-102211 Mike Salem for 101 Laburnum LLC:** Request for a Provisional Use
76 Permit under Sections 24-4324.B and 24-2306 of Chapter 24 of the County Code to allow
77 gasoline sales on Parcel 791-738-2113 located at the southwest intersection of W
78 Laburnum Avenue and Alma Avenue. The existing zoning is B-1 Business District. The
79 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the Enterprise
80 Zone.

81
82 The applicant is requesting a three-month deferral of this item to your October 9, 2025
83 meeting.

84
85 Mr. Dandridge - Is there anyone who would like to speak to or opposed to
86 these deferrals? Anyone on WebEx who would like to speak to these deferrals?

87
88 Mr. Lewis - Mr. Chairman, there is no one on WebEx for this case.

89
90 Mr. Dandridge - Thank you.

92 Mr. Dandridge - Mr. Chairman, I move that we deny the request to defer PUP-
93 2024-102211 101 Laburnum LLC as previous deferrals have not resulted in changes to
94 this request.

95
96 Mr. Winterhoff - Second.

97
98 Mr. Dandridge - Sorry about that. We had a motion for deferral by myself and
99 it has been seconded by Mr. Winterhoff. All in favor?

100
101 Commission - Aye.

102
103 Mr. Dandridge - Opposed? Motion carries.

104
105 Mr. Emerson - Mr. Chairman, that case will now be heard in its regular order
106 on the primary agenda when we move into that. Mr. Sehl?

107
108 Mr. Sehl - Thank you again Mr. Emerson. The next deferral staff is
109 aware of is on Page 2 of your agenda in the Varina District. This is REZ-2025-100261
110 Discount Tire.

111
112 **REZ-2025-100261 Emily Trafecante for Discount Tire:** Request to amend proffers
113 accepted with C-29C-06 on Parcel 816-718-0130 located at the southeast intersection of
114 S. Laburnum Ave and Interstate 64. The applicant proposes to amend proffers to allow
115 tire sales, repair, and installation on a portion of the property. The existing zoning is B-3C
116 Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial
117 Concentration. The site is located in the Enterprise Zone.

118
119 The applicant is requesting a one-month deferral to your August 14, 2025 meeting.

120
121 Mr. Dandridge - Any opposition to this deferral? On WebEx?

122
123 Mr. Lewis - There's no one on WebEx for this case.

124
125 Mr. Dandridge - Thank you.

126
127 Mr. Mackey - Mr. Chairman. Being there is no opposition, I move that REZ-
128 2025-100261 Discount Tire be deferred to the August 14, 2025, meeting at the request
129 of the applicant.

130
131 Mr. Shippee - Second.

132
133 Mr. Dandridge - We have a motion by Mr. Mackey, second by Mr. Shippee. All
134 in favor?

135
136 Commission - Aye.

Mr. Sehl - The final deferral staff is aware of this evening is also on Page 2 of your agenda and in the Varina District. This is REZ-2024-102790.

REZ-2024-102790 Daniel Caskie for Godsey Properties, Inc.: Request to conditionally rezone from R-2AC One-Family Residence District (Conditional) and R-5AC General Residence District (Conditional) to R-5AC General Residence District (Conditional) Parcel 816-729-1884 containing 52.40 acres located at the northern terminus of Westover Avenue. The applicant proposes a single-family residential development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed Use. The site is located in the Airport Safety Overlay District.

The applicant's requesting a two-month deferral of this item to your September 11, 2025 meeting.

Mr. Dandridge - Is there anyone in opposition who would like to speak to it?
On WebEx?

Mr. Lewis - There's no one on WebEx for this case.

Mr. Dandridge - Thank you.

Mr. Mackey - Mr. Chairman, being there's no opposition. I move that REZ-2024-102790 Godsey Properties, Inc. be deferred to the September 11, 2025, meeting at the request of the applicant.

Mr. Shippee - Second.

Mr. Dandridge - Who was second? Alright. Motion by Mr. Mackey, second by Mr. Shippee. All in favor?

Commission - Aye.

Mr. Dandridge - Any opposed? The ayes have it.

Mr. Emerson - Mr. Chairman, that completes the request for withdrawals and deferrals this evening. The next item would be requests for expedited items, which we have none this evening. We will now move into the regular agenda. On the regular agenda this evening, we do have two ordinances for consideration that were gifted to us by the General Assembly. The first being to Amend and Reordain Section 19-2201 Titled "General" Section 19-2203 Titled "Submittal and Acceptance of Applications." Section 19-2204 Titled "Staff Review and Action," Section 19-2205 Titled "Post-Decision Actions and Limitations." Section 19-2302 Titled "Preliminary Plat." Section 19-2303 Titled "Final Plat," and Section 19-2304 Titled "Minor Subdivision" of the Code of the County of Henrico to Conform the Subdivision Review Procedures with Recent Changes to the Code of Virginia. We will also review with you the second ordinance which is reflective of the same changes To Amend and Reordain Section 24-2101, which of course is your zoning code,

185 Titled "Summary Table of Review Responsibilities," Section 24-2103 Titled "Planning
186 Commission," Section 24-2203 Titled "Submittal, Acceptance, and Withdrawal of
187 Applications," and Section 24-2314 Titled "Plan of Development" of the Code of the
188 County of Henrico to Conform the Plan of Development and Site Plan Review Procedures
189 with Recent Changes to the Code of Virginia. While these will be presented to you in
190 tandem, and you will hold your hearing in tandem; these will require separate actions
191 when you reach that point in the agenda of where you will take action on them. With that
192 said, Mr. Ben Blankinship will present these items to you this evening.

193
194 Mr. Blankinship - Thank you, Mr. Secretary. Good evening, Mr. Chair, members
195 of the Commission. I'm pleased to be with you this evening to explain the proposed
196 amendments to the zoning and subdivision ordinances to implement the recent changes
197 to the state code. Excuse me. This year, the General Assembly made changes that impact
198 our POD, site plan, and subdivision review processes in two significant ways. First, the
199 ability for the Planning Commission and Board of Supervisors to officially review POD site
200 plans and subdivisions has been removed. And second, the timelines for review of
201 applications have been reduced. Historically in Henrico County, PODs and preliminary
202 subdivisions were reviewed in a public hearing by the Planning Commission. With the
203 2021 code update, that review became an administrative process. However, a monthly
204 director's agenda is still provided for PODs, site plans, and subdivisions meeting certain
205 criteria. We still notify adjacent property owners to receive input, and the agenda is shared
206 with the Planning Commission and the Board of Supervisors to keep you informed of
207 development activity. In addition, the code previously allowed the Director or the applicant
208 to request review by the Planning Commission should either party be unable to agree on
209 the approval of a POD. With the 2025 General Assembly legislation the state code now
210 explicitly removes the Planning Commission and the Board of Supervisors from the
211 review process. Therefore, the Director will no longer have the option to place a POD or
212 a subdivision before the Commission. State code previously allowed a maximum of 60
213 days to process a POD site plan or subdivision application, and our timeline for our
214 monthly director's agenda allowed 47 days for review. The legislation now requires us to
215 shorten our review time to 40 days. So basically, this means we will have to eliminate one
216 week from the schedule. This change will impact the amount of time available for public
217 input and the time for the Planning Commissioners to look at a case. We will be adjusting
218 our filing deadlines to remove one week from the review cycle, and in accordance with
219 the shortened review times. Excuse me, in accordance with the shortened review, items
220 within the review cycles such as the timelines to do completeness checks are shortened.
221 Additionally, the timeline for review of applications by VDOT has been shortened,
222 although the code does allow some flexibility when the timeline for review requires review
223 by a state agency such as VDOT. The code contains specific resubmission and
224 turnaround times for review of plats and plans that have been disapproved for technical
225 reasons. These timelines have also been shortened and an even shorter timeline has
226 been added for third and subsequent reviews. So, the net result of all this is that the
227 review process will be squeezed a bit from the current schedule. There are more layers
228 needed to track the process for compliance. The review cycle includes many steps,

including coordinating with all the review agencies, mailing public notices, preparing the agenda, and conducting a meeting with the applicants and all county review staff to discuss the proposal and related review comments. Due to the time necessary to review the plan and coordinate with all the review agencies, the public comment period and final agenda review had to be shortened. Under our previous timelines, the engineer had one week after the final agenda was posted to finalize any outstanding issues. However, given the loss of a week in the schedule, this opportunity will be severely abbreviated. So that time period was the same week that the Planning Commission previously was able to review staff plans and discuss them with the case planners. So the net result of these legislative changes will be further tightening of our review timeline. While the state allowed 60 days, as I said, we used to operate within 47 days, but now we have to reduce that to 40 days removing one week from the process. Our intention is to maintain our current procedure in regard to agenda preparation and notification but the time for public comment after the final agenda review will need to be reduced. Because we still want to provide you with the information on development activity so that you have the opportunity to provide input and to be knowledgeable of items of interest to your constituents, it is important that you look at the preliminary agenda which you receive earlier in the month and contact staff with any questions. The time for input after receipt of the final agenda will be severely limited. These state code changes took effect on July 1. So just to remind you and anyone in the audience who is less familiar with the Dillon Rule, we're required to comply with these changes whether we like them or not. The purpose of these amendments is to keep the county ordinances in sync with the state code to avoid confusion. This is a public hearing, and after hearing from the public, the Commission can make a recommendation to the Board, and then the Board of Supervisors will hold a public hearing tentatively scheduled for August 12. This concludes my presentation. I'd be happy to try to answer your questions and if you have any detailed questions on the review process, we have Kate McMillion and other staff here who will be able to assist with those questions.

Mr. Dandridge - Thank you. Do we have any questions at this time? Any public comments? WebEx?

Mr. Lewis - There's no one on WebEx for this matter.

Mr. Dandridge - Thank you.

Mr. Emerson - Mr. Chairman, as Mr. Blankinship said, you really don't have any choice on this. As I said, in introducing this, the General Assembly did gift these to you, and essentially they're already effective because we're past July 1. This is just a parliamentary step or legislative step to make sure that our codes are in sync with state code which we're required to do.

Mr. Dandridge - We do need a motion?

273 Mr. Emerson - Yes sir, we do. We need two motions.
 274
 275 Mr. Winterhoff - Well, before I provide the motion, thank you, Mr. Blankinship
 276 for the update on the report. Disappointing news to hear, to be quite frank and direct but
 277 appreciate everything that the staff and the entire department continue to do to represent
 278 our county. We look forward to continuing to work with you in the best ways that we can.
 279 But we know this is going to be additional effort, and reduce time for everyone to be able
 280 to, I think, work through the process. So as always, I thank people for attending sessions
 281 like this. This is how we can all be involved with the process. We have to be aware that
 282 these are the steps that are necessary, and reducing the time is just going to make that
 283 more complicated. Thank you and the rest of the staff. At this time, I move that we
 284 recommend approval of the revisions to the subdivision ordinance to conform the
 285 subdivision review procedures with recent changes to the Code of Virginia as presented
 286 this evening.
 287
 288 Mr. Mackey - Second.
 289
 290 Mr. Dandridge - We have a motion by Mr. Winterhoff, second by Mr. Mackey.
 291 All in favor?
 292
 293 Commission - Aye.
 294
 295 Mr. Dandridge - All opposed? Motion carries.
 296
 297 Mr. Winterhoff - I also then move that we recommend approval of the revisions
 298 to the Zoning Ordinance to Conform the Plan of Development and Site Plan Review
 299 procedures with recent changes to the Code of Virginia as presented this evening.
 300
 301 Mr. Shippee - Second.
 302
 303 Mr. Dandridge - We have a motion by Mr. Winterhoff, second by Mr. Shippee.
 304 All in favor?
 305
 306 Commission - Aye.
 307
 308 Mr. Dandridge - Opposed?
 309
 310 Mr. Emerson - Thank you, Mr. Chairman. We now move on to the next item
 311 on your agenda, which does appear on Page 1 and it is the case that was on the deferral
 312 agenda and the deferral was denied. It is PUP-2024-102211, Mike Salem for 101
 313 Laburnum LLC.
 314
 315 **PUP-2024-102211 Mike Salem for 101 Laburnum LLC:** Request for a Provisional Use
 316 Permit under Sections 24-4324.B and 24-2306 of Chapter 24 of the County Code to allow
 317 gasoline sales on Parcel 791-738-2113 located at the southwest intersection of W
 318 Laburnum Avenue and Alma Avenue. The existing zoning is B-1 Business District. The

2026 Comprehensive Plan recommends Commercial Arterial. The site is in the Enterprise Zone.

The staff report will be presented by Ms. Ali Hartwick.

Mr. Dandridge - Ms. Hartwick.

Ms. Hartwick - Good evening. This is a Provisional Use Permit request to allow fuel sales with a convenience store on a 0.785-acre parcel located at the Southwest intersection of West Laburnum and Alma Avenues. The subject property is zoned B-1 Business District, and the 2026 Comprehensive Plan recommends Commercial Arterial. Convenience stores are allowed by right in the B-1 District. However, fuel pumps and sales require approval of a Provisional Use Permit. The property was previously used as an auto repair business and is currently vacant. Residential neighborhoods zoned R-4 are located directly to the south and west and to the north across West Laburnum Avenue. Across Alma Avenue to the east, are properties zoned B-3 and B-1 currently, and used as a convenience store and laundromat, respectively. The existing building is planned to be renovated as a convenience store which is an allowed use in the B-1 District and is not subject to this request. The applicant is requesting a Provisional Use Permit to allow fuel sales and the provided concept plan shown here shows the layout of the fuel proposed fuel canopy and four existing access points. The fuel of canopy shown here to the west of the existing building, adjacent to the westernmost access point at West Laburnum Avenue. Shows parking shown abutting the southern property line adjacent to the neighboring residences. The concept plan shows the location of the proposed fuel canopy would be less than a 100' from adjacent residences, which would be significantly closer than other similar developments. This proximity creates several concerns related to noise, light, and criminal activity, as the division of police has noted higher calls for service for convenience stores in that area. Additionally, the site's layout would make it difficult to adequately buffer the proposed use from neighboring residential properties. A Transitional Buffer 35 would be required along the southern property line, adjacent to residential properties, whereas the concept plan shows parking in this area. With the fuel station's increased parking requirements, staff does not anticipate the applicant being able to accommodate both the necessary parking spaces and the required setbacks and buffers on the site with the space provided. While the surrounding area would benefit from redevelopment of the property, staff notes the limited opportunity for mitigating potential impacts related to fuel sales due to the site size and configuration. This request has been deferred several times to allow the applicant to address these concerns, but no changes have been provided. For these reasons, staff does not support this request. This concludes my presentation. I'm happy to answer any questions you may have.

Mr. Dandridge - First and foremost, thank you Ms. Hartwick, for your work on this particular case and the communication and everything that's taken place in regards to it. Before we move on, does anyone have any questions for Ms. Hartwick? Would anybody like to speak to this case? Anybody on WebEx?

363
364 Mr. Lewis - There's no one on WebEx to speak to this case.

365
366 Mr. Dandridge - If not, I'd like to move forward. Is the applicant here? In that
367 case, I moved that PUP-2024-102211 Mike Salem for 101 Laburnum LLC be
368 recommended for denial because of the proximity to existing homes in limited area to
369 provide suitable buffering.

370
371 Mr. Mackey - Second.

372
373 Mr. Dandridge - Motion has been forwarded, got a second from Mr. Mackey.
374 All in favor?

375
376 Commission - Aye.

377
378 Mr. Dandridge - Any opposed? Motion carries.

379
380 **REASON:** Acting on a motion by Mr. Dandridge, seconded by Mr.
381 Mackey, the Planning Commission voted 4-0 (one absence, one abstention) to
382 recommend the Board of Supervisors deny the request because it could have a
383 detrimental impact on property owners in the vicinity.

384
385 Mr. Emerson - Mr. Chairman, moving on to the next case on your agenda,
386 which also appears on Page 1 is REZ-2025-101195 Andrew M. Condlin for SCC LLC.

387
388 **REZ-2025-101195 Andrew M. Condlin for SCC LLC:** Request to conditionally rezone
389 from B-1 Business District to B-2C Business District (Conditional) Parcel 754-743-4371
390 containing 0.67 acres located at the northeast intersection of Eastridge Road and Jesse
391 Senior Drive. The applicant proposes a drive-through restaurant. The use will be
392 controlled by zoning ordinance regulations and proffered conditions. The 2026
393 Comprehensive Plan recommends Commercial Arterial. The site is located in the
394 Enterprise Zone.

395
396 The staff report will be presented by Ms. Kelly Drash.

397
398 Ms. Drash - Good evening. This is a request to conditionally rezone a
399 0.67-acre site from B-1 to B-2C to allow for a drive-through restaurant. The site is located
400 at the northeast intersection of Eastridge Road and Jesse Senior Drive, and it is located
401 in the Enterprise Zone. The property is primarily surrounded by Business and Office uses,
402 with Regency Mall located farther west and Freeman High School located farther east.
403 One residential home remains on Eastridge Road, located south of the site. The new
404 concept plan contained in the handout you received tonight would address the site design,
405 landscaping, and parking concerns. The site was previously a bank with customer drive-
406 through, and the proposed use would convert the existing structure into a drive-through
407 soda restaurant. The applicant intends to use only half of the available square footage
408 and leave the other half vacant. A patio area with a walk-up window is proposed, and
409 there would be no indoor dining. Staff notes parking remains a focal point of the case and

encourages the applicant to work with the restaurant located directly to the north to create a shared parking agreement to minimize future parking conflicts. New proffer language in the handout would address architectural elevations and sidewalk. The applicant has provided architectural elevations illustrating the proposed signage. The exterior would remain in substantial conformity with the existing building. The 2026 Comprehensive Plan recommends Commercial Arterial for the subject site. The proposed zoning is consistent with this designation. The proposed use would be relatively minor and consistent with the character of the surrounding commercial area and would repurpose a vacant site. Additionally, the applicant has adequately addressed staff concerns. For these reasons, staff supports this request. This concludes my presentation. I am happy to answer any questions you may have.

Mr. Dandridge - Thank you, Ms. Drash. Anyone have any questions or anyone like to speak to this case in the audience? On WebEx?

Ms. Hartwick - There is no one on WebEx for this case.

Mr. Dandridge - All right, thank you.

Mr. Condlin - Mr. Chairman members of the Commission, Andy Condlin here on behalf of the applicant, really just to answer any questions that you may have. Obviously we've worked with Ms. Drash and staff to be able to provide for; really it's important to repurpose an existing vacant building, and that's as we're surrounded by commercial properties. One thing I would point out is that we took great pains in making sure that the existing unconditional B-1 which allows a number of uses to retain that and actually restrict the property from a standpoint of restaurant use so that if it does have a drive-through, we cannot have any indoor seating. But otherwise we could provide for a restaurant or any office uses. This is really what it's limited to. We think this is a good use for the area. It's the first time, I think, in the Richmond area for this particular type of restaurant, and so we're pretty excited for that and I'd be happy to answer any questions you have at this time.

Mr. Winterhoff - Thank you, Mr. Condlin, and also thank you Ms. Drash for the preparation of this case, I just wanted to make sure I understood one aspect of the case and maybe Mr. Condlin, maybe you Ms. Drash. I noticed in the updated drawings the parking helps support I think the applicant's purpose of use of using about half the square footage. The patio would be able to support that too. In the instance where I think we would reach a time to expand the use of the building or expand the patio, what would happen next? Would that require another application to be submitted? I just wanted to make sure I understood that part.

Mr. Condlin - I think Mr. Emerson or Ms. Drash can speak specifically. My understanding would be that we would get a certificate of occupancy for the limitation of the square footage of the buildings, we couldn't occupy that. We'd want to come in, we'd have to, we could still occupy that building at a greater extent, but we'd have to prove that we have the parking. A couple of things that we're trying to accomplish is you can see

we've put on the plan on the far right, the future parking is needed. There's some additional space. Thank you, Ms. Drash. That's over on the right side as you come into the site off of Jesse Senior Drive. We're also working with the adjacent restaurant to get additional parking which we could use for shared parking. They have excess parking, just that nobody really drives behind that building to park. They all park in our spot to go to the Mexican restaurant. We're going to have to figure all that out to make sure that everybody's in good shape there. Those are some of the options we could look at in order to achieve, and we're still going to be doing that regardless to make sure that we have enough parking onsite. We're not anticipating hardly any parking based on our experience in other locations and their experience in running restaurants that this is going to be mostly drive-through. Parking is going to be pretty limited so we feel we're pretty comfortable from a practical standpoint, we'll be able to work with that.

Mr. Winterhoff - Great, thank you. And the other one I just wanted to confirm, in the updates to the drawing also, I know Ms. Drash you had called out, I think we have come to an agreement with the sidewalk in partnering with DPW just to ensure that that continues to be an option too.

Mr. Condlin - I put that in the proffers. We believe, we believe it's in the public right of way. It's a beautiful sidewalk, brick sidewalk, but, I put in the proffers to the extent that it's not in the public right of way we'll maintain it. I mean, we haven't done an ALTA survey. We've done based on estimates on what it is, but we think it's all in the public right of way. But if it's not, we'll maintain it. If it is in the public right of way it already exists and the county's already maintaining it.

Mr. Winterhoff - Excellent. Well, thank you very much. And just worth noting, I was not familiar with this business either and talked to a friend out in Utah today and was surprised to learn, it's incredibly popular. Yeah. He says they're all over the cities and the towns, so it's exciting to see Richmond being able to offer that option to our residents. Any additional questions? Mr. Chair, I move that we recommend approval of REZ-2025-101195 SCC LLC with the proffers dated July 7, 2025.

Mr. Shippee - Second.

Mr. Dandridge - We have a motion by Mr. Winterhoff, a second by Mr. Shippee. All in favor?

Commission - Aye.

Mr. Dandridge - Any opposed? All right.

REASON: Acting on a motion by Mr. Winterhoff, seconded by Mr. Shippee, the Planning Commission voted 4-0 (one absence, one abstention) to recommend the Board of Supervisors grant the request because the business use is compatible with surrounding development and the proffered conditions should minimize the potential impacts on surrounding land uses.

Mr. Emerson - Mr. Chairman, we now move on to Page 2 of your agenda for REZ-2024-101760 Mark Baker for Harsh Thakker, Dorado Capital, LLC.

REZ-2024-101760 Mark Baker for Harsh Thakker, Dorado Capital, LLC: Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-5AC General Residence District (Conditional) (17.21 acres), and C-1 Conservation District (Conditional) (18.91 acres) part of Parcel 833-726-3832 containing a total of 36.12 acres located on the north line of N. Airport Drive (State Route 156) approximately 320' east of its intersection with N. Washington Street. The applicant proposes a single-family subdivision. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, and Environmental Protection Area.

The staff report will be presented by Mr. Seth Humphreys.

Mr. Dandridge - Mr. Humphreys. How are you?

Mr. Humphreys - Good evening.

Mr. Dandridge - Before your report real quick, is there anybody who would like to speak to this case or on WebEx?

Ms. Hartwick - There is one speaker on WebEx. I am unmuting Mr. Garner now.

Mr. Dandridge - Not at the moment. I just wanted to make sure after he provides the report, then we'll hear the person on WebEx who would like to speak to the case. Thank you.

Mr. Humphreys - Alright, thank you Mr. Chairman. Good evening members of the Commission. As stated, this is a request to conditionally rezone from A-1 and C-1 to R-5AC and C-1. The R-5AC portion of the site is central to the site and would contain the residential lots and the common area containing amenities and BMPs. The C-1C portion of the request would surround the residential area to the west, north, and east and would serve to protect the existing environmental features and serve to separate the development from the existing subdivision to the west. The site has limited usable road frontage along N. Airport Drive because of its proximity to the I-295 interchange. Additional access to the site is available through a platted road stub on Beckley Road. Significant environmental features are located on the eastern portion of the site, adjacent to the I-295/N. Airport Drive Interchange. The surrounding properties are all zoned A-1 or C-1 and include residential uses to the west and to the south. The applicant proposes to develop the site for up to 49 detached homes, an equivalent density of 1.36 units per acre. The proffered concept plan shows how the site would be designed, including a single access point on N. Airport Drive. The requested residential zoning district allows smaller lots than those typically found in the area. The smaller lots and their placement central to the site along two roads would allow

548 more open space to the north, east, and west adjacent to the Silver Spring Farms
549 subdivision. The applicant has submitted revised proffers, which do not need a waiver of
550 time limits, addressing many topics typical to new developments in the county. All homes
551 would be consistent with the submitted architectural elevations, seen here, and be
552 constructed of brick, stone, vinyl, or cementitious siding. Other proffers address
553 foundations, garages, driveways, chimneys, cantilevered features, protective covenants,
554 street trees, lamp posts, and hours of construction. Any property found to be in the
555 floodplain outside of the requested C-1 areas during the subdivision process would then
556 also be requested for C-1 zoning prior to the final subdivision approval as proffered. The
557 revised proffers now address the items listed in the staff report as areas that could be
558 improved. Sidewalks would now be provided on both sides of the streets and the potential
559 contents of the proffered park have been listed. Driveway materials have now been listed,
560 exterior work has been prohibited on Sundays, and a trail network, as seen on the revised
561 concept plan, has been proffered. Specific contents of buffers have been included and a
562 new landscaped buffer along North Airport Drive has been added. Staff does note there
563 are a few minor wording changes which may be needed to those proffers to properly clarify
564 the applicant's intent and ensure there is not need for an interpretation during subsequent
565 phases of the development process. The applicant held an initial community meeting on
566 October 28, 2024. The community raised concerns regarding traffic, access to adjoining
567 subdivisions, impact on wells, loss of farmland and animal habitat, and a general
568 inconsistency with the existing community. The applicant held a second community
569 meeting on May 13, 2025, to present the current proposal. The community continued to
570 raise concerns the same concerns with the exception of access through the adjacent
571 subdivision since that had been removed. The proposed development has positive aspects
572 in that it would introduce different home choices and lot sizes, clustered in a manner that
573 would be largely separate from established rural development. Additionally, the request has
574 removed the applicant's original plan to connect a second point of access through the
575 adjoining subdivision on Beckley Road. Instead, the plan clusters the proposed lots further
576 away from the existing adjacent subdivision homes. The submitted proffers also provide a
577 number of commitments that are consistent with other similar developments elsewhere in
578 the county; however, staff does note a number of minor wording changes that could be
579 used to clarify. The applicant is encouraged to consider addressing those prior to the Board.
580 The Comprehensive Plan recommends SR-1 with a recommended density of 2.4 units per
581 acre, and Environmental Protection Area uses for the site. With detached homes and an
582 overall density below the 2.4 the proposed development would be generally consistent with
583 the SR-1 designation. For these reasons staff can now support this request as long as the
584 applicant is able to clarify the revised proffers before the Board of Supervisors.

585
586 Mr. Dandridge - Thank you, Mr. Humphreys. Before we hear from anyone in
587 the audience or on WebEx I wanted to ask if anybody on the Commission had any
588 questions for Mr. Humphreys?

589
590 Mr. Mackey - Thank you Mr. Chairman. Mr. Humphreys, I don't want to put
591 you on the spot. I never really fully understood the issue with the streetlights I forgot to
592 ask you about that. Can you kind of give us some clarification on that?

Mr. Humphreys - The streetlights, it's, the proffer that they had, let me see if I got that in here. It just didn't, it conflicted with code. Gotcha. And, streetlights are already well documented or well addressed in the code and we didn't think that we didn't want that in there in case there was any conflict now or in the future. So that, that's basically why we wanted that taken out.

Mr. Mackey - I'm certain that some examples of the wording, clarifications, you've already shared that with the applicant?

Mr. Humphreys - Yeah, we, I tried to contact them, but we didn't have time to connect today, but I'll get with them and we can work that out. It's very, very minor changes just adding one word or two words here or there.

Mr. Mackey - Alright.

Mr. Humphreys - The intent is there; it just needs to clarify for legal purposes.

Mr. Mackey - Ok. Alright. Thank you, sir. Nobody in the audience wants to speak?

Mr. Dandridge - Please, when you make it to the back of the lectern, please just state your name and your address, residence of where you live.

Mr. Whitt - My name is Ricky Whitt. I live at 700 Beverstone Road. I am in close proximity to this development. My home is wedged between two developments that want to develop my 100 % agricultural community. The community that emphasizes and appreciates our open spaces, our way of community. A community that emphasizes and appreciates our open spaces and pardon me, and our way of life, nature and state scenic Chickahominy River amongst others. And our lands that have been placed in conservation for protection from people like Baker Development Resources and Dorado Capital. In my humble opinion, these entities do not care about our community and only wish to profit from our misfortune. I'm here tonight to strongly oppose the rezoning request in case REZ-2024-101760 submitted by Dorado Capital LLC for the property at 700 North Airport Drive. This proposal to build 49 single-family homes on land currently zoned for Agricultural and Conservation is incompatible with our community's needs. It violates the spirit of the 2026 Comprehensive Plan and offers proffers that are woefully inadequate to mitigate the negative impacts and provides inadequate proffers resulting in reduced legal recourse for its residents. General development policies of the 2026 Comprehensive Plan are supposed to encourage the design of new development to be compatible with and complementary to existing land uses. Incompatible uses should be closely should not be closely located. This development threatens our community by way of providing a foothold in our community that allows for further standing of our agricultural community that may now hold to be overshadowed by a forced indoctrination of an HOA community. Meaning more developers will come and they'll use this as an excuse to basically ride the coattails that the agricultural community no longer has precedence in that area. Again, a

homeowner's association where homes are required to comply with specific aesthetics of their own community policies would probably not want to hear or smell farm animals. Parts of this development are recommended as an Environmental Protection Area, as noted in the Comprehensive Plan recommendation. And developing it or near it risk the disruption of local wildlife habitats and potentially contaminating area wells as community members have already raised in prior meetings. The Comprehensive Plan states that development should be designed to minimize adverse environmental and fiscal impacts. This can be achieved by developing the land as it currently is zoned. A large portion of the land is already C-1 Conservation. Just leave it alone. The community holds no issues with development of the agriculture community that complements our community. In addition to the wildlife, we have our own domesticated animals. The old proffer which has now been superseded as a few days ago had listed proffer number 8, which has since been removed titled, Streetlights, where street lights shall be installed with a minimum spacing of every 180' or as otherwise to provide adequate lighting for all sidewalks as approved at the time of subdivision review. Henrico County requires street lighting along sidewalks as standard practice. Light radiation is a concern with our community and will remove our starry landscape as well as affect our domestic and wildlife animal inhabitants in a negative way according to research on the matter. Protecting agricultural nightlife will not be possible, and the existence of the community will threaten our way of life. These proffers signed just two days ago on July 8 feel rushed and insufficient prioritizing minimal compliance over meaningful community benefits. Our community is highly concerned with the close proximity this development will have by way of entry and exit into the neighborhood on both sides of North Airport Drive. VDOT has already stated that they will not place a light, a stoplight to help with the flow of traffic at an already dangerous intersection. The residents fear the new traffic pattern and added traffic due to this development will result in dangerous road conditions that will ultimately increase the risk level for the existing residents. This has been stated numerous times from all residents at of the community meetings. The residents of our community reject this proposal on the grounds that safety measures are not adequate and have not been agreed upon. In addition to the proffers suggesting that hours of operation would be acceptable if only exterior work halted after a fixed set of hours. Hours of construction should include interior, exterior and excavation activities with no deviations unless otherwise approved by the appropriate government official. The properties give free reign to developers in matters that determine emergency use cases. In summary, this rezoning would sacrifice valuable agricultural and conservation land for a dense, poorly thought out subdivision that burdens our roads and environment and quality of life. I urge the Commission to recommend denial of this request and send a message that Henrico values sustainable growth over short term development. And may I remind this developer that during our last community meeting, it was stated by the developer themselves that they were evaluating to see if the surrounding community would want this built next to them and if not, they would consider dropping the project altogether. Per an article published by Richmond Bizsense...

682 Mr. Emerson - Excuse me, Mr. Whitt.
683
684 Mr. Whitt - Yes sir.
685
686 Mr. Emerson - You have used over five minutes of the allocated 10 if you
687 could wrap it up so the next speaker can...
688
689 Mr. Whitt - Yes, sir. I have maybe one more minute or less. There's an
690 article that basically states we've tried really hard to work with neighbors. Initially, we
691 started a much higher density, but we listened to their concerns and have been working
692 on it over several meetings, several iterations, and we're hoping to deliver something that
693 both community both the community likes and delivers housing that is much needed. Our
694 community has signed 167 petition signatures from community opposing both Baker and
695 GEM Capital Development in our communities. This is your proof that any approval here
696 tonight will be met with overwhelming opposition of this and plans that aim at destroying
697 our agricultural communities. Members of the Planning Commission, our community is
698 under attack and we desire your support in this matter. Thank you for your time.
699
700 Mr. Mackey - Thank you.
701
702 Mr. Dandridge - Thank you.
703
704 Mr. Emerson - Mr. Chairman as the next speaker is approaching you have
705 approximately three minutes left in your 10-minute allocation.
706
707 Mr. Dandridge - Based on the fact that we went a little long on the first one, I
708 would ask that everyone be mindful that would like to speak because we would like to
709 hear all of your voices to get an opportunity. So, I may extend it just a little bit.
710
711 Mr. Stark - Thank you. I'm going to be very brief. My name is Joseph
712 Stark, 620 Stanwich Court. I'm on the other side of the Airport Road and I don't have
713 animals, but I do have a farm. And as stated so eloquently by my predecessor, the
714 agricultural impact in this community of this build is not what the community wants. It's
715 not what the neighbors in the area want, nor is it advantageous to people who want to
716 come live there. Just because of the traffic flow. They have that one way in and one way
717 out. Without a traffic light at the intersection of Airport and Washington and Hanover, it's
718 going to be a calamity. It's already tough to get out for me to come out and make a left
719 turn. Most of the time I just chuck it and make the right turn and just loop around off of,
720 295 to get back in the other direction. So, without the county stepping in to help VDOT to
721 understand that a light is necessary for any development that wants to come to that area
722 further than what's currently there. I mean even for your 2026 Plan, the 2026 Plan with a
723 lower density, we're at capacity for traffic right now at that intersection. And without a light
724 or some other methods to move people around there, this area definitely needs to stay
725 like it is. That's all I really have. Thank you.
726
727 Mr. Mackey - Thank you.

728
 729 Mr. Dandridge - Thank you.
 730
 731 Mr. Gary - My name is Robert Gary. I'm at 1720 North Washington
 732 Street. This is the first time I've heard of this development. If you would give me some
 733 time to get some petitions against it, then I certainly can, get plenty of, I got a 137 for
 734 against the previous development that wants to change it from A-1. Everybody from
 735 Tuckers Creek on East have one acre or more. I have 35 and I live a quarter of a mile
 736 upstream from this proposed development from what I hear. So, thank you and thank you
 737 for listening. Have a good day.
 738
 739 Mr. Mackey - Thank you.
 740
 741 Mr. Dandridge - Thank you, Mr. Gary.
 742
 743 Mr. Mackey - How much time do we have left?
 744
 745 Mr. Dandridge - We're at nine minutes and 50 seconds. At this point I'm going
 746 to go ahead and let the person that's on WebEx speak because they've been waiting
 747 patiently and then if we have anybody else, we're going to extend the time to 15 minutes
 748 in light of anybody else that wants to speak. So, for the audience member that's on
 749 WebEx, could you unmute them at this time?
 750
 751 Ms. Drash - Yes, I'll be unmuting Mr. Garner now. Note there is a second
 752 individual on WebEx as well.
 753
 754 Mr. Dandridge - Alright, thank you.
 755
 756 Mr. Garner - Those present in the room, can you hear me now?
 757
 758 Mr. Dandridge - Yes, we can hear you.
 759
 760 Mr. Garner - Good evening. My name is Geoff Garner, that's Geoff, G E O
 761 F F. I reside at 410 North Ivy Avenue in Highland Springs. I'm here to speak a strong
 762 opposition to this proposition. As an administrative note, I'd like to point out that I did
 763 submit email comments yesterday. I understand that they are in receipt by staff and the
 764 Board and I request that they be considered by the Board and incorporated into the
 765 minutes. If you've ever driven on 295 South approaching Airport, if you look off to your
 766 right in its daytime hours, you're likely to see Earthworks that were constructed during the
 767 Civil War and the Battle of Cold Harbor and The Seven Days Battle. If you're driving down
 768 that stretch of road in the evening and you look off to your right you're likely to see deer
 769 grazing by the side of the road. And this is directly adjacent to the exact piece of property
 770 that is the subject of this proposal. I implore the members of this, committee, this
 771 Commission to think about the responsibility that you all have to affect a reasonable
 772 balance between development and preservation of what the previous speakers whose

773 comments I strongly endorse and support; what they refer to as our way of life here, but
774 it's more than just our way of life. This area is rather uniquely situated on the outskirts of
775 a major city, but it's also coming from the other side on the outskirts of a rural and a
776 agrarian area which needs to be preserved. Now in addition to the multiple species of
777 wildlife, which inhabit this area, this exact tract of land is right up against or in the drainage
778 area of the upper sources of the Chickahominy River. If you've seen anything in the news
779 of late, you must be aware of the threatened condition of this historic river. Day after day
780 you read articles in there about the degradation of the water, the proliferation of forever
781 chemicals in the water and the impact that it's having on the fish, the impact that's having
782 on the indigenous people who are repopulating the banks of that river just miles
783 downstream from us. We cannot ignore the fact, the irrefutable, unchangeable fact that
784 when a development gets made and you have multiple new houses in an area, there is
785 human runoff that is unavoidable. You have chemicals from fertilizers, from insecticides,
786 you know, the chemicals that go along with human habitation that will inevitably end up
787 running off this land and ending up in the Chickahominy River. We cannot let that happen.
788 We need to preserve a little bit of green space in Henrico County. We need to preserve
789 a little bit of green space in this area. Now, I recognize that to a certain extent, you know,
790 my argument must have a bit of a hollow ring to it and that, yeah, I bought my, you know,
791 six acres a couple here a couple years ago and to a certain extent I am asking you to
792 close the door behind me. Yes, my house was built here and I'm now saying more houses
793 should not be built here. So, I do recognize that, you know, error to my logic. But the fact
794 remains that if we want to preserve any type of green space, any type of habitat for
795 wildlife, any type of hope for the Chickahominy River to recover, that the last thing we
796 want to do is to build this type of development in this particular area. Gentlemen, it just
797 makes no sense. Thank you for your time and consideration.

798
799 Mr. Dandridge - Alright.

800
801 Mr. Mackey - Do we have anybody else on WebEx?

802
803 Ms. Drash - Yes, there is one more. Would you like me to unmute them
804 now?

805
806 Mr. Mackey - They're going to have to shorten their conversation because I
807 think we have one or two more people in the audience who would like to speak. We're
808 already well past the time limit.

809
810 Mr. Dandridge - I would like to try to keep them to two minutes. We appreciate
811 their patience and their upcoming input.

812
813 Ms. Drash - I'm unmuting Ms. Montrose now.

814
815 Ms. Montrose - Members of the Commission. My name is Gray Montrose and
816 I'm a Varina resident. I live at 4300 Eanes Lane Henrico 23231. I'm here to ask this

Commission to vote no on this project because it is unsuitable to the topography, terrain, and the area. This development would cram nearly 50 houses practically on top of the Chickahominy flood plain with commitments to dramatically reshape the terrain with grading, storm water facilities and significant alterations to wetland areas already identified. As this Commission is aware, the data that understands where flood plains are located is backward looking not forward looking. It does not consider the future potential for those flood plains to change in response to new rainfall and weather patterns. And we know, you know, better than that. You know that climate change is a real threat to not only the families who will buy these homes, but the families who have invested their generational wealth in the homes to the north and west. The river can and will rise. We have been under Jame's River flood watches twice in the last week alone, and there is no water gauge on the Chickahominy. We will never know in advance of a flood on that river because there is no gauge. Will you be responsible for the families who trust you? Who trust Henrico County to insist on quality homes for its residents. Will you be responsible for those families losing their investments to the river and say you didn't know because you do know. In addition, while I appreciate the developer's efforts to revise plans to limit the egress for this development to a single entrance it's only to make it more dangerous. This is Henrico County. We are completely car-dependent. Most families have at least two cars, and as I recall Mr. Mackey once told me that he has at least four at his house. Imagine that number multiplied by 49 single family homes and you can imagine the scale of a crisis in an emergency. What if that single exit is blocked by a downed tree or flooded road. What if 49 families are trapped with a rising river at their back and no way to leave? We learned this week exactly how deadly flooding can be. Please reward the trust that Henrico's citizens place in you to be the check on irresponsible development. Please vote no on this request. Thank you.

Mr. Mackey - Thank you.

Mr. Dandridge - Thank you Ms. Montrose.

Mr. Mackey - I'd like to make a statement. I do realize that they only have the one entrance and that is because the residents requested that they not cut through the existing development using Beckley Road. The applicant went and removed that entrance into the subdivision. They also reduced it to 49 units. That's how they got to the one. Originally it did have two entrances to the subdivision. I just wanted to get that on the record.

Mr. Dandridge - I believe we did have one or two others that wanted to speak, so I please, ask you to be mindful of the time and I appreciate your patience. You can step to the back of the lectern.

Mr. Mackey - Was there anyone else who wanted to speak? Okay, he'll be the last speaker.

Mr. Hutchins - Thank you for extending our time. The two companies that are proposing to put homes in this area is...

863
864 Mr. Dandridge - ...not to cut you off, but just your name and your...
865
866 Mr. Hutchins - I'm sorry.
867
868 Mr. Dandridge - No problem.
869
870 Mr. Hutchins - Elmer Hutchins, 813 Beverstone Road. So my road is right in
871 the middle of the whole thing that's going on right now with these two different companies.
872 The amount of houses that they're proposing is going to actually double the amount of
873 homes that's in our area for quite a distance, because everybody, most everybody's on
874 at least one acre of land. But my wife and I searched a whole year to find the right home
875 to raise our family. When we crossed the property on Beverstone Road; we knew we
876 found what we wanted. It's a shortened dead-end road, nestled between two, was nestled
877 between two small farms. The homes are spread out. Community's quiet and laid back.
878 Our family enjoys life here for nearly 40 years now. We pray you do the right thing and
879 protect us from the invasion of investment firms looking to build crowded subdivisions in
880 the middle of our peaceful rural neighborhood. We respectfully request the zoning change
881 be denied, keeping with A-1 and C-1 zoning that's intact. Any new building in our area
882 should conform with a surrounding area of at least one home per acre. Thank you.
883
884 Mr. Mackey - Thank you, Mr. Hutchins. I'd like to hear from the applicant, to
885 address comments and concerns.
886
887 Mr. Ragazzii - Good evening, Mr. Chairman members of the Commission.
888 My name is Alessandro Ragazzi with Mark Baker, Baker Development Resources. We're
889 representing the contract purchaser on this request. I would just point out that the
890 Comprehensive Plan identifies the property has SR-1 and this is consistent with that. The
891 future land use designation recommends a maximum density of 2.4 units per acre. The
892 current proposal is at a density of 1.36 units per acre, so well within the range of the future
893 land use guidance. You know critically, the request would support a more diverse housing
894 types to meet the needs of a demographically diverse population which addresses land
895 use of community character Objective 9, as well as the larger regional housing shortage.
896 You know, with that in mind, you know, as they would have discussed, the proposal does
897 introduce a pattern of development that is different from the adjacent community in the
898 Silver Spring Subdivision to the west, which generally consists of larger lots than what is
899 proposed. However, the proposal, as staff notes would introduce different home choices
900 and lot sizes clustered in a manner that would be largely separate from the established
901 rural development. We've communicated and worked with both neighbors and staff
902 throughout the process in an attempt to balance concerns, accomplishing the Plans goals
903 while remaining sensitive to the adjacent residential communities. We initially applied with
904 the concept for 103 new housing units. Based on conversations with staff we reduced
905 that to 81 to bring the project more in line with the county's Comprehensive Plan. The 81-
906 unit concept had a density of approximately 2.2 units per acre, so it was still in line with
907 the SR1 classification. We then held a community meeting on October 28 of last year and

presented the 81-unit concept. At that meeting we heard a number of concerns and we've tried our best to address them while also balancing the county's Land Use goals and the needs of the owners. At our meeting, the community expressed concerns about density. In response, we reduced the density by 30%. From 2.2 homes an acre to 1.35. There are significant infrastructure costs in providing county utilities to the site, over 2800' of water needs to be brought down Airport Road, a sewer from the pump station to the north. The current proposal is the minimum density to support that significant site cost. Our initial submission contemplated a future extension of Beckley Road. Neighbors expressed concerns about traffic, access to their community. We removed that connection entirely. At that meeting as well, the community expressed concern about the loss of green space, especially wildlife habitat. In response, we increased the open space by 63%, so from 11.6 acres to 18.9 acres. We also increased the area in common from 45%, from 5.2 acres to 7.6 acres. We heard concerns, kind of consistently about the initial submission showing new lots that back right up to the adjacent properties originally showing a 10' buffer on the proposed lots. There was just a concern that was echoed here tonight about that not being compatible with the rural lifestyle of folks living in this community already. In response, we increased that tenfold to provide a 100' between the proposed lots and the adjacent residential properties. After making those changes, we held another community a couple months ago on May 13. The community was receptive to the changes, but as they noted tonight there were still concerns, so we made a few other changes incorporating more common area to separate blocks. It's directly speaking about that Airport Drive connection. We did have conversations with Adam Moore and VDOT and we shifted an existing curb, we're actually showing it shifted more to the west. So further away from the interchange, formalizing the need for a right in, right out. No left turn onto Airport Drive. Formally amending the request to put 18.81 acres in the C-1 Conservation District. Just note that it's currently not zoned C-1. So this will be 18 acres that are being zoned C-1 while preserving and protecting existing wildlife habitat, and lastly, we reduced the density by an additional lot from 50 to 49. Since then we made additional changes to the proffers based on further conversations with staff including proffering a minimum 35' natural landscape buffer as well as decorative fencing along Airport Drive, proffering supplemental landscaping within that 100' buffer area. If there's 50' adjacent to lot A-1 to lot B-6 that is kind of open at the moment, so we would be supplementing landscaping there to the level of a TB 50, prohibiting exterior construction on Sundays, addressing driveway materials. We also proffered a number of amenities for future homeowners, including sidewalk to street trees on both sides of the new road in the development's common spaces, including the pocket park, which had a minimum and would be improved with the gazebo and benches to provide communal space for future homeowners. These would connect to wilderness trails surrounding the development, which would promote an active lifestyle for future residents. Now ultimately the proposal is consistent with the county's future land use goals addresses the regional housing shortage, but at the same time has been tried to be responsive to community feedback and ultimately actually offers some protections to their adjacent residential properties that aren't guaranteed with the current A-1 zoning. With that I do want to thank staff again for

951 their assistance. The neighbors, you know, I might not have fully addressed every
952 concern. I do want to thank them for meeting with us and clearly communicating their
953 concerns with us. And I'd like to thank you all for your time and consideration and answer
954 any questions you may have.

955

956 Mr. Mackey - Does anybody else have any questions? Okay, your engineer
957 is here tonight?

958

959 Mr. Ragazzi - The engineer is not present.

960

961 Mr. Mackey - Is there anyone here who can speak to we had some
962 concerns about runoff.

963

964 Mr. Ragazzi - The first thing to note is that, you know, we're just in the
965 rezoning stage, so there will be a detailed design and review to follow. The concept plan,
966 well, I understand the topography of the site. The water kind of flows naturally west
967 towards east towards that RPA. We've shown in the concept plan several stormwater
968 management facilities that would have to be best management practice, so most likely in
969 open air detention storm water, that would have to, you know, the run off stormwater
970 come goes into those facilities, they're treated for quality and then released out. As we
971 move forward, Virginia's stormwater management regulations, Henrico County, would
972 require those storm water facilities to meet all the applicable requirements. That would be
973 reviewed by the county environmental engineering and public works at a later date. So
974 you know ultimately the design will continue to divert water away from neighboring
975 properties and to the extent that there is, you know stormwater run-off, it would be treated
976 before being released.

977

978 Mr. Mackey - Who can speak to the development affecting the topography?
979 I recommend when you go to the Board, make sure you have your engineer with you.

980

981 Mr. Baker - In retrospect, it would be good to have the engineer here, but
982 I think the key is, and some staff notes it in the report that to the extent that there are
983 environmentally sensitive areas, the RPA etc., where you are typically going to see more
984 of that topography. Those areas are captured within the open space, the C-1 zoning etc.
985 So this actually could arguably be less impactful than an A-1 large rather one acre larger
986 lot concept which might have the the development less centrally located and more spread
987 out across the site.

988

989 Mr. Mackey - I also wanted somebody to speak to I know at both community
990 meetings we heard issues and concerns about the existing wells at the existing,
991 subdivisions. People were concerned that this new development would impact their
992 whales.

993

994 Mr. Ragazzi - I mean, the first thing to note again is just the topography,
995 right? So, the properties to the west are higher than the properties of water will just
996 naturally be going away to the extent, you know, that there's run off and it gets treated in

997 that storm water management facility. The other component is that this is connecting to
998 county water and sewer, right? It's not connecting to the existing aquafer for taking
999 additional water out of that aquafer or utilizing drain fields, right? Both of those are
1000 positives.

1001
1002 Mr. Mackey - I don't have anything. I have a question for staff about the
1003 street. Back to the street ights. Someone made a comment saying that, you know, they
1004 didn't want streetlights because it was going to affect the night light and stuff like that.

1005
1006 Mr. Humphreys - The code, our code requires those lights to be shielded so that
1007 that we don't shine them up. They shine down on the street. They're for safety measures,
1008 The code does require them.

1009
1010 Mr. Mackey - I meant to say something earlier and I forgot. I do apologize
1011 for that. I don't have anything else.

1012
1013 Mr. Dandridge - At this time, the audience portion is closed.

1014
1015 Mr. Hutchins - He made one mistake, he said that their land is higher than
1016 ours or lower than ours and it's not because the water runs out of the woods behind my
1017 house [inaudible].

1018
1019 Mr. Dandridge - Duly noted. Appreciate that.

1020
1021 Mr. Mackey - Mr. Hutchins, correct?

1022
1023 Mr. Hutchins - Yes.

1024
1025 Mr. Mackey - Thank you, sir.

1026
1027 Mr. Dandridge - Thank you.

1028
1029 Mr. Mackey - First, I'd like to thank staff for working through this case. It was,
1030 it's been a lot of changes made. I think they're all for the good. I'd like to thank the
1031 applicant for the changes they did make. I want to especially thank the residents for
1032 coming out to the community meetings. We had almost 30 people at the first meeting. I
1033 couldn't find my notes for the second one, but we had a large number at the second
1034 meeting as well. Your voices were heard, like, the applicant said earlier, they started out
1035 with over 100 homes and it's been reduced to 49. I do think that they have made steps
1036 towards protecting, conserving some green space. I mean, you can't save everything. I
1037 mean there there's going to be development even if we don't want it, I mean, there's going
1038 to be places that are going to be developed. I mean that's just a part of life. What we want
1039 to do is we want to be smart about it and we want to try to make sure it doesn't impact
1040 the community in a negative way. That's what we're asked to do when we do it. Tonight
1041 is just a portion of the step. This is just a recommendation. You have, whether we
1042 recommend for approval or denial, it still will go to the Board of Supervisors. You have

1043 another opportunity to be heard in front of the Board of Supervisors who will initially make
1044 the decision on whether it is approved or not as they should, as they are the elected
1045 officials. Again, I just want to thank everyone who did come out, who came out and, you
1046 know, participated in the process. I do believe that this site is somewhere that can be
1047 developed. You know, I believe, I don't think that it will be detrimental to the community.
1048 We do need housing, and this is an opportunity to add some housing. It's not going to
1049 solve everything, but I do think it's a step in the right direction. I'll make my motion if I can
1050 find it. Mr. Chairman. I move for approval of REZ-2024-101760 Harsh Thakker, Dorado
1051 Capital, LLC.

1052
1053 Mr. Winterhoff - Second.

1054
1055 Mr. Dandridge - We have a motion by Mr. Mackey, second by Mr. Winterhoff.
1056 All in favor.

1057
1058 Commission - Aye.

1059
1060 Mr. Dandridge - Any opposed?

1061
1062 **REASON:** Acting on a motion by Mr. Mackey, seconded by Mr. Winterhoff,
1063 the Planning Commission voted 4-0 (one absence, one abstention) to recommend the
1064 Board of Supervisors grant the request because it would permit development of the land
1065 for residential use in an appropriate manner and the proffered conditions will provide
1066 appropriate quality assurances not otherwise available.

1067
1068 Mr. Emerson - Mr. Chairman, that will appear on the August 12 Board
1069 agenda. The next item on your agenda this evening Mr. Chairman, is a consideration of
1070 your minutes from the joint session on May 15, 2025, and the Planning Commission
1071 regular meeting minutes on June 12, 2025. I don't believe we have an eratta sheet. The
1072 staff is shaking their head. We don't have an Errata sheet, so if you have any changes
1073 that you desire to be made, just advise us and we'll take care of that.

1074
1075 Mr. Dandridge - I'd like to make a motion that we accept the minutes as our
1076 Planning joint session on May 15, 2025, and the Planning Commission regular meeting
1077 minutes of June 12, 2025.

1078
1079 Mr. Shippee - Second.

1080
1081 Mr. Dandridge - A motion by myself, seconded by Mr. Shippee. All in favor?

1082
1083 Commission - Aye.

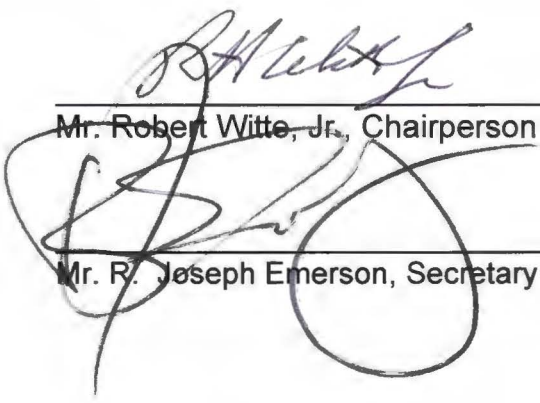
1084
1085 Mr. Dandridge - Any opposed?

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1087 Mr. Emerson - Mr. Chairman, I have nothing further for the Commission this
1088 evening.

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Mr. Dandridge -

With that being said it's 7:14. The meeting's adjourned.



Mr. Robert Witte, Jr., Chairperson

Mr. R. Joseph Emerson, Secretary