

1 **Minutes of the regular monthly meeting of the Planning Commission of Henrico**
2 **County held in the Henrico County Courts Building in the Government Center at**
3 **4309 E Parham Road, beginning at 6:00 p.m., Thursday, July 9, 2026. Display Notice**
4 **having been published in the *Henrico Citizen* June 18, 2026, through June 25, 2026.**
5

6 **Members Present:** Mr. Jaron N. Dandridge, Chairperson (Fairfield)
7 Mr. Bob Shippee, Vice-Chair (Three Chopt)
8 Mr. William M. Mackey, Jr. (Varina)
9 Mr. Brian Winterhoff (Tuckahoe)
10 Mr. Christopher S. Phelps (Brookland)
11 Mr. Daniel J. Schmitt (Brookland)
12 Board of Supervisors Representative
13 Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,
14 Secretary
15

16 **Also Present:** Ms. Jean Moore, Assistant Director
17 Mr. Benjamin Blankinship, AICP, Sr. Principal Planner
18 Mr. Tony Greulich, Sr. Principal Planner
19 Mr. Phillip Bariteau, County Planner
20 Mr. Sean Kellogg, Water Quality Research Analyst
21 Mr. Seth Humphreys, County Planner
22 Ms. Rosemary Deemer, AICP, County Planner
23 Mr. Livingston Lewis, County Planner
24 Ms. Molly Mallow, County Planner
25 Ms. Neha Shinde, AICP, County Planner
26 Ms. Han Vu, County Planner
27 Mr. Lamont Johnson, Traffic Engineer
28 Lt. Jermaine Alley, Henrico County Police
29 Mr. William Moffett, Henrico County Police
30

31 **Mr. Dandridge -** Good evening, everyone. I'd like to take this opportunity to
32 welcome everybody to the, actually we're reconvening, but I'm calling to order the meeting
33 for July 9, 2026, Zoning meeting of the Planning Commission meeting. Thank you for
34 joining us this evening. We'll first ask that you check your cell phones. Make sure they're
35 either turned off or vibrating. Let me apologize in advance. I know we have some
36 modifications going on in our public hearing space. We have tighter quarters this evening
37 but still we want to thank you for joining us. If you're able to please join us and stand for
38 the Pledge of Allegiance.
39

40 **[Recitation of the Pledge of Allegiance]**
41

42 Also, at this time, I would like to take this opportunity to welcome any news media that we
43 have in the room or in attendance. It appears that we have all members present this
44 evening. I'd like to note and recognize that our Board of Supervisors' representative, Mr.
45 Schmitt from the Brookland District. He'll be with us all year from the Board of Supervisors,
46 representing them but I'll note on the record that Mr. Schmitt abstains any voting taking

47 place unless needed. With that being said, I'd like to turn the meeting over to our
48 Secretary, Mr. Joe Emerson.

49
50 Mr. Emerson - Thank you, Mr. Chairman. I'll join with you in welcoming
51 everybody to the Planning Commission meeting for July 9, 2026. As you noted, the
52 Commission did have a work session that convened at 4:30 p.m. and recessed at 5:45
53 p.m. and, of course, reconvened here in this room at 6:00 p.m. The work session was for
54 the Planning Commission to hear from staff and continue discussions on the 2045
55 Comprehensive Plan and the Zoning and Subdivision Ordinance amendments that are
56 on your agenda this evening. I would also like to note for the public who is present and
57 those who are with us online; it is requested that all public comments be provided from
58 the lectern. Normally, I say at the back of the room. It's in the corner at the side of the
59 room toward the doors this evening where you entered. Public comments can be made
60 from that lectern. For those who are participating remotely you can participate by following
61 these guidelines. If you'll visit the Planning Department's meeting webpage at
62 henrico.gov/planning/meetings. You need to scroll down under Planning Commission and
63 click on Webex event. Once you've joined the Webex event, please click the chat button
64 in the bottom right corner of the screen. Staff will send a message asking if anyone would
65 like to sign up to speak on an upcoming case. To respond, select Neha Shinde from the
66 dropdown menu and send her a message. She will place you in the queue to speak. The
67 Commission does have guidelines for its public hearings. The applicant or their
68 representatives will have 10 minutes to present testimony. A portion of that time will be
69 saved for rebuttal of the opposition statements. Individuals in support, not part of the
70 applicant's presentation will have up to two minutes to present their testimony and
71 collectively not exceed those minutes unless the Chair extends the time. Individual
72 speakers in opposition will have up to two minutes to present their testimony and will not
73 exceed a total of 10 minutes unless the Chair extends the time. A group representative
74 may speak for support or opposition for up to 10 minutes and four other citizens appear
75 at the podium, identifying themselves and each cede two minutes of their time. Time to
76 respond to questions of the Commission will not be included in the allotted time for public
77 participation. The Commission maintains verbatim minutes of the meeting. Commentors
78 must provide their name and address prior to speaking for the record. Thank you again
79 for your participation and interest in your community this evening. With that said Mr.
80 Chairman, the first item on your agenda are the requests for withdrawals and deferrals.

81
82 Those will be presented by Ms. Jean Moore.

83
84 Ms. Moore - Thank you, Mr. Chairman and Mr. Secretary. The first item for
85 deferral is a request for deferral in the Varina District and is on Page 3 of your agenda.
86 This is REZ-2025-102340, DRB III Trucking LLC.

87
88 **REZ-2025-102340 DRB III Trucking LLC:** Request to conditionally rezone from A-1
89 Agricultural District and B-3 Business District to M-2C General Industrial District
90 (Conditional) Parcels 815-699-6667 and 815-699-8388 containing 5.938 acres located at
91 the southeast intersection of Darbytown Road and Miller Road. The applicant proposes
92 outdoor storage and trailer parking. The use will be controlled by zoning ordinance

93 regulations and proffered conditions. The 2026 Comprehensive Plan recommends
94 Planned Industry. The site is located in the Airport Safety Overlay District.

95
96 The deferral is requested by the Planning Commission to the August 13, 2026, meeting.

97
98 Mr. Dandridge - Thank you. Is anyone present or on Webex who is opposed
99 to the deferral of case, REZ-2025-102340?

100
101 Mr. Mackey - Mr. Chairman, there being no opposition to the deferral, I
102 move that REZ-2025-102340, DRB III Trucking LLC, be deferred to the August 13, 2026,
103 meeting at the request of the Commission.

104
105 Mr. Winterhoff - Second.

106
107 Mr. Dandridge - I have a motion by Mr. Mackey, a second by Mr. Winterhoff.
108 All in favor?

109
110 Commission - Aye.

111
112 Mr. Dandridge - Any opposed? Motion passes.

113
114 Ms. Moore - The next item is in Fairfield on Page 4 of your agenda. This is
115 REZ-2026-100916, Imperial Investments Group, LLC.

116
117 **REZ-2026-100916 Andrew M. Condlin for Imperial Investments Group LLC: Request**
118 **to rezone from R-6C General Residence District (Conditional) and B-3 Business District to**
119 **B-2C Business District (Conditional) Parcel 784-760-2968 containing 0.202 acre located at**
120 **the northeast intersection of Magellan Parkway and Brook Road (U.S. Route 1). The**
121 **applicant proposes general retail. The use will be controlled by zoning ordinance**
122 **regulations. The 2026 Comprehensive Plan recommends Government.**

123
124 The deferral is requested to the August 13, 2026, meeting.

125
126 Mr. Dandridge - Thank you. Once again, is there anyone present or on Webex
127 who is opposed to the deferral of REZ-2026-100916, Imperial Investments Group LLC?
128 If not, I request that REZ-2026-100916, Imperial Investments Group LLC be deferred to
129 the August 13 ,2026, meeting.

130
131 Mr. Shippee - Second.

132
133 Mr. Dandridge - I have a motion by myself, a second made by Mr. Shippee. All
134 in favor?

135
136 Commission - Aye.

137
138 Mr. Dandridge - Any opposed? Motion passes.

Mr. Emerson - Mr. Chairman, that completes the withdrawals and deferrals for this evening. Next are requests for expedited items. There are two of those. They will also be presented by Ms. Jean Moore.

Mr. Dandridge - Is there anyone present or on Webex who is opposed? Go ahead.

Ms. Moore - The first item is on Page 4 of your agenda in the Brookland District. It is Provisional Use Permit, PUP-2026-100970, Richmond Lodge of Perfection, A&ASR.

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.

In your packet you do have minor revisions and amendments to the staff recommended conditions. Otherwise, we have heard no opposition to this request.

Mr. Dandridge - Thank you. Is there anyone present or on Webex who is opposed to the approval of case number, PUP-2026-100970, Richmond Lodge of Perfection?

Mr. Phelps - I make a motion to approve PUP-2026-100970, Richmond Lodge of Perfection A&ASR.

Mr. Mackey - Second.

Mr. Dandridge - We have a motion by Mr. Phelps, a second by Mr. Mackey. All in favor?

Commission - Aye.

Mr. Dandridge - Any opposed? Motion passes.

REASON: Acting on a motion by Mr. Phelps, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it is reasonable in light of the surrounding uses and existing zoning on the property.

Ms. Moore - Finally, also on Page 4 of your agenda in the Fairfield District, RPAE-2026-101136, The Bay Companies, Inc.

RPAE-2026-101136 The Bay Companies, Inc. on behalf of Godsey Properties, Inc.:
Request for approval of a Chesapeake Bay Resource Protection Area Exception as required by Chapter 24, Section 5805.A of the Henrico County Code, to allow a Level Spreader stormwater management facility to encroach 1,567 square feet within the required 100-foot-wide Resource Protection Area, a component of a Chesapeake Bay Preservation Area, adjacent to Stony Run Tributary 1 in the James River Watershed. The site is located at the northwest corner of the proposed Fairways Section 6 development approximately 600-feet west of the terminus of Nine Iron Lane, north of proposed lot 85 at the terminus of the proposed extension of Match Play Way, on parcel 803-726-7670. The zoning is C-1C – Conservation District (Conditional) and R-5AC General Residence District (Conditional).

Staff is recommending approval and no opposition is known to this exception.

Mr. Dandridge - Thank you. Is there anyone present or on Webex who is opposed to the approval of RPAE-2026-101136, Godsey Properties. I move for the approval of the expedited item RPAE-2026-101136, Godsey Properties.

Mr. Shippee - Second.

Mr. Dandridge - A motion by myself, a second by Mr. Shippee. All in favor?

Commission - Aye.

Mr. Dandridge - Any opposed? Motion passes.

The Planning Commission approved the Chesapeake Bay Resource Protection Area exception request, subject to the annotations on the plans, and the following additional conditions:

1. The applicant is required to file a Plan of Development/Site Plan in accordance with Chapter 24 of the Henrico County Zoning Ordinance prior to any construction plan approval.
2. Minor revisions may be made to the Plan of Development/Site Plan that require reforestation measures.
3. A letter must be issued by the Director of Public Works agreeing to the applicant's statement that the location of the proposed BMPs within the RPA is in the optimal location.

Mr. Emerson - Mr. Chairman, before we move into the regular agenda. I would like to know from our technical staff if Webex is up and running correctly?

Mr. Humphreys - It is up and running, but she can't hear. So, there's no one online.

230 Mr. Emerson - Okay. No one is online at this time. If you could just monitor
231 that for me, Seth, and let me know. I appreciate it. Thank you. Mr. Chairman, with that item
232 covered, you have three items that are for discussion and decision only. You held your
233 public hearings at your last meeting. I will call all three together. You will receive a
234 presentation from Ms. Deemer and also from Mr. Blankinship regarding these items. And
235 then, of course, after your discussion and deliberation separate motions for each item will
236 be required. The first item is the Draft 2045 Comprehensive Plan and again, the Planning
237 Commission will continue meeting on recommendations for the draft proposed by staff.
238 The second item is the Subdivision Ordinance revisions, and these are to amend and
239 reordain Section 19. There are numerous sections that are listed and have been
240 advertised. Mr. Blankinship will discuss that with you. Then also the second ordinance
241 change making the third case is the Zoning Code. It's to amend and reordain sections of
242 Section 24 of the county code and they're noted in your agenda and also have been duly
243 advertised. With that said, Ms. Deemer will present the first presentation on the
244 Comprehensive Plan.

245
246 Mr. Dandridge - Ms. Deemer, the floor is yours.

247
248 Ms. Deemer - Thank you. The Planning Department began work on
249 updating its Comprehensive Plan in 2020. Delayed by Covid, the process started in
250 earnest in 2021 with the creation of HenricoNext, our plan to inform and engage the
251 public. Following the analysis of existing conditions including population growth, land
252 development patterns, natural resources and our transportation network the Plan is
253 before you this evening for your consideration. This has been a multi-year effort by the
254 Planning Department with assistance from numerous county agencies, our consultants
255 and of course you the Planning Commission. At your June public hearing, there was a
256 presentation of all the Plan chapters, and you took comments from the public. This
257 evening I'll be summarizing those comments as well as any received since then. Prior to
258 my summary, I wanted to review our efforts for engaging the community. Numerous
259 opportunities were planned and conducted to encourage residents and other
260 stakeholders to participate in safe and informative ways, such as our introductory kickoff
261 meeting, surveys, community events, listening and suggestion sessions, and, in March of
262 this year, a Varina specific community meeting. A web presence has been provided
263 throughout the process so everyone could follow from their computers or phone. Surveys,
264 polls and interactive maps allowed residents to share comments about specific areas of
265 the county and react to various draft materials. To date, we've engaged approximately
266 9,000 residents through surveys, 1,950 people in our Community Visioning exercises,
267 270 during our 2024 listening sessions on Visions and Goals, and 131 at our 2025 Future
268 Land Use Suggestion Sessions, and an additional 200 people in public meetings.
269 Through outreach at community events such as Glen Allen Day, Earth Day and
270 countywide farmer's markets, an additional 1,000 people heard about our planning efforts.
271 We've held 14 information sessions, sent out over 7,500 emails, and mailed over 5,000
272 individually addressed notice letters. We sent out 29,000 mailers for a March Varina
273 meeting and for the June 2 and 4 community meetings, we mailed postcards to every
274 residential and business address in Henrico County, notifying close to 209,000
275 households and companies. Using the county's Facebook, Instagram, X and Nextdoor

platforms, we've informed an additional 123,000 people. During the month of May we posted the various draft chapters of the Plan on our project website, so interested individuals could review them. Prior to your June public hearing, we received 113 online comments, 97 emails, and 22 phone calls. That information was provided to you at your June work session. Approximately 85 people attended the June public hearing, during which 27 speakers provided comments in person or via Webex. Of those, two suggested additional time to review and discuss the Plan; two were opposed to the Cox Road connection to Church Road; one commented on the need to revise the Zoning Ordinance regarding fencing, and the remaining 22 speakers were opposed to the specifics of the A-2 zoning amendment. A breakdown of the comments received up to and including the Commission's June meeting identified 44 related to land use, 36 on transportation, including the MTP, 25 about Our Environment, 14 related to Recreation and Parks, 11 on Community Character, eight about Public Facilities, seven on Implementation and three on Goals. Further analysis revealed 29 requests for a delay on Planning Commission action, 28 provided other random comments, and 59 had concerns about the A-2 Zoning Ordinance amendment. This evening during your work session, you are provided with a spreadsheet with the most recent comments received. Since the June 11 Planning Commission meeting, we've received one survey submission that included 10 topical comments related to the Plan chapters, six emails and five phone calls. Their topics included four Land Use comments, seven A-2 comments, two Public Facilities and Services, one regarding each Environmental, Community Character, Recreation and Parks, Transportation and Implementation of chapters and then one regarding last month's presentation. During the June work session, staff recommended several changes to the Major Thoroughfare Plan and the inclusion of specific strategies to the Environmental Justice policy found in the Managed and Sustainable Growth chapter. Since then, staff have continued to review comments and identify potential changes to the document. There were fewer than 40 comments related to the context of the text, most of which were stylistic in nature. State code requires that the Virginia Department of Transportation review our Transportation chapter. They have requested we provide additional information on any deficiencies to our transportation network and create a map showing utility infrastructure, as most are located beneath roads. The Virginia Department of Environmental Quality also reviewed the Plan, focusing on our environmental chapter. Maps of impaired water and sources of pollution were inadvertently left out of the chapter, as was a summary on wellhead protection. Staff are actively working on updating the documents to address VDOT's and DEQ's concerns. Several departments also offered revised comments. The Department of Public Works requested we modify text related to the county's participation in the National Flood Insurance Program, and Police provided modified language addressing Crime Prevention Through Environmental Design guidelines. Planning staff also identified minor text changes in several chapters, the addition of a public facilities map, as well as maps showing the location of water, sewer, stormwater and natural gas. In addition, in response to feedback from the community, staff is also recommending the Prime Agricultural/Rural Conservation designation be modified from one unit per five acres to one unit to 1 to 5 acres. An additional implementation measure would recommend further study of the PA/RC designation and the A-2 Zoning Ordinance amendment, which Mr. Blankinship will shortly discuss with you.

The county's 2024 population was estimated at 353,770 people, and we know that it grows just under 1% a year. That means we need to plan for approximately 3,500 new residents a year. The HenricoNext Comprehensive Plan attempts to balance growth with environmental concerns, economic development, and public facilities and service provision. The Plan has been a major work item for the department since 2021, with substantial public engagement. Its major focus is on infill and redevelopment, as evidenced by the fact that, exclusive of the PA/RC designation, only 12% of the land in the county is being recommended for change. The inclusion of redevelopment corridors and Form-Based Overlay Districts will help direct future growth and redevelopment, while a new section of the Plan addressing sustainability and resilience will protect the community against natural disasters and economic shifts, meet the growing demand from residents for environmental responsibility, and reduce long-term operating costs. A review of the acreage of Open Space/Recreation and Environmental Protection Areas, county parks, and preserved and conserved land indicate that approximately 32% of the County would be used to protect our natural resources and open space. Incorporation of the Prime Agricultural/Rural Conservation areas would increase this number to 45%. The document advocates a strong, multi-modal transportation network with avenues to reduce single occupancy vehicle trips. Affordable housing is promoted through a mix of housing types and locations, and Environmental Justice will be studied to include initiatives in land use decision making. As a result of our market and housing assessments and fiscal analyses the 2045 assumed growth scenario results in a 58% residential to 42% nonresidential split. When the existing tax base is added to new growth, the tax base ratio by 2045 will be 67% Residential to 33% Nonresidential. The Planning Director recommends the Commission consider the contents of the document, along with community input and suggested staff changes, and recommend adoption of the Plan by the Board of Supervisors. That concludes my presentation. I'd be happy to answer any questions.

Mr. Dandridge - Thank you, Ms. Deemer. Does anyone on the Commission have any questions for her at this time?

Mr. Mackey - I had a comment about the...there was a little bit of confusion in the statement amending the recommended density of the Prime Agriculture/ Rural Conservation land use category from one unit per five acres to 1 to 5 units per five acres. Correct?

Ms. Deemer - No, not units. From one unit to five acres which is currently what everybody has seen on the Plan to one unit, to one to five acres.

Mr. Emerson - It makes it hard to explain.

Ms. Deemer - It is.

Mr. Emerson - It's not really clear in the language that we have in front of us.

367 Mr. Deemer - It would be one unit to 1 to 5 acres of land. So, one acre lots
 368 would still be permitted.
 369

370 Mr. Emerson - It wouldn't be one to five units per five acres.
 371

372 Ms. Deemer - Not units. One acre to five units.
 373

374 Mr. Emerson - That's what it is. That's where the mistake is. It is a little bit of
 375 confusing language. The intent is it still remains at one unit to the acre. The range in that
 376 area would be one unit per five acres in terms of the way the land use reads. It would be
 377 one through five acres, one unit. That's the way our land use densities are calculated. It
 378 is confusing but the intent is it doesn't change the one unit to the acre unit count. That's
 379 the intent.
 380

381 Mr. Dandridge - Any other questions?
 382

383 Mr. Mackey - Thank you, Ms. Deemer.
 384

385 Mr. Dandridge - Evening, Mr. Blankinship.
 386

387 Mr. Blankinship - Good evening, Mr. Chair, members of the Commission. On
 388 June 11, I presented to you a series of amendments to the Zoning and Subdivision
 389 Ordinances. Since June 11 there have been no recommended changes to the Subdivision
 390 Ordinance amendment so everything that was presented on the Subdivision Ordinance
 391 amendment last month is still in the recommendation this month. On the Zoning
 392 Ordinance amendments, those, as you remember, were broken into three categories. The
 393 first is implementing the Comprehensive Plan. The second is changes required by recent
 394 changes to the Code of Virginia and the third are changes that are proposed based on
 395 community and staff input and ideas for improvement. I will be touching on the first and
 396 third of these groups. Under the Comprehensive Plan, of course, the most notable change
 397 that was presented last month was the creation of an A-2 Agricultural Zoning District. This
 398 month, based on the input received from the community at the public hearing and other
 399 sources, our recommendation this evening is that the proposed A-2 Agricultural District
 400 should be deferred for further study. Based on what we heard last month, we do not
 401 believe we are prepared to proceed with that recommendation at this time. The other main
 402 emphasis from the Comprehensive Plan was the creation of new form based alternative
 403 overlay subdistricts. One of those is the Best Products Reimagined area. I mentioned this
 404 to you last month, but we did not have the completed maps yet. You see on the map that
 405 was presented June 11, I'm indicating with the mouse an area that was not included in
 406 the district. We are recommending that that area be included as shown here. You'll also
 407 see up in the northern part of the diagram here that there are some changes to the street
 408 classifications. All those were presented to you in greater detail in the text. Also, I
 409 mentioned to you on June 11 that we were very near the completion of developing
 410 guidelines for green streets in the Best Products Reimagined Subdistrict. We did not have
 411 the final graphics and text ready for you on June 11. They are ready now and are included
 412 in the draft, and so we are recommending that those be included in your recommendation

to the Board of Supervisors. We also mentioned some additional language added to the frontage standards and the street sections that would just clarify and document the process by which the Planning Director may modify those standards where necessary, and the guidelines that he would apply in making any modifications. As I mentioned, there were no changes to the state code provisions from the June 11 hearing. Moving on to the community and staff area, we had proposed several changes to Table 4205, the Principal Use Table. At last month's meeting, it was suggested by one of the Commissioners that all of the uses in the Group Living Classification, which are boarding house, children's residential facility, and dormitory, be allowed by provisional use permit rather than a mixture of by-right, by conditional use permit, and by provisional use permit. The recommendation was to standardize that approval, and staff agrees with that recommendation. With those changes we will be pleased to see this recommended for approval to the Board of Supervisors. I would be happy to answer your questions.

Mr. Dandridge - Does anyone on the Commission have any questions at this moment?

Mr. Blankinship - Thank you, Mr. Chair.

Mr. Shippee - Mr. Chairman, I want to thank publicly the staff for undertaking this herculean effort over several years, as they've been describing the last couple of months. I also want to thank the public for engaging in this process over multiple years, especially in the last several months here with the listening sessions and last month's hearing. We have heard and read all of the comments before, during and after the June 11th public hearing. In particular you know, one of the major points of discussion has been how to preserve the rural character of Varina while respecting landowner rights. I think we've made good progress over the past several weeks in trying to achieve a balance of those interests. However, as you've heard recommended, and as I'm about to move, I think we need further study on that issue to make sure we get it right. I believe that's the right path because I think we can achieve both of those interests. Having said that, Mr. Chairman, I'm ready with a motion. I move that we recommend approval of the 2045 HenricoNext Comprehensive Plan with the following staff recommendations, including: amending the Major Thoroughfare Plan to remove five concept roads, which include a segment of Concept Road 2026-26 parallel to the James River connecting to Hickory Avenue, along with two minor collector roads 2026-34 and 2026-27 connecting to I-895 Pin Oak Drive north of Meadow Road and minor collector 2026-30 between Buffin and New Market Roads. In addition to the staff recommendations, I also recommend the Board consider the following Major Thoroughfare Plan amendment to remove a segment of Concept Road 2026-140, which would have connected Cox Road to Ridgefield Parkway and Church Road. Continuing with the staff recommendations, recommend amending the recommended density of the Prime Agricultural/Rural Conservation land use category from one unit per five acres to 1 to 5 units per five acres, as we just discussed, undertaking a study of the appropriate zoning district, minimum lot sizes and standards as an action item as part of the Implementation chapter of the Plan. Finally, creating supplemental maps and text changes that staff reviewed with us today that are minor in nature and will not impact land uses or the implementation items.

459
 460 Mr. Dandridge - Thank you.
 461
 462 Mr. Mackey - Second.
 463
 464 Mr. Dandridge - I have a motion by Mr. Shippee, a second by Mr. Mackey. All
 465 in favor?
 466
 467 Commission - Aye.
 468
 469 Mr. Dandridge - Any opposed? Motion passes.
 470
 471 Mr. Winterhoff - Mr. Chair. I also wanted to thank staff for their continued work
 472 and effort especially in regard to sometimes things that may seem very minute, but the
 473 details really do matter. In regard to the Subdivision Ordinance amendment I move that
 474 we recommend approval of the ordinance to revise the Subdivision Ordinance to
 475 implement the recommendations of the 2045 Comprehensive Plan, clarify the relationship
 476 between a family subdivision and minor subdivision, conform the Subdivision Ordinance
 477 with recent changes to the Code of Virginia and improve consistency with the Zoning
 478 Ordinance as presented this evening.
 479
 480 Mr. Shippee - Second.
 481
 482 Mr. Dandridge - I have a motion by Mr. Winterhoff, a second by Mr. Shippee.
 483 All in favor?
 484
 485 Commission - Aye.
 486
 487 Mr. Dandridge - Any opposed? Motion passes.
 488
 489 Mr. Winterhoff - Mr. Chair, again another thanks. Over the past month, the
 490 staff continues to work and focus on the Comprehensive Plan and ensuring we know that
 491 we are listening, that we are partnering with the community and making sure that we're
 492 heading in the right direction as a community and a county and appreciate the
 493 recommendations, the changes, the continued improvement of this Plan. At this time, I
 494 move that we recommend approval of the revisions to the Zoning Ordinance to implement
 495 the recommendations of the 2045 Comprehensive Plan, create the Best Products
 496 Reimagined, Brook Road North and Lakeside Avenue Form Based Alternative Overlay
 497 Subdistricts; conform the Zoning Ordinance to recent changes to the Code of Virginia;
 498 update, modify and clarify certain provisions of the ordinance. While I recommend to the
 499 Board to adopt the proposed amendments as discussed, I'd also like to include in my
 500 motion that the Commission recommend the Board consider delaying the creation of the
 501 A-2 Agricultural District to a later date rather than as part of the other proposed Zoning
 502 Ordinance amendments. This would allow additional study of the appropriate manner of
 503 accomplishing the vision proposed with the PA/RC Future Land Use designation in the
 504 Comprehensive Plan update. Additionally, I recommend the proposed ordinance

amendments include the additional items presented by staff including the incorporation of an additional parcel and modification of the street hierarchy of the Best Products Reimagined Subdistrict; the development of clearer standards for the green streets identified in the Zoning Ordinance draft; the addition of new language related to modification standards for typical street types and frontage standards; the deletion of proposed Section 24-3851 related to automatic sprinkler systems, and modification to Section 24-4205 to require a provisional use permit for certain group living uses in residential zoning districts.

Mr. Phelps - Second.

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

Commission - Aye.

Mr. Dandridge - Any opposition? Motion passes.

Mr. Emerson - Mr. Chairman, these items will be on the Board of Supervisors agenda on July 28 for public hearing and the Board's consideration. Moving on to the next items on your agenda this evening. We move to Page 3 of your agenda. These are public hearing items versus just discussion items. The first is REZ-2026-100545, Andrew M. Condlin for Beckly Bluford Investment, LLC.

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 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.

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

Mr. Dandridge - Mr. Humphreys, how are you? Is there anyone in the audience or on Webex who would like to speak to this particular case? Mr. Humphreys?

Mr. Humphreys - Thank you, Mr. Chairman, members of the Commission. As stated, this request is to rezone the property from C-1 Conservation District to A-1 Agricultural District. The subject property consists of 26.4 acres of a larger 95-acre parcel that extends to the north side of Interstate 295. This portion of the property is located between Interstate 295 to the north and Beckley Road to the south, and the Chickahominy River and Silver Spring Farms subdivision to the west and east. This request includes only the section of the property zoned C-1 Conservation District. This same area was previously part of a larger rezoning which proposed R-5AC General Residence District zoning which was REZ-2024-101268. That application was ultimately denied, and no

551 zoning changes resulted. Although this current request falls within one year of that denial,
552 it has been deemed substantially different due to the reduced acreage and the different
553 zoning classification being proposed. The proposed A-1 zoning district would allow
554 agricultural uses as well as single-family residences with a maximum density of one unit
555 per acre. This request contemplates the appropriateness of the A-1 zoning and all
556 allowable uses as no specific use has been identified. The Comprehensive Plan
557 recommends Suburban Residential 1 and Environmental Protection Area. Suburban
558 Residential 1 carries a recommendation of detached single-family homes with a density
559 range of 1-2.4 units per acre. The A-1 zoning district would be consistent with that. The
560 applicant has worked with the Department of Public Works to verify the boundaries of the
561 flood plain as would normally be done during the subdivision process. The Department of
562 Public Works determined the boundaries submitted with this request are consistent with
563 the latest available 100-year flood plain. Based on these efforts by the applicant and the
564 verification by the Department of Public Works, staff can now recommend approval of this
565 request. That ends my presentation and I'd be happy to take any questions.

566
567 Mr. Dandridge - Thank you. Does anyone on the Commission have any
568 questions?

569
570 Mr. Mackey - I don't have any questions. Was there any opposition or
571 anyone in the audience who wanted to speak.

572
573 Mr. Dandridge - We do have one. I think it's the podium right there.

574
575 Mr. Dandridge - We can hear you but I'm not sure if that mic is operational.
576 Just make sure you loudly state your name and address.

577
578 Mr. Collett - I'm Adam Collett and I'm from 800 Beverstone Road. This
579 parcel cannot be rezoned. This parcel is currently zoned C-1 because the county has
580 deemed it suitable for preserving Virginia's natural resources, which include, but are not
581 limited to flood plains. The burden is on the landowner to provide this to prove that his
582 parcel is wholly unfit for preserving Virginia's natural resources and has not done so. In a
583 meeting earlier with the owner's lawyer - the lawyer only mentioned that a land expert
584 opined that the floodplain was a slightly different type of floodplain, not that it was wholly
585 not a floodplain, or that it was somehow unfit to preserve Henrico's natural resources.
586 Because of this, it cannot be rezoned. There's also a concern of the effectiveness of the
587 penalties the county can impose to guarantee any development of the land will prevent
588 runoff and water onto my property, including, but not limited to, perking my septic tank
589 and displacing water. Allowing this land to be rezoned and further developed for the intent
590 stated in the original zoning notice, would also cause financial harm to me and my loved
591 ones, in the form of a guaranteed increase in property taxes with only a theoretical,
592 potential, somewhere down the line ability to sell my home maybe at a later date.
593 Something I have no intention of doing.

594
595 Mr. Mackey - Thank you, Mr. Collett.

597 Mr. Hutchins - Good evening, Elmer Hutchins, 813 Beverstone Road. The
598 last meeting you had the lady spoke about the Comprehensive Plan for our county. She
599 mentioned the importance of preserving the Chickahominy watershed area and its
600 environment. Is this the true feeling of the county government? There is an endangered
601 species of plant life that lives on that lower portion of that property called, Swamp Pink.
602 We have lived in our home for 40 years. In that time a lot of development has gone on
603 around us. Every inch of concrete, asphalt and rooftop covers that much more ground
604 that cannot absorb rainwater. Every unabsorbed raindrop that hits will run off and end up
605 in the Chickahominy River. The raindrops do not arrive alone to carry along pollutants,
606 sediments, and toxins into the river. The more vegetative buffer and filter to remove the
607 pollutants, the cleaner our streams and rivers will stay. This is the reason the line was
608 drawn along Beckley Road as a conservation easement to protect the delicate
609 Chickahominy watershed area from the encroachment of excessive development; not as
610 a flood zone. Although I have stated at other meetings and I will say it again. Even though
611 it is not part of the floodplain, I have seen this property flood during the storm Gaston.
612 Storm water was rushing over Beckley Road like a spillway. And for that reason, it would
613 be irresponsible to build on this section of property. We, the community, have over 200
614 signatures on a petition against zoning change for this property. The change was denied
615 by the Board of Supervisors just a few months ago. Now, the same property, same owners
616 change to the LLC, and they come back to change the zoning again with no plans or
617 reason to make the change. As you know, the main difference between A-1 and C-1 is
618 the building of homes on A-1. So, you know as well as I do, they will jam as many homes
619 as they can on the property. They are developers. That's what they do. The concern of
620 wells has been raised. I've noticed over the years my average well level has dropped
621 several feet. This could be due to construction and septic use in the area. I'm not really
622 sure. Has a study been made to see how many wells can be supported by the aquifers in
623 this area or do you keep building until the water runs out? It has happened in other areas.
624 These are just a few of the reasons we feel the zoning change should again be denied
625 on this property.

626
627 Mr. Mackey - Thank you, Mr. Hutchins.

628
629 Mr. Dandridge - Thank you. Was there anyone else in the audience that
630 would like to speak to it? Alright.

631
632 Ms. Lapoint - Good evening, my name is Sarah Lapoint. I live at 800
633 Beverstone Road. I'm here to represent the interests of myself and my community by
634 insisting this parcel remains a C-1 conservation zone. According to the Henrico County
635 flood map, a partial section of the area that is proposed to change is not in a 100-year
636 flood zone. While Virginia requires developers to manage water as not to cause erosion
637 or unmanaged runoff to neighboring properties, it does not always hold them legally liable
638 if the damage occurs. We can all hope that developers will work in good faith and ensure
639 drainage is properly routed. When it comes to real estate developers, if the punishment
640 is a fine then this is just the cost of doing business. The likelihood that the development
641 of this parcel will affect the water table and the runoff to our neighboring communities is
642 unmistakable, and we as the homeowners will be left with the bill. With the current

affordability crisis; this is not acceptable for the county to place this burden on its residents. I'd like to point out the significant costs that can occur because of the reclassification of this parcel. First, the excess runoff can not only cause flooding to houses, but failures to septic systems, which is what the majority of the neighborhoods have. A new pump septic system can range up to \$60,000, and that does not even ensure that a new system won't fail. Even if the developer were liable for damage, that would leave us residents with the responsibility and the cost of finding a lawyer and creating litigation. All of that falls on the individual. Second, in order to ensure crawl spaces and basements do not flood, homeowners may have to grade their home. This can cost several thousand dollars, and if you contract the work out to a landscaping business, it could be more. If you do it yourself, it's still a few thousand dollars, but endless hours of digging dirt, work, and planting grass. I know because I had to do this last summer because our garage would not stop flooding. For the sake of my wallet and my back, I'd really like to not do that again. Finally, there's some unintended ecological impacts that can also affect our wallets and our health. This is a conservation zone with incredible biodiversity. There are animals within this section of land like bats and possums that eat ticks and mosquitoes. Because they take care of these parasitic bugs, that means we don't have to spray a significant amount of pesticides as they do in the suburbs. This is ideal because we are on well water, and I personally don't want to be drinking permethrin and obviously tap water is going to have that and bottled water is really expensive. Additionally, if this area was cleared of all the trees, all those animals are going to be pushed out of their habitats directly into I-295 traffic, which will cause damage and harm to the local commuters and interstate travelers alike. I believe it is up to the county to represent the interests of their residents and ensure that they can continue to live in this county healthy and without unnecessary financial burden. Thank you so much.

Mr. Dandridge - Thank you.

Mr. Mackey - Can we get a representative from DPU to speak to the well situation?

Mr. Emerson - I'm not sure we have anybody here from DPU. Do you have anyone here Seth?

Mr. Humphreys - No. No one came that I'm aware of.

Mr. Mackey - No problem. I just had a question.

Mr. Humphreys - DPU doesn't handle the wells, per se.

Mr. Mackey - Oh, okay.

Mr. Emerson - I believe water may be available in this area,

Mr. Humphreys - Not yet.

689 Mr. Emerson - Not yet?
690
691 Mr. Humphreys - Sewer is available but not water.
692
693 Mr. Mackey - Thank you. I'll hear from the applicant.
694
695 Mr. Condlin - Good evening, Mr. Chairman, members of the Commission.
696 My name is Andy Condlin here on behalf of the applicant. First, I want to say thank you
697 for the accommodation last month. I know it's a little bit of a disturbance, but I appreciate
698 the time. This property and I think. Fred, we've got a PowerPoint if you don't mind pulling
699 that up really quick, properties, 26.4 acres. If you don't mind, I'll wait for him to pull that
700 up. That's all right, Mr. Humphreys. I'll just ask you to move forward to the next slide when
701 appropriate. Second slide. Go ahead. Next slide. So, it's the 26.4 acres. You can see
702 Washington Road on the left. And that's the front property not being rezoned. That's the
703 31 acres in the front is already zoned A-1. It's the back parcel. Parcel A that's the 26 acres
704 that's currently zoned C-1. If you go to the next slide, please. These 26 acres zoned C-1
705 is not in the floodplain at all. We've actually gone to public works and verified the fact that
706 none of this is in the floodplain. Of the 95 acres, the 31 is already A-1. The 26 is C-1, but
707 not in the floodplain. The remaining 38 acres will remain C-1, and it is within the floodplain
708 and we're not asking for any change on that property. This property was, as noted by Mr.
709 Humphreys, part of the request last year, consistent with the Comprehensive Plan. If you
710 go to the next slide, Mr. Humphreys, calling for up to 2.4 dwelling units, an acre for single
711 family residential. We proposed 1.4 dwelling units an acre, and unfortunately, the Board
712 of Supervisors did turn down that request. What we heard by the county and the neighbors
713 was that 1.4 dwelling units per acre was not appropriate and we were told time and time
714 again; use of the property should be consistent with the surrounding area. That is
715 Agricultural, A-1. Next slide please. The C-1 zoning on this property has a simple history.
716 This is the zoning map from 1959. If you go to the next slide, I've circled the area and you
717 can see right there that line sets the line for the C-1 property. It's on the 90-foot contour
718 line, straight across the property, straight across both east and west from this property
719 and it is hand drawn. Nothing more scientific than that and it is wrong. In 1968, with the
720 passage of the National Flood Insurance Act, FEMA created flood insurance rate maps
721 to designate special flood hazard areas. Henrico's floodplain maps are modeled on that
722 very analysis to calculate the base flood elevations for 100-year storm event. And that's
723 what the floodplain is supposed to do. Go to the next slide. So, in 1968, this is the next
724 information that we had and we were able to find from Mr. Humphreys in the county. If
725 you go to the next slide then, that line did not change. Oops. I guess we'll have to go
726 back. I'm not sure what happened there. If you don't mind. That one, there you go. That
727 line did not change other than for the Silver Spring subdivision. You see that little notch
728 to accommodate the Silver Spring subdivision, they changed that one area from C-1 to
729 A-1 but otherwise, that line goes straight across. It did not change from 1959. In 1980, I-
730 295 in this area was constructed and opened up finally. Still, this line from 1959 never
731 moved other than that one notch for Silver Springs. Per the county zoning ordinance, C-
732 1 is intended primarily to preserve and protect floodplain and floodway while providing for
733 EPA areas or open space for recreation and public and private use. The Department of
734 Public Works has already verified there's no floodplain on these 26 acres. This property

735 is privately owned and not open for public open space use and there's no intention of
736 using it for recreation purposes. Instead, we were told very clearly, while not appropriate
737 for 1.4 dwelling units an acre, this property is appropriate to be what is in the surrounding
738 area, which is A-1, and that's all we're asking for. So, we just want to use the property as
739 we're told to be consistent with the surrounding area. There's no plans for development.
740 The owner just wants to be able to rezone it to Agricultural and we believe that Agricultural
741 is appropriate because it's not in the floodplain; it's consistent with the surrounding area;
742 it preserves the rural character and variety by using agricultural land for agricultural
743 purposes and that's what they want to do. We simply want to be treated the same as our
744 neighbors, including Silver Springs, and allow agricultural use of property that is not in the
745 floodplain. With that, I would ask you to follow staff's recommendation and recommend
746 this case to the Board of supervisors. I'll be happy to answer any questions at this time.

747
748 Mr. Dandridge - Any questions for Mr. Conklin?

749
750 Mr. Mackey - I don't really have any questions. We've been through this. I
751 think Mr. Conlin has done a good job of proving to myself and to staff that the line was
752 incorrect. The applicant should be treated fairly just like everyone else. Just because you
753 change something from C-1 to A-1, as he said, doesn't mean that the entire plot could be
754 developed anyway. I think he should be treated fairly just like anyone else. Having said
755 that, Mr. Chairman, I move that we recommend approval of REZ-2026-100545 Beckley
756 Buford Investments, LLC.

757
758 Mr. Winterhoff - Second.

759
760 Mr. Dandridge - I have a motion by Mr. Mackey, second by Mr. Winterhoff. All
761 in favor?

762
763 Commission - Aye.

764
765 Mr. Dandridge - Any opposed? Motion passes.

766
767 **REASON:** Acting on a motion by Mr. Mackey, seconded by Mr. Winterhoff, the
768 Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors
769 **grant** the request because it is reasonable and it continues a form of zoning consistent
770 with the area.

771
772 Mr. Chairman, we now move on to the next case on your agenda which also appears on
773 Page 3. It is PUP-2026-100750.

774
775 **PUP-2026-100750 Lois Lewis-Jolley for Whitehead & Chiocca Properties, LLC:**
776 Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.D of Chapter
777 24 of the County Code to allow an indoor event venue on part of Parcel 818-725-7584
778 located on the south line of Nine Mile Road approximately 400' east of its intersection with
779 Newbridge Road. The existing zoning is B-1 Business District. The 2026 Comprehensive

780 Plan recommends Commercial Concentration. The site is located in the Enterprise Zone
781 and Airport Safety Overlay District.

782
783 The staff report will be presented by Ms. Molly Mallow.

784
785 Mr. Dandridge - How are you, Ms. Mallow?

786
787 Ms. Mallow - Doing well, how are you?

788
789 Mr. Dandridge - Doing well. One second before we go. Is there anyone in the
790 audience or on Webex who would like to speak to this particular case? Alright. After she
791 presents then we'll call you up.

792
793 Ms. Mallow - Thank you, Mr. Chairman and members of the Commission.
794 As mentioned, this is a request for a provisional use permit to bring an existing business,
795 Occasions Too, into compliance with the Zoning Ordinance. This case was deferred at
796 the June Planning Commission meeting to allow the applicant additional time to address
797 concerns regarding security at the subject site. Following the distribution of the staff
798 report, the applicant has updated staff regarding lighting and security camera
799 improvements they intend to make at the site. Additionally, staff has added several
800 recommended conditions, including a reduction in the hours of operation, a requirement
801 that the owner or representative must be on site during all hours of operation, limit this
802 provisional use permit to one year, and require that at least one uniformed security officer
803 be on duty during the hours of operation. Staff is recommending deferral to allow
804 additional time for the applicant and staff to meet with Henrico Police and discuss the
805 recommended conditions and planned security improvements for the site. However,
806 should the Commission deem this request suitable, staff recommends the conditions
807 outlined in Section 5 of the staff report. This concludes my presentation and I would be
808 happy to answer any questions.

809
810 Mr. Dandridge - Excuse me Ms. Mallow. Did you say staff is recommending...

811
812 Ms. Mallow - Deferral.

813
814 Mr. Dandridge - Does anyone on the Commission have any questions for Ms.
815 Mallow before we allow them to speak to it?

816
817 Mr. Phelps - I do, I mean, have they made arrangements with PD and had
818 discussion? Have they met those...?

819
820 Mr. Dandridge - I believe they were going to speak to it in a second so we'll
821 give them an opportunity.

822
823 Mr. Phelps - Oh, that's fine.

824
825 Mr. Dandridge - Anything else for Ms. Mallow?

826

827 Mr. Mackey - No. I was going to just hold it until when they came up.

828
829 Mr. Dandridge - Alright. You may proceed. Just remember to state your name
830 and address and everything else.

831
832 Ms. Lewis-Jolley - Good evening. I'm Lois Lewis-Jolley. I am from 6015 Nine
833 Mile. I'm here representing Occasions Too, which is the facility that has actually been
834 open for ten years. We have recently put up for this provisional use permit and over the
835 last I would say a couple of months, we ran into a situation where we have tried to do
836 some events for some of the teenagers in the area, and it just did not work out in our
837 favor. So based on that and recommendations from the Commission and the police
838 department, we have made some changes and updates according to what they've asked
839 for. We have updated our camera system. We have added lights to our building (our part
840 of the building that faces the parking lot). We have contacted Dominion Power to get the
841 lighting system in the parking lot itself cleared away because we found out it belongs to
842 them and not the owner of the property. We have done quite a bit of things actually, but
843 there are two things on the recommended changes that we would like to talk about a little
844 bit. And one of them is closing a little earlier at 10:00 p.m. That directly affects the
845 business. We are an event hall. It takes us out of competition from other event halls in the
846 area, which they're all allowed to stay open until at least midnight in that area. There is a
847 lounge that is directly across the street from us that is allowed to stay open until 2:00 a.m.
848 We are not the same kind of business. We host weddings, we host baby showers, we
849 host family events. I mean, we do community events. We have an hour of operation that
850 starts at 8:00 a.m., and we would like to end it at midnight, which is conducive for
851 business. If we cannot stay open until midnight, it just doesn't make sense for us to even
852 have the business because we're an event hall. The other thing is that is on the list that
853 wasn't stated is that to not cover the windows? This is a private facility. People rent our
854 facility because it's a private facility and it's not their home. We're in a shopping center,
855 so we cannot have the windows open where people, just regular people, can just stare
856 into people's events. It's kind of like inconducive to the business. So again, these are
857 things that directly would affect the business and would not allow us to actually be in
858 competition with anybody else who also has a business like this. I do understand, you
859 know, why we're in this position and you know why we've been asked to update the things
860 to make it safe for the type of, you know, type of events that we're having there. We have
861 decided not to have any more teenage events because that has adversely affected us.
862 So, we're not doing that. But we do have, you know, regular events that we've been doing
863 for years as well as community events. This will affect us if we don't do it.

864
865 Mr. Dandridge - Thank you. Does anyone have any questions from the
866 Commission?

867
868 Mr. Phelps - I do. Sorry for getting out of order. With all the security updates
869 and the lighting and all those things, have you all conferred, talked with Henrico PD to
870 see if they have any additional recommendations or issues or concerns that they may
871 have moving forward?

873 Ms. Lewis-Jolley - As soon as we left the last meeting, we actually stood outside
874 with them for quite some time. We kind of came up with a better plan of what we should
875 be doing and how we should be doing it. A lot of those things are stated in the
876 recommendations already. So, we have taken care of those things. And then the other
877 thing is just kind of trusting us to actually implement them while we're having the events.
878 Which we have. I'm sure Henrico can say that in the last month, there has not been any
879 issues. There are no dings on the record. There's nothing. Going forward we would like
880 to do that. We would like to show that we can continue to do it. We've been in the building
881 for ten years, so it's like, how can we, you know, improve it much more if we're already
882 following the guidelines? We tried something that didn't work. We're not doing that
883 anymore.

884
885 Mr. Phelps - I do appreciate your efforts and concerns because it's very
886 difficult, especially with teenagers, and just having events and things like that. You get a
887 pile of people in a group. There are a lot of challenges there. My biggest concern is, you
888 know, with having events and things like that and the security and making sure
889 everybody's best interest one, is in mind, two, that we can go to an event and all of our
890 safety precautions and items are put in place. Those are my concerns.

891
892 Mr. Mackey - Thank you, Chris. Ms. Jolley. Is it Jolley?

893
894 Ms. Lewis-Jolley - Jolley.

895
896 Mr. Mackey - I apologize. You handed me your information at the last
897 meeting, and I was going through it, and I was told by staff you had met with the police
898 and, you know, come to an agreement on everything except for two basic items. One of
899 them on your page, it's not numbered but it's under Natural Surveillance and Visibility,
900 XII. To support crime prevention through natural surveillance. Your first line says
901 storefront window shall remain unobstructed.

902
903 Ms. Lewis-Jolley - We gave that to you prior to you know meeting with them and
904 I didn't update that when I sent it to her. She just asked for what I sent to you last time. I
905 hadn't updated that paperwork to send to her this time. I just sent her what we gave you
906 last time. So that was before we met with the police.

907
908 Mr. Mackey - So, before you would want the storefront windows to remain
909 unobstructed.

910
911 Ms. Lewis-Jolly - I didn't necessarily want it that way, but, you know, it's just not
912 conducive to the business. As I was there making those changes this last month and we
913 had events. You can't I mean, we just can't have people peering into it. We have like, I
914 hate to say this, but we have unhoused people in that area. We have people walking back
915 and forth. There's a Chinese restaurant in the area. Watching those people watched
916 people have their events in the building is very uncomfortable. So, it makes the clients
917 not want to rent our space. I've had a concern about that, so it made me bring it back up
918 when she asked me.

919
920 Mr. Mackey - I understand that, but to have the staff recommend that the
921 police recommend that and then you have recommended it yourself, it would be hard for
922 me to move on that. And as far as the time goes, I don't know if it's something that could
923 be done if you say you're not renting out to the youth anymore. Perhaps if it was some
924 way you could put some type of age restriction on there. Perhaps when you go ahead to
925 the Board of Supervisors, they would be willing to maybe extend it to midnight. As it sits
926 right now, I'm compelled to go along with what was recommended by staff and stick with
927 the 10:00 p.m. closing.

928
929 Ms. Lewis-Jolley - I mean, if you don't mind me asking. So many other event
930 spaces in the area, Henrico ran, private facilities, lounges, restaurants, I mean, why?

931
932 Mr. Mackey - We don't want to get in the way of your business, but safety
933 has to come first. We have had incidents there. We have had situations there, and that's
934 another reason why we were asking for this to be a one-year permit. Perhaps if things go
935 well in that through that year, you can come back and they'll make some more changes.

936
937 Ms. Lewis-Jolley - I may not be in business then because of this, like I said, if
938 there's a choice between, think about it. If you're renting a space for a wedding, a
939 reception, and you have the option to go somewhere that allows you to be there until
940 midnight and your reception starts at 6:00 p.m. and then you have the option of being
941 somewhere that you have to be out by 10:00 p.m. Who are you going to choose? I mean,
942 you're lowering the timeframe.

943
944 Mr. Mackey - Some people may choose the 10:00 p.m.

945
946 Ms. Lewis-Jolley - I've been in business for 20 years in total, and in this facility,
947 10. They don't. That's why we always went to midnight.

948
949 Mr. Mackey - I appreciate your comments. I don't have anything else.

950
951 Mr. Dandridge - Thank you.

952
953 Ms. Lewis-Jolley - Thank you.

954
955 Mr. Mackey - Mr. Chairman, I move that we recommend approval of PUP-
956 2026-100750, Whitehead and Chiocca Properties, LLC, with the revised conditions listed
957 in the staff report.

958
959 Mr. Dandridge - Second. We have a motion by Mr. Mackey, a second by
960 myself. All in favor?

961
962 Commission - Aye.

963
964 Mr. Dandridge - Any opposed? Motion passes.

REASON:

Acting on a motion by Mr. Mackey, seconded by Mr. Dandridge, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the recommended special conditions should minimize the potential impacts on surrounding land uses.

Mr. Emerson - Mr. Chairman, we now move on to the next item on your agenda, which appears on Page 4. That is the consideration of the approval of your minutes from your regular meeting and work session on June 11, 2026. I do not have a errata sheet, but as usual, if there are any mistakes or considerations that the Commission has regarding the minutes, we certainly will make those adjustments.

Mr. Shippee - I move the approval of the minutes from the Planning Commission regular meeting and work session on June 11, 2026, as presented.

Mr. Phelps - Second.

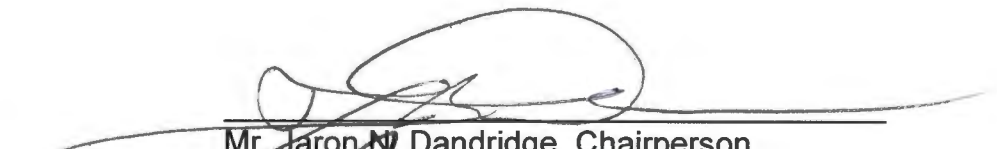
Mr. Dandridge - I have a motion by Mr. Shippee, second by Mr. Phelps. All in favor?

Commission - Aye.

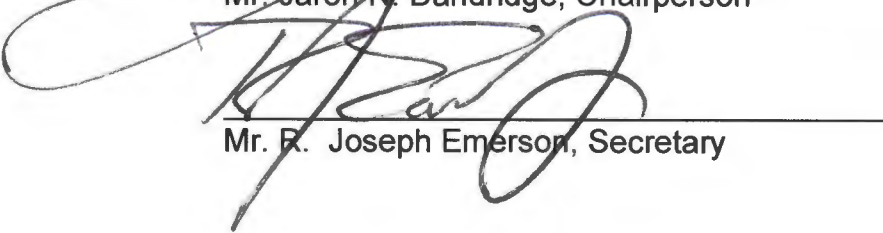
Mr. Dandridge - Any opposed? Motion passes.

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

Mr. Dandridge - I'd like to thank everybody for their participation from the public standpoint to the staff to everybody on the Commission. What time do we have? 7:06? Meeting adjourned.



Mr. Jaron M. Dandridge, Chairperson



Mr. R. Joseph Emerson, Secretary