

Minutes from the work session of the Planning Commission of the County of Henrico held in the County Manager's Conference Room, County Administration Building in the Government Center at Parham and Hungary Spring Roads, beginning at 4:30 p.m., July 9, 2026.

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

Also Present: Ms. Jean M. Moore, Assistant Director of Planning
Mr. Ben Sehl, Assistant Director of Planning
Mr. Benjamin Blankinship, AICP, Sr. Principal Planner
Ms. Rosemary D. Deemer, AICP, County Planner

The Commission convened a work session in the Manager's Conference Room at 4:34 p.m.

The Planning Commission convened its work session at 4:34 p.m., with Mr. Dandridge calling the meeting to order. Mr. Emerson welcomed attendees and outlined the agenda, emphasizing that the session would focus on three items deferred from the June 11, 2026, meeting for decision only: the Draft 2045 Comprehensive Plan, proposed amendments to the Zoning Code, and revisions to the Subdivision Ordinance.

Mr. Emerson explained that, following adoption of the Comprehensive Plan by the Board of Supervisors, the Department of Public Utilities (DPU) would assume responsibility for the Water Plan. He noted that the Water Plan is distinct from the Land Use Plan, as it represents a 50-year projection and a large-scale initiative. The Water Plan process will commence once the Land Use Plan is formally adopted.

Mr. Emerson then introduced Ms. Rosemary Deemer to lead the next portion of the discussion.

2045 Comprehensive Plan Update

Ms. Rosemary Deemer reported that 85 individuals attended the June Planning Commission hearing. Of the 27 speakers, 22 opposed the A-2 amendment, two requested additional review time, two were opposed to the MTP Cox Road connection to Church Road, and one commented on the need to revise the Zoning Ordinance regarding fencing. Comments compiled prior to and including the June 9, 2026, public hearing addressed a range of topics, including land use, transportation (notably the Major Thoroughfare Plan),

environmental concerns, parks and recreation, community character, public facilities, implementation strategies, and overall goals.

Staff, guided by suggestions from public input, have been working to revise the Major Thoroughfare Plan. Changes include the removal of a segment of Concept Road 2026-26, removal of Concept Roads 2026-26, 2026-27, 2026-30, and 2026-34. VDOT requested maps showing major utilities be included in the chapter, as well as text identifying deficiencies in the transportation network. Maps of impaired waters and sources of pollution, and a summary of wellhead protection will be added to the Our Environment chapter, to satisfy comments from the DEQ.

The Department of Public Works recommended text modifications regarding the county's participation in the National Flood Insurance Program, while the Division of Police provided revised language addressing Crime Prevention Through Environmental Design guidelines. These text modifications are housekeeping and do not impact the intent of the Plan. Staff also suggested adding maps showing public facilities and the locations of water, sewer, stormwater, and natural gas infrastructure in the Public Facilities and Services chapter.

Community feedback conveyed a desire to modify the Prime Agricultural/Rural Conservation (PA/RC) designation from one unit per five acres to one unit per one to five acres. Staff is recommending further study of the PA/RC designation and the proposed A-2 Ordinance Amendment.

Ms. Deemer explained that the Comprehensive Plan addresses significant population growth, estimating an increase of approximately 3,500 new residents annually, and seeks to balance growth with environmental concerns, economic development, and the provision of public facilities and services. The Plan has been a major work item for the department since 2021, with substantial public engagement. Its primary focus is on infill and redevelopment, as evidenced by the fact that, exclusive of the PA/RC designation, only 12 percent of land is recommended for change.

The inclusion of redevelopment corridors and form-based alternative overlay districts will help direct future growth and redevelopment, while a new section addressing sustainability and resilience will protect the community against natural disasters and economic shifts, and meet the growing demand from residents for environmental responsibility and reduce long-term operating costs. A review of acreage in Open Space/ Recreation and Environmental Protection Areas, county parks, and preserved and conserved land indicates that approximately 32 percent of the county would be dedicated to protecting natural resources and open space.

Zoning and Subdivision Ordinances

Mr. Ben Blankinship presented updates and proposed changes following the June 11, 2026, hearing. The most significant revision was the creation of the A-2 Agricultural District, intended to implement the new PARC designation. Staff now recommends that this new zoning district be set aside for further study and not included in the recommendations to the Board of Supervisors at this time.

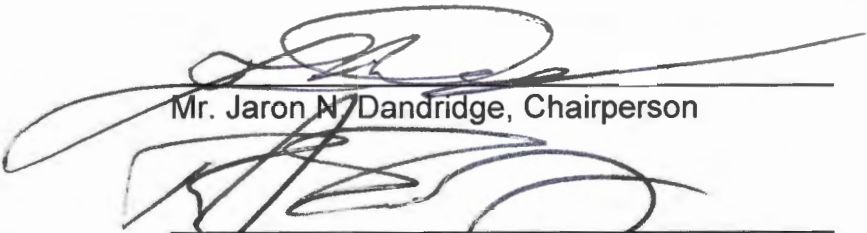
Mr. Blankinship also addressed modifications within the Best Products Reimagined Subdistrict, noting that certain streets have been designated as Green Streets. These streets are intended primarily for townhouses or condominiums fronting pedestrian pathways, rather than automobile traffic. Final draft documents reflecting these changes were distributed to the Commission. Additional updates include new language added to the frontage and street section standards. These revisions clarify the Planning Director's authority to grant modifications and establish the criteria for such considerations.

Mr. Blankinship confirmed that there have been no changes to provisions related to the Code of Virginia since the previous hearing. He also highlighted community and staff suggestions for improvement. One notable change, recommended by Mr. Winterhoff, concerns group housing options. Boarding houses, children's residential facilities, and dormitories will now be permitted by provisional use permit, ensuring consistency across these uses. There are no changes to the Subdivision Ordinance.

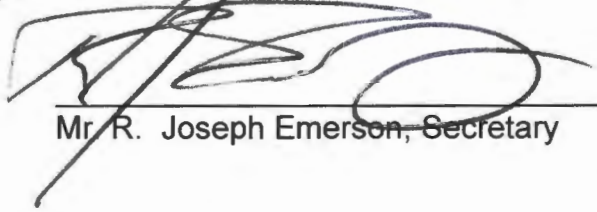
The Commission asked questions of staff. Ms. Deemer provided an overview of public comments received, which addressed topics such as data centers, the purchase of Tree Hill, the Major Thoroughfare Plan (MTP), the potential James River bridge project and its funding implications through the CVTA, as well as the length of the June public hearing and time allowances for speakers.

Mr. Emerson outlined the framework for the upcoming public hearing, and the Commission continued discussions regarding research and development in finalizing a dynamic proposal for the county's comprehensive plan.

The Planning Commission adjourned the work session at 5:24 p.m. and recessed until 6:00 p.m.



Mr. Jaron N. Dandridge, Chairperson



Mr. R. Joseph Emerson, Secretary