

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, June 11,**
4 **2026. Display Notice having been published in the *Henrico Citizen* May 21, 2026,**
5 **through May 28, 2026.**

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

16
17 **Also Present:** Ms. Jean Moore, Assistant Director
18 Mr. Ben Sehl, Assistant Director
19 Mr. Ben Blankinship, Sr. Principal Planner
20 Mr. Tony Greulich, Sr. Principal Planner
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. Ali Hartwick, County Planner
26 Ms. Neha Shinde, AICP, County Planner
27 Ms. Kelly Drash, County Planner
28 Ms. Han Vu, County Planner
29 Ms. Sharon Smidler, Department of Public Works
30 Captain Salvatore Mulè, County Police
31 Mr. William Moffett, Henrico County Police

32
33 **Mr. Dandridge -** Good evening, everyone. At this time, I'd like to reconvene for
34 the June 11, 2026, Planning Commission meeting, the zoning meeting for the Planning
35 Commission. I'd like to welcome each of you here this evening. A couple of things I wanted
36 to go over right away, we would first ask that you check your cell phones, either put them
37 on vibrate or silence them for the meeting. And if you can, join us for the standing and the
38 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 might have in the room today. Looking across the platform, it appears that we have all of
44 the representatives and a full quorum. I'd like to take this opportunity to welcome from the
45 Board of Supervisors, Commissioner Schmitt. Thank you for joining us. Who's going to

be on the platform with us all year, but he'll refrain and abstain from voting unless he's needed. I'd like to turn the meeting over to the Secretary, Mr. Joe Emerson.

Mr. Emerson - Thank you, Mr. Chairman. I will join with you and welcome everyone to the meeting tonight. It is the Henrico County Planning Commission's public hearing for June 11, 2026. This evening it is requested that all public comments be provided from the lectern at the rear of the room. For everyone who is watching the live stream on the county website, you can participate remotely in the public hearings by following these guidelines.

Go to the Planning Department's meeting webpage at henrico.gov/planning/meetings. You can see these instructions on your screen as well. Scroll down under Planning Commission, click on Webex event. Once you've joined the Webex event, please click the chat button in the bottom right corner of the screen. Staff will send a message asking if anyone would like to sign up to speak on an upcoming case. To respond, select Ali Hartwick from the dropdown menu and send her a message. She will place you in the queue to speak. The Commission does have guidelines for its public hearings, but we have several different types of items on the agenda this evening, so I will explain those to you when we arrive at those items. With that said Mr. chairman, the next item on the agenda are the requests for withdrawals and deferrals.

Those will be presented by Ms. Jean Moore.

Ms. Moore - Thank you, members of the Commission, and Mr. Chair. The first is a request for withdrawals and we have none. The next is items requested for deferral and we have four. The first is on Page 3 of your agenda in the Brooklyn District. It is PUP-2026-100970. This is Richmond Lodge of Perfection.

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. The request for the provisional east permit is for the continuance of.

The deferral is requested to the July 9, 2026, meeting at the applicant's request.

Mr. Dandridge - Thank you, Ms. Moore. Did I have a motion for that? Excuse me, my mistake. Is there anybody opposed to the deferral whose out here specifically to hear that?

Mr. Phelps - Motion to defer.

Mr. Mackey - Second.

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

93
94 Commission - Aye.

95
96 Mr. Dandridge - Any opposed? Motion passes.

97
98 Ms. Moore - Next, also on Page 3 of your agenda, this is REZ-2026-
99 100916, Imperial Investments Group LLC.

100
101 **REZ-2026-100916 Andrew M. Condlin for Imperial Investments Group LLC:** Request
102 to rezone from R-6C General Residence District (Conditional) and B-3 Business District to
103 B-2 Business District Parcel 784-760-2968 containing 0.202 acre located at the northeast
104 intersection of Magellan Parkway and Brook Road (U.S. Route 1). The applicant proposes
105 general retail. The use will be controlled by zoning ordinance regulations. The 2026
106 Comprehensive Plan recommends Government.

107
108 The deferral is requested to the July 9, 2026, meeting at the request of the applicant.

109
110 Mr. Dandridge - Once again, is there anyone in the audience or on Webex
111 who's opposed to the deferral while here to specifically to hear this case.

112
113 Ms. Mallow - Mr. Chairman, there's nobody on Webex for this item.

114
115 Mr. Dandridge - Thank you. I'll make the motion to defer.

116
117 Mr. Shippee - Second.

118
119 Mr. Dandridge - Motion by myself, Mr. Dandridge, a second by Mr. Shippee.
120 All in favor?

121
122 Commission - Aye.

123
124 Mr. Dandridge - Any opposed? Motion passes.

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126 Ms. Moore - Also, on Page 3 of your agenda moving into the Tuckahoe
127 District, this is PUP-2026-100178, Kermit Farrow for Crown Castle USA, Inc.

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129 **PUP-2026-100178 Kermit Farrow for Crown Castle USA, Inc:** Request for a
130 Provisional Use Permit under Sections 24-2306 and 24-4314.F of Chapter 24 of the
131 County Code to allow the replacement and extended height of a wireless communications
132 tower on Parcel 746-745-5305 located at the southeast intersection of Gaskins Road and
133 Stoneridge Lane. The existing zoning is R-3 One-Family Residence District. The 2026
134 Comprehensive Plan recommends Open Space/Recreation.

135
136 The applicant is requesting deferral to the August 13, 2026, meeting.

137
138 Mr. Dandridge - Is there anyone in the audience or on Webex who was
139 expecting to speak to this case?

140
141 Ms. Mallow - Mr. Chairman, there's nobody on Webex for this item.

142
143 Mr. Dandridge - Mr. Chair, I move that PUP-2026-100178, Crown Castle
144 USA Inc, be deferred to the August 13, 2026, meeting at the request of the applicant.

145
146 Mr. Phelps - Second.

147
148 Mr. Dandridge - I have a motion by Mr. Winterhoff. I believe a second by Mr.
149 Phelps. All in favor?

150
151 Commission - Aye.

152
153 Mr. Dandridge - Any opposed? Motion passes.

154
155 Ms. Moore - The last request received is on Page 4 of your agenda in the
156 Varina District. This is case REZ-2026-100545, Beckley Bluford Investment LLC.

157
158 **REZ-2026-100545 Andrew M. Condlin for Beckley Bluford Investment, LLC:**
159 Request to rezone from C-1 Conservation District to A-1 Agricultural District on part of
160 Parcel 832-727-2459 containing 26.4 acres located on the east line of Beckley Road
161 approximately 300' west of its intersection with Beverstone Road. The use will be
162 controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends
163 Suburban Residential 1 (density should not exceed 2.4 units per acre) and Environmental
164 Protection Area.

165
166 The applicant is requesting deferral to the July 9, 2026, meeting.

167
168 Mr. Dandridge - Once again, anyone in the audience or on Webex who is
169 opposed to this being deferred or who plans on speaking to this case.

170
171 Ms. Mallow - Mr. Chairman, there is nobody on Webex for this case.

172
173 Mr. Mackey - Mr. Chairman, since there is no opposition, I move that REZ-
174 2026-100545, Beckley Bluford Investment, LLC be deferred to the July 9, 2026, meeting
175 at the request of the applicant.

176
177 Mr. Winterhoff - Second.

178
179 Mr. Dandridge - I have a motion by Mr. Mackey, a second by Mr. Winterhoff.
180 All in favor?

181
182 Commission - Aye.

183
184 Mr. Dandridge - Any opposed? Motion passes.

185
186 Ms. Moore - Mr. Chair, that concludes all the requests for deferrals.

187
188 Mr. Dandridge - Thank you, Ms. Moore.

189
190 Mr. Emerson - We now move along to the expedited items. Those will also
191 be presented by Ms. Jean Moore.

192
193 Ms. Moore - The first is on Page 3 of your agenda. This is REZ-2026-
194 100676, Imago Dei School.

195
196 **REZ-2026-100676 Adena M. Patterson for Imago Dei School:** Request to
197 conditionally rezone from M-2 General Industrial District to R-4C One-Family Residence
198 District (Conditional) on part of Parcel 799-733-1982 containing 8.86 acres located at the
199 southeast intersection of Dill Road and Vawter Avenue. The applicant proposes a private
200 school. The use will be controlled by zoning ordinance regulations and proffered
201 conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2 (density
202 should not exceed 3.4 units per acre) and Environmental Protection Area.

203
204 Staff have received no opposition or concerns regarding this case.

205
206 Mr. Dandridge - I'd like to take this opportunity just to thank staff. I know I've
207 been in communication with them as it pertains to this case. I'll move forward, if nobody
208 is here to speak to that with a motion to expedite this particular case. This is REZ-2026-
209 100676.

210
211 Mr. Shippee - Second.

212
213 Mr. Dandridge - I have a motion by myself. Was that Mr. Shippee? A second
214 by Mr. Shippee. All in favor?

215
216 Commission - Aye.

217
218 Mr. Dandridge - Any opposed? Motion passes.

219
220 **REASON:** Acting on a motion by Mr. Dandridge, seconded by Mr.
221 Shippee, the Planning Commission voted 5-0 (one abstention) to recommend the Board
222 of Supervisors grant the request because it would not be expected to adversely affect
223 the pattern of zoning and land use in the area.

224
225 Ms. Moore - The next is also on Page 3 of your agenda. It is REZ-2026-
226 100739. This is Paul Rubis for Winfrey Road LLC.

REZ-2026-100739 Paul Rubis for Winfrey Road LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 778-772-7200 containing 0.047 acres located at the southeast intersection of Woodman Road and Winfrey Road. The applicant proposes a conservation area. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area.

Staff have received no comments on this request.

Mr. Dandridge - Once again, I'd like to thank staff for the work that they've done on this particular case. I move that we expedite REZ-2026-100739, Paul Rubis for Winfrey Road LLC.

Mr. Mackey - Second.

Mr. Dandridge - Motion by myself, a second by Mr. Mackey. All in favor?

Commission - Aye.

Mr. Dandridge - Any opposition? Motion passes.

REASON: Acting on a motion by Mr. Dandridge, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors grant the request because it conforms to the Environmental Protection Area recommendation of the Land Use Plan.

Ms. Moore - Thank you Mr. Chairman.

Mr. Emerson - Mr. Chairman, that completes our withdrawals, deferrals, and expedited items for the evening. We now move on to the first items on the agenda. All three do appear on Page 1. I will go over the guidelines for this part of the public hearing before I introduce the cases. These are three interrelated cases. One's the Comprehensive plan, a Zoning Code Amendment, a Subdivision Ordinance Amendment. We are going to treat our public comments just a little differently than we do for our normal meeting. Individual speakers, which each one will be an individual speaker, I believe, will be given two minutes to make their comments. The timer that's on the lectern at the rear of the room and we would ask that all of you use the lectern to the rear of the room. You have three lights and it's fairly simple. It's like being at the signal light at the intersection in your car. You've got green, yellow, red. Green's go. Yellow is caution. Red is your two minutes are up. We did ask, and staff was out front with a sign-up sheet. We will take people who are present in the room first for their comments, and then we will go to Webex in the same order. Mr. Chairman, we do have these three items. The first being the Draft 2045 Comprehensive Plan. The Planning Commission will hold a public hearing on the County's Draft 2045 Comprehensive Plan. You do have an Ordinance Amendment to Amend and Reordain Section, Parts and Portions of Section 19 of the Code of the County

274 of Henrico to conform the recent changes to the Code of Virginia, clarify the relationship
275 between Family Subdivision and Minor Subdivision and improve consistency with the
276 zoning ordinance. You also have another ordinance under consideration to Amend and
277 Reordain portions of Section 2419 is the Subdivision Ordinance; 24 is the Zoning
278 Ordinance, and I will not read all of the different sections of that code, but this is Section
279 24 of the Code of the County of Henrico to conform the zoning ordinance to recent
280 changes in state law, implement the Comprehensive Plan and update, modify, and clarify
281 certain provisions and to amend the zoning district maps to rezone properties to the new
282 A-1 Agricultural District. And before we begin this, I do have a couple of comments I would
283 also like to make. Then, we will turn this over to staff for their presentations. But I would
284 like for everybody to understand the history of the process that we've been through with
285 this Plan. Beginning in January 2021, this process was designed to ensure that every
286 resident who was interested in being involved in the planning process had an opportunity
287 to share their voice and contribute ideas and opinions to the Comprehensive Plan and
288 these code amendments. Several opportunities were planned and conducted to
289 encourage residents and other stakeholders to participate in safe and informative ways.
290 We did start during COVID, so it was important that that we conducted this in a manner
291 both to allow remote participation and safe interaction when joined together. Such as the
292 introductory kickoff meetings, surveys, community meetings, listening and suggestion
293 sessions. Recently we held two more listening sessions, and we also had a large Varina
294 community meeting. A web presence was provided throughout the process, so interested
295 stakeholders could follow the process from their computer or phone. Currently the website
296 contains drafts of all the planned chapters, which everyone is encouraged to read and
297 provide feedback on. This website will stay up through the Board of Supervisors actions
298 whenever that may be scheduled. To date we've engaged approximately 9000 residents
299 through surveys; 1,950 people in our community visioning exercises; 270 during our 2024
300 listening sessions on visions and goals; and 131 people at our 2025 Future Land Use
301 suggestion sessions through outreach at community events such as Glen Allen Day,
302 Earth Day, Plant Native Day, and countywide farmers markets, another 1,000 people
303 heard about these efforts. We've held 14 information sessions, sent out over 7,500
304 emails, mailed approximately 5,000 individually addressed notice letters. We've made
305 use of social media, variable message boards, newspaper advertising, and I'm sure all of
306 you are aware we've been featured in various television segments and numerous
307 newspaper articles. We mailed postcards to every residential and business address
308 notifying 209,000 people using the county's Facebook, Instagram, X and Nextdoor
309 platforms. We've informed an additional 123,000 people. It's important to note that during
310 our twelve community meetings that were held prior to our last two, new information was
311 disclosed during those events. We've been posting draft chapters and batches since April
312 so that stakeholders can familiarize themselves with these documents without being
313 overwhelmed. The policies and strategies were developed using feedback from surveys,
314 impact input sessions, and interactive mapping. Using feedback we received, we
315 established adhesive vision to guide the county's land use and infrastructure decision
316 making over the next 20 years. This vision is intended to reflect ongoing and new
317 initiatives for the county related to a focus on redevelopment of aging, commercial
318 corridors, and infill development, environmental conservations, sustainability, and
319 resiliency. Enhanced transportation opportunities related to transit, pedestrian, and

bicyclists, and environmental justice. The draft plan will update and create new goals and policies to ensure they reflect both countywide and area specific priorities and developed implementation strategies to achieve the vision of the plan. Mr. Chairman, I will now turn the meeting over to Ms. Rosemary Deemer to present on the Comprehensive Plan to be followed by Mr. Ben Blankinship to present on the Amendments to the Subdivision and Zoning Codes. After that, we will be prepared to open for public hearing.

Mr. Dandridge - How are you, Ms. Deemer?

Ms. Deemer - I'm great, thank you.

Mr. Dandridge - I think I know the answer to this. I think we have some folks in here who may want to speak to this particular item. I would just remind you when you do go to the podium to state your name, even though you already signed up and also your address so that we can follow along. Back to you.

Ms. Deemer - Thank you, Mr. Chairman members of the Commission. I am happy to be here tonight. I've been working on this for five years and, did the last plan too, so I will be happy when we wrap this all up. This evening's presentation is going to be a bit lengthy because we are trying to cover the entirety of the Plan. HenricoNEXT, the County's Comprehensive Plan update, serves an important role in determining the future of the county. It is the first phase of the planning cycle that looks 20 years out and answers three critical questions: 1.) What is Henrico County today? 2.) What is the County's vision for the future? 3.) And how will we achieve that future vision? As the primary, long-range, policy document for the development of the county, the Comprehensive Plan includes goals, objectives, policies, and actions that guide: the operations and work priorities for the county, decision-making on development activity, and sets the stage for future public investments that are determined through annual budgeting and Capital Improvement Planning processes.

Launched in 2021, HenricoNEXT was the public engagement process to create the 2045 Comprehensive Plan and will now serve as the name of the document. Throughout this initiative, the county provided several meaningful opportunities for residents to share their ideas to help shape development of the new Comprehensive Plan; identified and evaluated new issues and opportunities to be addressed in the Plan; established a cohesive vision to guide Henrico County's land use and infrastructure decision-making over the next 20 years; updated goals and policies to ensure they reflect both countywide and area-specific priorities; and developed an actionable implementation strategy to achieve the vision. The process was designed to ensure that every resident interested could be involved in the process. Just a bit of a summary again: the numerous opportunities were planned and conducted to encourage residents and other stakeholders to participate. I'm not going to go through all of them because Mr. Emerson covered most of them. I will skip this because he did cover those. The framework of the Plan contains components that address the intended policy direction and implementation of the Plan. It's organized in a hierarchy that moves from broad, far-reaching issues to more specific, topical items. In addition to an introduction and a summary of Key Planning

Influences and how they informed our Community Vision, the plan has four major components: Our Environment, Managed and Sustainable Growth, Safe and Connected Spaces and High-Quality, Livable Places. They each contain goals that create a link between the vision and more specific policies within each chapter. They will cover Natural Resources and Environmental Considerations, Future Land Use, Public Facilities and Services, Transportation and Mobility, Recreation, Parks, Open Space, and Cultural Resources and Community Character. Finally, the document will include strategies aimed at executing the Plan and as well as an implementation matrix identifying responsible departments.

The Key Planning Influences and Community Vision chapter documents the various factors that influenced the overall direction of the Plan. While resident and stakeholder input is necessary, so the plan reflects the long-term vision of the community, it's also vital that we address other realities many maturing communities across the country are facing. These include changing real estate markets and a shift from greenfield development to infill and redevelopment. We also look to expand mobility options for our residents, while maintaining the county's fiscal health and prosperity.

Our Environment, previously named Natural Resources in the 2026 Plan, outlines the policies and strategies to responsibly manage Henrico's natural resources so that all residents and visitors can continue to enjoy clean water and air, healthy soils, forests and open spaces, and productive farms; now and for future generations. We believe that population growth and economic development can, and should, occur without diminishing environmental quality. The chapter provides an overview of the community's vision, inventories natural assets, outlines resilience and sustainability practices, and identifies the regulations, programs, and strategies that advance environmental stewardship countywide.

The Environmental Inventory summarizes the landscapes and constraints that shape responsible growth and conservation. These factors include: physiographic provinces; Chesapeake Bay Preservation Areas; conserved and protected lands; distinct environments, including woodlands, farmlands, and suburban and urban land, plant and animal habitat; and physical constraints such as floodplains, wetlands, slopes, sensitive soils, and septic suitability. Henrico maintains more than 3,600 acres of parks and recreation land, and since 2018 has acquired an additional 3,700 acres. The Department of Public Utilities manages approximately 1,000 acres at Runnymede with limited development potential. Over 1,900 acres of battlefield and historic landscapes are preserved by the National Park Service. In addition to the lands protected by public agencies, there are over 4,400 acres in conservation easements. Collectively, these holdings mean that roughly 10% of the county is set aside for open space.

Henrico's natural heritage includes rare, threatened, and endangered species. These include three birds, five mammals, one fish, one reptile, two insects, five freshwater mussels, 14 wildflowers or herbaceous plants and one tree species. The chapter identifies tools such as wildlife corridors, pollinator habitats, and invasive species management as methods to sustain biodiversity. Flood-prone areas provide important natural functions

such as protecting water quality, reducing flood risk, and supporting habitat when left undisturbed. Approximately 24,000 acres, about 15% of the county, are mapped as floodplains. Tidal and non-tidal wetlands further enhance water quality by filtering nutrients and sediments, decreasing storm flows, and recharging groundwater. Major systems include White Oak Swamp and the wetlands contiguous to the Chickahominy River. With the inclusion of the preserved and protected land, approximately 25% of the county has limited development potential.

Woodlands support wildlife habitat, improve water and air quality, and store carbon dioxide. In the last several years, Henrico has planted approximately 17,000 native trees on public property and continues to work on expanding the tree canopy. The eastern portion of the county still contains several farms. Farmland plays a role in protecting rural character and environmental health through supporting soil, water, and biodiversity. Initiatives like winter cover crops and sites such as the Runnymede Community Farm highlight these efforts. Suburban and urban areas require solutions to manage impervious surfaces and the urban heat island effect; this chapter advances urban forestry, tree protection, and green infrastructure to cool neighborhoods and manage runoff in these areas.

Information on climate change, hazard mitigation and resilience is introduced in this chapter. Climate change involves long term shifts in temperature, precipitation and weather patterns over time. It is evident in rising global temperatures, melting glaciers, sea level rise and the expansion of ocean water. Hazard mitigation refers to steps proactively taken to reduce and eliminate long term risk to property and life, while resilience describes a community's ability to prepare, withstand, adapt and recover from a natural disaster. The chapter outlines practical measures such as more-efficient buildings, electric vehicles, solar installations at county sites, floodplain property acquisition, and stream-corridor restoration to reduce emissions, improve energy efficiency, lower flooding risk and enhance water quality.

Sustainability means managing finite resources- air, water, soils, plants and animals, minerals, and fuels for long term community well-being. The chapter includes strategies for green infrastructure including rain gardens, green roofs and walls, bioswales, and constructed wetlands and encourages renewable energy including solar and opportunities such as agrivoltaics. It also promotes compact design, public transit, walking, and biking to reduce sprawl and emissions, while integrating environmental health, social equity, and economic vitality.

Henrico County is advancing a wide range of initiatives that strengthen environmental stewardship, promote clean energy, and enhance community resilience. These efforts include expanding green buildings, investing in renewable energy, improving community access to solar, and enhancing natural resource management. For example: Henrico has 25 LEED-certified buildings and launched a solar renewable energy program in 2019, featuring 11 rooftop arrays and two ground-mounted installations. Henrico County Public Schools is advancing a Living Building Challenge facility at the Center for Environmental Studies and Sustainability in Varina. Through Solar Access Henrico and Dominion

Energy, approximately 250 low-income households are expected to receive rooftop solar systems. The county is also installing eight electric vehicle charging stations across libraries, parks, government centers, and recreation sites. HCPS and Capital Trees are expanding the county's tree canopy, adding coverage across roughly 5,000 acres of parks and school properties. Residents have recycled more than 40,000 tons of otherwise discarded trash through Central Virginia Waste Management services and the H.E.A.R.T. team coordinates sustainability, conservation, and stewardship initiatives across departments.

Managed and Sustainable Growth is the second component of the Plan and has two sub-chapters: Future Land Use and Public Facilities and Services. The Future Land Use element frames how Henrico will guide growth through 2045. The document emphasizes infill, redevelopment, and the protection of natural assets, aligning with the community vision for managed and sustainable development. The 2045 update strengthens mixed-use guidance, urban development areas, redevelopment corridors, and environmental justice considerations. It also expands strategies for infill, adaptive reuse, and right-sized development patterns that respond to aging commercial corridors and market conditions. Building on the framework of the 2026 Plan, which included several new concepts, the sub-chapter organizes land into seven groups: Rural/Environmental, Residential, Mixed-Use, Redevelopment, Office/Commercial, Industrial, and Civic. Each group includes primary and secondary uses and preferred densities, some of which have increased slightly from the 2026 Plan to reflect current market trends and a desire to enhance affordable housing.

There are nine policies applicable countywide that will guide decisions on zoning, infrastructure, design, economic development, sustainability, and environmental justice. Each policy is supported by specific strategies found within the Plan. Our first policy emphasizes that development should follow the Future Land Use Map and classifications, ensuring predictable, long-range planning outcomes. It guides rezoning decisions, public investment, and department review consistency. Policy 2 promotes integration of natural features, energy-efficient design, climate resilience, stormwater best practices, and environmentally friendly development incentives, such as continued support for transit-oriented development to reduce emissions. Our next policy encourages reinvestment in aging areas, modification of development regulations for infill flexibility, evaluation of barriers to reuse, and addressing vacant or abandoned properties to support community revitalization. Policy 4 emphasizes design excellence, compatibility, community character, and development that enhances pedestrian, open-space, and appropriate transitions. Updated design guidelines will be a part of the implementation of the plan and reinforce these objectives. Economic development is a vital part of our continued success, and this policy supports maintaining a healthy fiscal balance by encouraging job growth, redevelopment of underutilized commercial areas, advancing tourism development and collaboration with the Economic Development Authority. Next, Policy 6 reinforces walkability, multimodal access, recreational opportunities, equitable housing, vibrant third spaces, and community-serving amenities, which all serve to reinforce the built environment's role in public health outcomes. Policy 7 aligns growth with public facility capacity, capital improvement planning, and adequate service

504 provision. Continued planning for schools, utilities, transportation, and public safety
505 infrastructure is essential and encouraged by this policy and accompanying strategies.
506 The support of multimodal networks, street connectivity, subdivision design that
507 anticipates future development, and pedestrian and bicycle infrastructure linking
508 neighborhoods and community destinations is the primary focus of Policy 8. Policy 9 is
509 dedicated to Environmental Justice and recommends equitable distribution of
510 environmental burdens and benefits, identification of fenceline communities, and
511 inclusive planning processes for traditionally underserved neighborhoods. Detailed work
512 on implementing the strategies associated with this policy will require additional study,
513 which will follow the adoption of the Plan. We anticipate that this will require extensive
514 discussions with the Board of Supervisors, Planning Commission and the community to
515 help ensure all recommendations are supported by this future analysis, which will rely on
516 data from a variety of sources. Additionally, the general policy could be used during the
517 review of land use applications upon adoption of the Plan.

518
519 The Future Land Use map reflects the long-range community vision for development
520 across the county. It serves as the foundation for policy and zoning decisions. The land
521 uses depicted on the map were evaluated by residents during a series of meetings last
522 summer. Outside of some specific areas in the eastern portion of the county, and factoring
523 in our redevelopment areas, the changes to this map compared to the 2026 map are
524 relatively minor, impacting less than 10% of the county's land area. The map also reflects
525 changes related to portions of Varina, where a new land use designation is proposed. In
526 the Residents' Survey, 66% of respondents felt the county should restrict the amount of
527 new development that occurs in rural areas not served by county sewer. The Plan
528 proposes the area east of I-295 and south of Williamsburg Road, be classified as Prime
529 Agriculture/Rural Conservation (PA/RC). The minimum lot size in this area would be five
530 acres. Inclusion in the Comprehensive Plan does not create the new lot size; that would
531 be implemented through an amendment to the county's zoning ordinance, which will be
532 discussed in a separate presentation this evening.

533
534 Building on the redevelopment areas and corridors mentioned earlier, as well as other
535 recent actions to implement new zoning tools, the Special Focus Areas portion of the
536 chapter highlights locations requiring more detailed guidance—Redevelopment Areas
537 and Corridors, Form-Based Alternative Overlays, and Legacy Plans. The Special Focus
538 Areas are used in addition to future land use classifications, allowing for a more fully
539 defined vision for land use and development in each subarea. Some of the major
540 redevelopment corridors are identified here, and include Patterson Avenue,
541 Mechanicsville Turnpike, West Broad Street, Gayton Crossing, Highland Springs, and
542 Staples Mill. Each of the 11 corridors or areas has unique opportunities for reinvestment,
543 with a specific vision and strategies for implementing that vision. Some also reference
544 other efforts presented to the Board, such as the recent Williamsburg Road study.
545 Form-Based Alternative Overlays offer development flexibility while ensuring high-quality
546 urban form. There are eight of those in total, including the Best Products Reimagined site
547 and Brook Road north and south. The overlays were a result of individual charrettes held
548 to gather information from existing residents, businesses, and other stakeholders. Some
549 have already seen some level of redevelopment, such as Midtown/64 and Virginia Center

550 Commons. Several adopted studies, including Innsbrook, Nine Mile Road, Route 5,
551 Sandston, and Westwood provide detailed guidance for specific parts of the county and
552 remain relevant in land use decisions. Including them in the Plan will ensure their
553 recommendations remain available for use in future land use decision making. This map
554 identifies the Special Focus Areas throughout the county, illustrating where
555 redevelopment and form-based overlays are emphasized.

556
557 The second portion of the chapter introduces the key public facilities and essential
558 services that support Henrico County's quality of life. Core service areas contribute to
559 safety, livability, and long-term community well-being and include schools, fire and police
560 services, libraries, and utilities. Specific policies and strategies have been established to
561 provide guidance for capital infrastructure and operations decision-making.
562 Corresponding strategies have been developed to set the policies into motion.

563
564 There are seven core service areas identified in the chapter. Henrico County Public
565 Schools operates 74 schools and program centers including 46 elementary, 12 middle,
566 nine high schools, three advanced career education centers, three alternative program
567 centers and one virtual academy. Henrico's Division of Fire provides emergency medical
568 response, fire suppression, prevention services, and community education from 23 fire
569 stations and training facilities. Henrico operates three police stations and provides 24/7
570 law enforcement, outreach programs, and emergency response infrastructure. The
571 Henrico County Public Library System serves the public through nine locations, a Mobile
572 Library Service for retirement facilities and day care centers, and 24/7 online access via
573 its website and digital resources. The Department of Public Utilities provides and
574 maintains water and wastewater services for approximately 94% of the county's
575 residents. Core services include delivery of clean drinking water, sewage disposal, street
576 lighting, installation and maintenance of fire hydrants, refuse management, and recycling
577 services. Public health services are provided at centers located in eastern and western
578 parts of the county. Assistance ranges from clinical services, restaurant inspections,
579 permitting for wells and septic systems, and environmental health administration.
580 Although wireless communication services are not publicly owned utilities, their inclusion
581 in the county's Comprehensive Plan is appropriate given their necessity and scope of
582 use. Wireless communication infrastructure supports emergency services, disaster
583 response, traffic management, local business operations, education, remote work and
584 entertainment.

585
586 The third component of the Plan is entitled Safe and Connected Spaces and is the
587 transportation and mobility element of the 2045 Comprehensive Plan. It was developed
588 with the assistance of Clarion Associates, our subconsultants EPR, PC, and staff from
589 the Department of Public Works. The goal of the chapter is to identify how to create a
590 safe, efficient, and connected multimodal network that supports residents, businesses
591 and visitors. It integrates community feedback, safety priorities, and multimodal
592 investments. There are six major travel modes in Henrico: roads, pedestrian, bicycle,
593 transit, freight and interregional services. The chapter addresses each mode by
594 identifying existing conditions and proposing implementation measures to ensure a
595 balanced multimodal transportation system.

The provision of sidewalks ranked high among residents' concerns. The county's pedestrian network reflects the diverse character of its urban, suburban, and rural areas. Sidewalk infrastructure is more prevalent west of I-95, particularly in newer residential developments and along commercial corridors. Sidewalks in older neighborhoods often show signs of wear and exhibit gaps in continuity, primarily due to historical development patterns that predate sidewalk installation requirements. The county is committed to ensuring that pedestrian infrastructure is accessible to people of all ages and abilities.

Bicycling plays a major role in expanding mobility choices. The county is home to several nationally significant bike routes. Nearly 16 miles of US Bike Route 76 pass through Henrico, forming part of the east-west TransAmerican Bike Route connecting Astoria, Oregon to Yorktown, VA. Additionally, a 17-mile stretch of US Bike Route 1, a north-south route along the eastern seaboard that connects Maine to Florida runs through the northern part of the county. As part of implementation of the Plan, a specific Bike Plan will be developed that will outline future strategies including enhancing connectivity through a cohesive network of bike paths and shared-use trails that link residential areas with parks, schools, and commercial districts.

The County aims to better integrate transit with walking and biking to support multimodal travel. Currently, transit services, which includes fixed-route buses, the Pulse BRT line, microtransit, and paratransit, are primarily provided by GRTC. Fixed-route service is best described as service operating along a designated, prescribed route according to a set schedule. Express service, specifically designed for faster travel utilizes the same route but with limited stops to serve peak-hour commuters. The Pulse Bus Rapid Transit line is a fast, high-quality bus service using dedicated bus lanes, and stations with level-boarding. Microtransit bridges the gaps in fixed-route networks, using smaller, on-demand vehicles with dynamic routing based on real-time passenger requests. There are currently two microtransit zones in the county – the Azalea zone and the Sandston-Elko zone. Finally, GRTC's CARE paratransit service is a specialized, ADA compliant, curb to curb service for seniors and people with disabilities who cannot ride fixed route service.

Henrico's interregional network: rail, air, and intercity buses, connects residents and businesses to the region and the East Coast. Passenger rail is anchored by the Staples Mill Road Amtrak Station, Virginia's busiest rail station with 20 daily trains serving 464,000 passengers in 2024. Due to the growing population, it is anticipated there will be an additional 12 daily trains added by 2030. Strengthening rail service reduces I-95 congestion and supports sustainable mobility across Central Virginia. Richmond International Airport serves nearly five million passengers a year with flights provided by major carriers such as American, Delta, Southwest, and United Airlines. Its Master Plan outlines future expansions, including terminal improvements, additional parking facilities, and the development of an aviation business park to accommodate growing passenger and cargo demands. Interregional bus service connects the area to major cities across the East Coast. The Virginia Breeze is an intercity bus service managed by the Virginia Department of Rail and Public Transit that connects rural and underserved areas with major hubs across Virginia and to Washington, DC. There are five routes with two making stops in Henrico. Intercity bus service to Philadelphia, New York City and Atlanta is

provided by both Greyhound and FlixBus. These routes complement our rail and air assets and reinforce Henrico's role as a regional hub.

Trucking remains the primary mode of freight movement in the county. Henrico's proximity to I-95, a critical north-south freight corridor, and I-64, which connects to the Port of Virginia and the Port of Richmond, ensures efficient access to national and international markets. The nearby Port of Richmond, located along the James River, serves as an inland cargo terminal that enhances intermodal freight movement in the region, particularly for container and bulk shipments. Rail freight is operated primarily by CSX Transportation and Norfolk Southern Railway through Acca Yard. The rail hub plays a critical role in supporting regional commerce, directly influencing freight movement and economic activity in Henrico, as well as serving as a vital link for goods traveling through Central Virginia and the broader Mid-Atlantic. Richmond International Airport handled approximately 222 million pounds of cargo and mail in 2024, supporting major carriers such as FedEx, UPS, and DHL. Its strategic location along the I-64 corridor and strong airfield infrastructure provide essential access to national and international markets, supporting a wide range of regional industries. Henrico's integration of truck, rail and air freight positions the county as a regional leader in logistics and supply chain management.

Population growth and land use changes are primary considerations as the county transitions from greenfield development to infill and redevelopment strategies. The roadway network serves as a foundation for safe, efficient, and sustainable connectivity that supports community needs, enhances quality of life, and fosters economic growth. The chapter emphasizes the integration of transportation infrastructure into its broader objectives of managed growth, safety, and high-quality livable places. It aspires to maintain a multimodal network that accommodates vehicular, pedestrian, bicycle, and transit travel while promoting equity, accessibility, and environmental responsibility.

The Major Thoroughfare Plan is Henrico County's long-range map for the road network through 2045. It assists in planning for growth by identifying where new connections, extensions, and corridor improvements may be needed over time. A core purpose of the MTP is to support an interconnected network that spreads traffic across multiple routes, shortens trips, and improves overall reliability. The map is conceptual; it shows where additional roadway connectivity could be beneficial, but it does not prescribe exact alignments for future roads. When identifying potential corridors, the county focused on areas expected to develop and worked to avoid or minimize impacts to environmentally, historically, or culturally sensitive areas. Where practical, the plan emphasizes improvements to existing corridors and highlights opportunities to use the current network more efficiently through strategic extensions and new connections. Staff is recommending several changes to the original posting of the draft MTP. They include the removal of a segment of road identified as running parallel to Osborne Turnpike, the removal of a road through New Market Heights Park, and a road connecting Grapevine Road to Meadow Road.

The fourth and final component of the Plan is High Quality, Livable Places. The first element is dedicated to Recreation, Parks, Open Space, and Cultural Resources. The subchapter identifies the Division's physical assets and summarizes the historic and cultural resources of the county. It also provides specific policies and strategies to ensure Henrico continues its high-quality service in the decades to come.

In addition to highlighting how this element relates to other topics in the Plan, the subchapter reviews and identifies how community members rated elements of quality of life through the Residents' and Recreation and Parks Survey conducted earlier in the process. 78% of respondents gave positive ratings for current quality of life and 52% indicated that it has improved over the last ten years. 92% of respondents said recreation and parks were equally or more important than other priority services provided by the county. Trails, playgrounds and picnic shelters were the most used or frequented facilities. When asked what the county should provide more of, most answers focused on exercise, paved and unpaved trails, as well as neighborhood parks, playgrounds and dog parks.

Four policies, and associated strategies, have been developed to guide implementation. The first is to "Provide access to safe and high-quality parks, trails, and recreation facilities that meet the needs of county residents." The second policy will be implemented by providing programs to individuals with a broad range of age groups and interests. The strategies for the third policy address the preservation and management of historic sites, buildings and structures, as well as open space and conservation areas. Strategies for the fourth policy focus on partnership opportunities with other public, semi-public, community and private organizations and strengthening environmental sustainability and resiliency practices. The county's public spaces offer places for recreation, open space preservation, flood mitigation, and protection of historic, cultural, and natural resources. In addition to 28 parks, there are 11 community recreation centers, 16 athletic facilities, and 11 specialty facilities. The Division also maintains approximately 65 school-based facilities. Over the last several years, they have offered more than 1,000 different events and activities for all ages, abilities, and interests including summer camps, therapeutic recreation, educational classes and performing arts. As one of the oldest political subdivisions in Virginia, the county has a long and storied history. There are approximately 30 properties listed on both Virginia's and the National Register of Historic Places. There are three local historic districts: Highland Springs, Sandston and the Laurel Industrial School. There were also 12 Civil War battles fought in the county, and some of those properties have been protected by either the county or the National Park Service.

The second component addressed in the High-Quality, Livable Places chapter is Community Character. The Plan primarily focuses on infill and redevelopment, and the section provides tangible guidance for future development. The vision and goal created through community input demonstrates clear support for development patterns that prioritize connectivity, accessibility, and open space as essential components of high-quality, livable places. This subchapter identifies five components of character common to each of 11 different character categories. It concludes with a series of policies intended to facilitate cohesiveness and enhance quality of life in ways that are universal to all.

733 There are five elements that help define the character of a place. The first, development
734 pattern refers to the general layout of streets, blocks and buildings throughout an area,
735 rather than an individual parcel. Massing and orientation refers to building size and shape
736 and includes height and width, as well as placement on a site and its relationship to streets
737 and neighborhood buildings. Open space includes undeveloped, natural and park
738 spaces, as well as yards, landscaping and permeable surfaces. Connections and
739 transitions focus primarily on street and pathway design for pedestrians, bicyclists,
740 personal vehicles and transit. Parking describes the design of the spaces where
741 automobiles are stored on a site including on-street, structured decks and various sized
742 lots.

743
744 The Plan identifies eleven character categories represented across the county, each with
745 their own unique combination of the five elements of character. Rural Vistas are areas
746 primarily natural in character, while Rural Villages are similar but support higher, more
747 diverse levels of daytime activities at specific nodes. Think of Curles Neck and Varina
748 Farm. Suburban Communities are master planned residential neighborhoods primarily
749 built beginning in the 1980s, with single family detached housing on curvilinear streets
750 like Twin Hickory and Four Mile Run. Traditional Suburban areas are often former
751 streetcar-centered communities that connect to the city, such as Lakeside and Westham.
752 Traditional Main Streets can be found in Highland Springs and Sandston, along East Nine
753 Mile Road and Williamsburg Road. Planned Urbanism seeks to integrate the character of
754 Traditional Suburban and Traditional Main Street areas into a single planned
755 development similar to West Broad Village. Rocketts Landing is a local example of a
756 Riverfront Destination, with elements of the Traditional character areas as well as
757 Planned Urbanism with an emphasis on being along the waterfront. Downtown Cores
758 corresponds to central business districts that develop over time. These areas may serve
759 as key commuter destinations that distinguish themselves by people's willingness to stay
760 in the area after the end of a workday. Urban Corridors or Areas arise when enough infill
761 development has occurred that transitions between different uses now feel natural to
762 navigate on foot, rather than only via vehicle. The Westwood area is beginning to develop
763 in such a manner. Just down Broad Street, Willow Lawn is an example of a typical
764 Commercial Center, which are auto-oriented developments that provide key retail and
765 services. Business Parks, such as Innsbrook are generally independent developments
766 that generate significant economic value for the region. Historically, these areas have only
767 been active during workdays, but Innsbrook is a place where redevelopment is providing
768 more diversified activity. Finally, there are Infrastructure and Industrial areas, which are
769 intended for the location of high-intensity or unaesthetic uses. The uses present within
770 these areas generally dictate the character of the area so emphasis should be placed on
771 shielding them from the community at large. Each of the character categories lists
772 preferred and supported future land use classifications.

773
774 Three general character policies have been identified to facilitate county-wide
775 cohesiveness and enhance quality of life in ways that are universal to all areas.
776 Placemaking is a collaborative, community driven process that reimagines and reinvents
777 public spaces to foster stronger connections between people and their environment.
778 Examples include adding walking paths or playgrounds to underutilized green space or

779 turning parking lanes into pedestrian zones. Wayfinding is using signage, maps, colors,
780 and architecture to help people navigate the physical environment. Examples include
781 signage like arrows and overhead signs that state, "You are here", maps and floor
782 graphics, distinctive lighting and public art. CPTED stands for Crime Prevention Through
783 Environmental Design. It is a multidisciplinary approach to reducing crime by designing,
784 managing, and structuring the built environment to deter potential offenders. Principles
785 include natural surveillance, natural access control, territorial reinforcement,
786 maintenance, and activity support. Implementing these policies in ways that are universal
787 to all areas will help enhance quality of life to all parts of the county.

788
789 Planning is a continuous process, and the completion of the Comprehensive Plan is just
790 the start of the cycle. Most of the implementation of the Plan will occur on a day-to-day
791 basis as county staff and elected and appointed officials use the goals and policies to
792 guide decisions regarding rezoning requests, subdivision developments, proposed site
793 plans and the provision of public improvements and facilities. The existing implementation
794 tools shown here include the Capital Improvement Plan, Small Area Plans, the Major
795 Thoroughfare Plan, and regulatory methods such as the Zoning and Subdivision
796 Ordinances. Levels of Service standards, stormwater and environmental ordinances, and
797 the Energy Management Plan help ensure development is consistent with County policies
798 and environmental stewardship goals. Additional documents include the 2024 Recreation
799 and Parks Master Plan, the Climate Action and Adaptation Strategy, and the Regional
800 Climate Action Plan. Other tools such as a Public Facilities and Services Handbook,
801 Design Guidelines Manual, and Fiscal Impact Model will be developed following adoption
802 of the Plan. They will help guide capital investment decisions and coordinate development
803 with public infrastructure needs. They all work together to ensure facilities and services
804 keep pace with projected growth. An implementation matrix has been developed to assist
805 in directing growth and public investment in the county for the next 20 years. It identifies
806 the key planning actions, initiatives, ordinance and code changes, public improvements
807 and other programs and projects the county should pursue to achieve the Plan's goals. It
808 also identifies responsible parties and collaborating parties.

809
810 In summary, implementation of the Comprehensive Plan depends on coordinated
811 planning tools, regulatory updates, monitoring of growth trends, and active collaboration
812 across county departments and partner agencies. The county will continue to update the
813 Plan regularly, monitor progress, and ensure that development aligns with community
814 priorities and long-term goals for a sustainable and connected future. That concludes my
815 presentation and I'd be happy to answer any of your questions.

816
817 Mr. Dandridge - Ms. Deemer, first and foremost, I would like to thank you for
818 that presentation. I know it is an extensive endeavor to try to explain a Comprehensive
819 Plan throughout a presentation, but like you said, it's a dynamic, living, breathing
820 document. There's a lot that goes into it across a lot of departments, a lot of hands, a lot
821 of eyes, a lot of folks, that input and put into it. I thank you for presenting to not only the
822 Commission but to the audience today before they have their opportunity to speak on the
823 matters that truly concern them. Thank you once again. Anybody on the Commission
824 have anything that they want to say before we move on to Mr. Blankinship?

825
826 Mr. Shippee - Just a further comment, I'll echo that Mr. Chairman. I think,
827 hopefully the audience didn't miss this. There is a key clarification enhancement to the
828 Environmental Justice section that Rosemary kind of went through quickly. I think it shows
829 an intentionality by the county to ensure that we take that seriously, that we put in the
830 work to enhance equity and the taking care of our communities throughout the county. I
831 applaud you and the Department for making sure that that was enhanced.

832
833 Ms. Deemer - Thank you.

834
835 Mr. Dandridge - Absolutely. Thank you.

836
837 Mr. Blankinship - Give me just a second here. Good evening, Mr. Chair,
838 members of the Commission. My portion of the presentation will cover proposed changes
839 to the Zoning and Subdivision Ordinances. One element of the changes we are proposing
840 is to implement the Comprehensive Plan. We will also be discussing changes that are
841 necessary because of recent changes to the Code of Virginia made by the General
842 Assembly. And I will also touch very briefly on some ideas that have been brought forward
843 by members of the community and by the staff and by the elected and appointed officials.
844 To begin with the Comprehensive Plan, as Ms. Deemer mentioned, one of the most
845 significant changes in the future land use map is the Prime Agriculture and Rural
846 Conservation Area, and the main way in which that will be implemented. It's by the
847 creation of a new zoning district, which we will designate as A-2. As you know, we have
848 only one Agricultural District in the ordinance now, the A-1 Agricultural District. We are
849 proposing a new A-2 Agricultural District, which will have a five-acre minimum lot area.
850 The area shown in the bright green on this map, the future land use map, is the area
851 being targeted for that new zoning district. The land within that area that is currently zoned
852 A-1 will be rezoned to A-2. Every owner of property that would be so affected has been
853 mailed a notice, a direct mailing specific to that change. As I said, the big changes are
854 the minimum lot area will be increased to five acres. The minimum lot width will be
855 increased to 300'. I want to emphasize that for those who already own a lot between one
856 and five acres; those lots will become non-conforming. They will still be buildable,
857 developable lots. We will still respect the right that people have today to build on a lot
858 between one and five acres. However, for those with larger parcels, the future
859 development potential of their property will of course be impacted by this change. Another
860 major set of changes that have to do directly with the Comprehensive Plan update
861 concern our Form Based Alternative Overlay District. As you know, there are five
862 subdistricts around the county now, and those are areas where the county sees the need
863 for reinvestment, and redevelopment of some of our older Commercial and Office areas.
864 We are proposing the addition of three new Form Based Alternative subdistricts, one in
865 Lakeside, one at Brook Road North and one is Best Products Reimagined. These
866 materials have been out on the website and available since the advertisement was
867 published on this. We are proposing tonight some changes to those published materials
868 and I want to call those to your special attention. On the Best Products Reimagined site,
869 there is an area shown in red on the illustration to the left there on the east side of that
870 subdistrict that should be included within the subdistrict. We will be providing a revised

map to show that area within the subdistrict. Also, as illustrated on the illustration to your right, there are some revisions to the street hierarchy that have been brought to light in just the last week or two since the consultants have wrapped up their work in this district. In addition to those changes, there are some descriptions of frontage requirements for green streets within the Best Products Reimagined Subdistrict, and we have some additional fleshing out of those requirements that we would like to have adopted in this set of revisions. Also, some added flexibility. There are a lot of very specific dimensional standards in the street sections and in the frontage standards throughout the Form Based Alternative Overlay. Our experience, particularly in the Virginia Center Commons area, has shown that there is a need in some cases where there are environmental problems or challenges or where there is existing development that has to be taken into account. There is some need for flexibility in those dimensional standards and we would like to add that to the ordinance. And finally, we had proposed, in the draft that was advertised, adding a requirement having to do with automatic sprinkler systems. We are withdrawing that recommendation, so that would be just standing pat with where we are today, not adding that requirement. Moving on. As I said, not all of the changes being proposed are directly related to the Comprehensive Plan. There are also several that are required by recent changes to the Code of Virginia. Possibly the most significant of those is that manufactured homes will now be allowed in all residential districts under the same requirements and guidelines as site-built single-family homes. We have allowed manufactured homes in the Agricultural District since 1990. That has been a state code requirement. This year as part of the overall effort toward increasing affordable housing, the state has determined that we have to allow manufactured homes in all of the single-family residential districts as well. They will have to meet the same standards as a site-built home, but if they meet those standards, they will be allowed. They will have to be converted to real property, as you may know in some cases manufactured homes can be maintained as a vehicle essentially and taxed as personal property. Under the new state code change, they would have to be permanently affixed to the ground and taxed as real property. Also, the certificate of occupancy must be within five years of the date of manufacture. This would only be for new or newer manufactured homes to come into the county.

Another change that the state has made that I'm sure you've seen in the news is that religious organizations and other 501(c)(3) real estate tax exempt organizations will be allowed to develop affordable housing on any excess property they may own. Any property they own that they're not already using for their primary purposes, they could develop affordable housing. It will still have to go through most of our development review process, but it will not have to go through any legislative review. It would not have to go through rezoning, provisional use permit or anything similar to that. In order to meet that, the organization must have owned the property for at least five years prior to the application. At least 60% of the units must be affordable and there are specific legal provisions written into both the state and county codes, how that is obtained. But the density that would be allowed, and this is again a state law requirement that we have no say in at the county level would be allowed up to 20 units per acre or the highest density within 500', whichever is higher. So, in one of the areas where we already have a very high density, say in an Urban Mixed-Use development, it could be even higher

917 than 20 units per acre. Another change that once again, the General Assembly has
918 required us to make, would reduce parking standards for certain uses within designated
919 transit areas. The state code refers to these only as designated areas as you see on the
920 slide. In our text amendment we are referring to them as designated transit areas just to
921 be a little clearer. But those areas within a quarter mile of a mass transit station or a facility
922 or a revitalization area; we have to allow parking as low as one-half parking space per
923 multifamily dwelling unit and one parking space per townhouse or single-family unit. So
924 those are the main changes being required by the state code, and I also just want to touch
925 on changes that have been suggested again by selected and appointed officials, by other
926 departments, by our own staff, and many of them have come from the community. When
927 people meet with us and say, "Why is the regulation the way it is?" they sometimes end
928 that conversation with saying, "Well, can't we change that?" And we always make note of
929 those and we always bring them forward. Sometimes they are viewed favorably and
930 sometimes we decide that that change is not in the best interest of the county, but we do
931 discuss all of them. Some of these are really just clarifications. The term, "inpatient
932 treatment facility" is going to be added as well as a separate term for "outpatient"
933 treatment facilities, just to clarify where those are allowed. Public dance halls which are
934 currently allowed in the B-2 and B-3 Business Districts would only be allowed in the B-3
935 Business District after this change.

936
937 The way we measure a lot width is being adjusted a little bit. We want to broaden the
938 opportunities for accessory dwelling units. As you know, accessory dwelling units have
939 been allowed in the county since 2021 with our major code update, and we intentionally
940 allowed that on a pretty limited basis to begin with in order to make sure that it would be
941 something received well by the county and that we could manage that growth as it has
942 occurred. As has happened over the last five years, we've been very satisfied with the
943 way our ordinance is working, but we do want to make that a little bit broader availability.
944 There are some changes regarding screened porches in rear yards where people have a
945 deck that is allowed to extend into a rear yard, but if they put a porch or a roof over that
946 deck, that has to meet the rear yard setback. That has created a lot of conflict for a lot of
947 people and we're bringing forward an administrative modification for that that will allow for
948 notifying the neighbors but still making a site-specific decision case by case. I mentioned
949 the sprinkler systems already. We are also making some, some small changes to the
950 multifamily and townhouse parking requirements and a few other housekeeping kinds of
951 changes. I'm sorry I should have been flipping through my slides as I was discussing each
952 of those. That is a summary of the changes that are being proposed, and as I said, there
953 are some that are changes to what has been advertised. If those are amenable to the
954 members of the Commission, then we would ask that the motion to forward this to the
955 Board of Supervisors, would specifically mention those specific items. With that, I'll be
956 happy to answer your questions.

957
958 Mr. Dandridge - Thank you Mr. Blankinship. Does anyone on the Commission
959 have any questions at this time?

960
961 Mr. Mackey - I have a question, Mr. Chairman. Mr. Blankinship, with the
962 legislation that was passed to allow the religious entities and the 501(c)(3)s to develop on

963 their land, would that make them by right? Meaning, they wouldn't have to come before
964 the Planning Commission or the Board of Supervisors?

965
966 Mr. Blankinship - Yes, sir. That is the main change that the state has put in
967 place that we cannot hold a legislative hearing on those.

968
969 Mr. Mackey - Thank you.

970
971 Mr. Dandridge - Any others before we open up the public hearing?

972
973 Mr. Winterhoff - Just a quick question. I think this gets into the enormity and
974 the amount of detail and work that goes into this, but there are sometimes things that we
975 do find. And I just wanted to highlight a recommended change. I wanted to provide for the
976 Board to consider on table 4205, which is our Principal Use Table. This helps provide
977 guidance for the community and for us to understand how different types of properties
978 can be used across the different types of zoning. Under Group Living, one of the things
979 that I had noticed within the R-5 and R-6 zoning areas is a mixture of what could be
980 available by right and what also could be available by Provisional Use Permit. When I see
981 that within boarding houses and residential facilities and dormitories: I just think there's a
982 great opportunity to provide some consistency to ensure that each of those groups are
983 going through the process. I would recommend that for all three of those within Group
984 Living, that they be switched to Provisional Use Permit rather than the two being just
985 allowed by right.

986
987 Mr. Blankinship - I'll make a note of that.

988
989 Mr. Winterhoff - Thank you.

990
991 Mr. Dandridge - All clear here.

992
993 Mr. Blankinship - Thank you.

994
995 Mr. Dandridge - As we prepare the transition into the public portion, where you
996 get an opportunity to speak and we definitely look forward to hearing everything that
997 everyone has to say. I would ask, we have about 26 people according to the sheet who
998 actually signed up and there may be some who want to speak who actually didn't sign up
999 as well as, we have a few on Webex. For the sake of congestion, I would ask the folks
1000 who know that they signed up if maybe we get about 13 to 15 lined up behind the podium,
1001 so it's not too congested. And then as that number dwindles down, the other folks who
1002 know that they signed up, I would say to start to gather in the back at that time. So, thank
1003 you.

1004
1005 Mr. Emerson - Mr. Chairman while people are moving to the back, if
1006 someone wishes to sign up, we do have staff. Han has her hand up down here. She will
1007 get you signed up to speak if you would like.

1009 Mr. Dandridge - As you're lining up, I do have the names up here. I know
1010 there was an Elaine Eberly who wanted to be first or she did sign up first. We'll go
1011 ahead and let her begin her presentation in addressing the Commission. I ask please
1012 that as you transition try to do so quietly so that we can hear what she has to say. And
1013 remember to state your name and also your address. Thank you.

1014
1015 Ms. Lafayette - Chairman Dandridge, members of the Commission. I'm Laura
1016 Lafayette. I'm a resident of Henrico at 2111 Libby Lake West Unit A, but I stand here
1017 today on behalf of the Richmond Association of Realtors. I serve as the CEO of that 5,000
1018 member organization and we stand in opposition to the A-2, the change in zoning to A-
1019 2. We view that as a dramatic devaluation of the land of long-term landowners in Varina.
1020 If someone owns 50 acres today in A-1 and that transitions to A-2 rather than having, you
1021 know, potentially 50 homes, maybe not that many, but certainly far more than the 10 that
1022 would be allowed under A-2. That's just a dramatic devaluation of the property owner's
1023 land and their rights to develop that land. Also, I would say that when you take that much
1024 land and you reduce the ability to develop in one end of the county, you put tremendous
1025 upward pressure on the price of dirt in the rest of the county that allows for denser
1026 development. This county has spent an enormous amount of time, energy and effort in
1027 the last several years, particularly the last two, seeking to address their affordable housing
1028 challenges. The Board of Supervisors stood up a \$60 million housing trust fund. That trust
1029 fund in two years' time has put 400 units of affordable housing homeownership
1030 opportunities on the ground, and this change from A-2 directly conflicts with the efforts
1031 that the county's made on affordable housing. I would ask the Commission and then the
1032 Board to reconsider that. Thank you.

1033
1034 Mr. Southwell - Good evening. My name is Nick Southwell. I live at 2602 Cox
1035 Road in the Three Chopt District. I'm here to voice my opposition to the proposed
1036 Thoroughfare between Cox Road and Church Road. On the Major Thoroughfare map,
1037 basically what's going on here is the Cedar Chase neighborhood has a cul-de-sac. It is
1038 proposed that basically the cul-de-sac be destroyed and that a road go through the cul-
1039 de-sac right to Church Road. It would basically destroy the cul-de-sac in the
1040 neighborhood, increase a bunch of traffic in the neighborhood, and basically there's just
1041 very quickly four reasons why I think that's a bad idea. First, it's detrimental to all the
1042 people that live there; children play in the cul-de-sac, people bike, people walk, that sort
1043 of thing. It won't be safe. There's going to be cars going through that neighborhood 24/7
1044 if it links to Church Road. It's going to be expensive from what I can tell, from what's been
1045 released. It's going to cost about \$7 million. At least that's what's been put aside in the
1046 budget. On top of, you know, hurting quality of life and not being safe and being
1047 expensive, I think it's ultimately pointless because a quarter of a mile away there is: take
1048 Cox Road to Guyana up to Church Road. There's already a cut through that's sort of very
1049 dangerous through one part of the neighborhood. This is just going to add another one
1050 in. It's not really going to do much, so I would just ask that you all I guess I just oppose
1051 that one. I ask you all to oppose it as well. Thank you.

1052
1053 Ms. Ulmer - Hi, good evening. My name's Amy Ulmer. I live at 2604 Cox
1054 Road. I just want to reiterate what Mr. Southwell said regarding the Thoroughfare map

and connecting Cox Road onto Church Road. In addition to all the reasons he said I know this has been on the prior iterations of the Comprehensive Plan, but I do think removal of it at this time makes the most sense given the development that has occurred there, and now the existence of Guyana Road acting as that connector road and that feeder road to save the county money. It also would undermine the additional traffic suppression actions that are currently underway and being invested in by the county and require additional investments by the county to further suppress traffic and cut through road use by cars. Thank you very much.

Ms. Eberly - Good evening, my name is Elaine Eberly. I live at 1213 Eberly's Place. I'm on the border of Henrico County and New Kent. I have lived in the Varina District for going past more than 75 years, and I would like for my children to be able to also come here to live and my grandchildren. But with the proposal changing the A-1 designation to the A-2 is eliminating that possibility. It is diminishing property value and it's a hardship especially on the elderly people in that area that are counting on the sale of part of that property to be able to help them in an assisted living facility or to have a family member build next to them to help them in their elderly years. Plus the fact that when you think, look at the thousands of acres that are already protected either through the National Park Service, our county parks and recreation, the civil war conservation, it's thousands of acres are already protected. And the problem is that and Mr. Blankinship you've used the right word; you've targeted an area. You are stigmatizing that one small area and diminishing the property value of those landowners. But I do have a couple of questions. One, has the county considered what type of compensation they're going to provide for these people that have lost their property value or are they going to reimburse the county real estate taxes that they've paid for all these years? It's not right. It is not the total responsibility of this small designated area to provide the safety that everybody else and I can keep talking because John Montgomery has yielded his two minutes to me. We pledged justice for all, and this isn't.

Mr. Nelson - Good evening. My name is Bill Nelson. I reside at 1820 New Market Road in Varina. I also own property, which is affected by this off the WRVA road. It's a 145-acre property that I have seriously been considering a conservation easement on. If you reduce my zoning to A-2 and devalue the property, it limits the ability for tax credits to offset the expense of creating that conservation easement. If you go from 100 lots to 20 lots, it's obviously been devalued. I've farmed approximately 1200 acres in Varina and most of its leased. I manage, look after property for a lot of these landowners. You're devaluing their properties as well. I'm also a realtor so I understand the devaluation. I also understand that if you have a current need for 500 units, it has to be met. If you do it on five acre lots, you will eat up about 3000 acres of land at one time. And that's just to fill the first 500 units. If you do it on one acre lots, you know, it's much less, it's probably 600 acres. Anyway, I did not ask for rezonings of R-2A [sic] and I oppose it on my property.

Mr. White - Thank you. Good evening, my name's Chris Applewhite. I reside at 5951 Elko Road in Sandston, and I oppose the A-2 zoning. I want you guys to step into my shoes for two minutes. I'm from Southampton County Virginia I moved to

1101 Richmond, met my wife, and we got married. In 2000, we bought our dream home on
1102 Elko Road in a nice rural setting. We were enjoying life. A few years later Henrico County
1103 purchased land behind us in our backyard and put Elko Middle School there. But
1104 fortunately, they left a nice buffer where that has been reasonable and has been
1105 acceptable. Recently, right across the driveway in my front door, we now have a concrete
1106 data center that's being built. The barrier is about from me to you with about one and a
1107 half trees. So, our tax assessment, the whole time all this is going on, has steadily been
1108 increasing. I know if we go to sell our house right now, it's not going to bring what it would
1109 have a couple of years ago, even though the tax assessment is going up. My wife and I
1110 have a choice: we own a 75-acre farm four miles down the road on Hines Road. We have
1111 looked into a conservation easement and zoned A-1, financially it looks pretty good. We
1112 were considering to go build one house on an acre lot and preserving the other 74 acres
1113 for the future generations. But if this A-2 comes about, it doesn't look financially
1114 advantageous to us. What my wife and I will probably do is find a way to put 15 houses
1115 on that farm and move out of the county because that will be the money we need for our
1116 retirement. It's kind of like this: conservation easements in land are some people's 401k
1117 plans in their retirement. It'd be like us coming to you and say, "Hey, the county's got a
1118 good plan, but it's going to affect maybe 50% of your retirement plan." I guarantee every
1119 one of you would be back up in this line here speaking like we are. It's fascinating that
1120 we're trying to preserve rural land, yet hundreds of acres of trees have been cut over the
1121 last couple of years and data centers are going up in this area, and yet we're talking about
1122 this. I oppose it. Thank you for your time.

1123
1124 Mr. Ogunde - Good evening, Mr. Chairman, the Board. My name is Oludare
1125 Ogunde. Currently, I live at 4001 Three Foxes Drive in Varina. I will ask you to, before
1126 you make your decision. Try to go to Varina. Try to understand the impact of your decision
1127 on the people here. Unfortunately, you know, this room doesn't reflect the majority of the
1128 people that live in that area now. Most of the people upper middle class, African
1129 Americans that live in that community is actually a very mixed community, more than any
1130 area in Henrico County. I'll tell you that. And I will let you know one thing. If you are in that
1131 area, it's almost a food desert in terms of restaurants. If we want to go to nice restaurants,
1132 guess where we go? The west end, right? We drive from Varina all the way to the west
1133 end, right? I can only imagine the impact of what you're trying to do. The question is why?
1134 My wife and I saw it, and say, "why?" You know what she told me? She said, "Well, they
1135 just deployed to build a data center in the future, right?" They want to build a data center.
1136 They need five acres or more to pull it off, right? But I, you know, she thinks that way. I
1137 don't know, right? So, I came to listen. To hear why do want to do that to Varina? Don't
1138 forget, most of these people build their houses, bought their land, thinking about their
1139 future, their generation. You're about to destroy it. Think about you're about to destroy it.
1140 Thank you.

1141
1142 Mr. Childress - Good evening, my name is Glenn Childress. I'm the Trustee
1143 for the Myrtle Holland Family Trust. The trust owns approximately 615 acres in Henrico
1144 and 15 tracks of land. You may know the name Holland because on your drive here you
1145 drove by Holland Park, which was named after Edward Holland, who started the Trust
1146 and turned it over to his wife and his grandson who's behind me. I could talk all day about

1147 the financial implications that you're doing to the Trust and the property owners, but I'm
1148 going to talk about principle for a second. The trust has owned this land for more years
1149 than anybody in the Planning Commission has been alive. And you're going to sit here
1150 and create these restrictions on land that was owned before you were even born. You're
1151 going to tell a family who's been a steward to this land from tree farms to farms for
1152 generations and that has taken care of this land and then you're going to say, "Hey, now
1153 you're thinking about putting this in a conservation easement", but you can't because we
1154 have some people who are in a Commission that had this great idea, like, let's just rezone
1155 it for practical purposes that made sense in a boardroom, but not in the where the rubber
1156 meets the road in the fields of Varina and New Market Heights. I want you to consider
1157 principle, not what looks good on paper, and not to say buzzwords like, equity and all this
1158 nonsense and think about the real-life implications and the principle of what you're doing.
1159 I highly oppose what you're doing, and Mr. Blankinship, you're absolutely right. You are
1160 targeting an area of land, and you are targeting a legacy of home, of landowners. Thank
1161 you.

1162
1163 Mr. McCoy - Good evening, my name is Richard McCoy. I live at 3464
1164 Meadow Road, and I'm the sole beneficiary of the Myrtle Holland Family Trust.
1165 Approximately 230 acres of our family's land here in Henrico would be directly impacted
1166 by the rezoning and proposal currently under consideration. This land has been in my
1167 family for nearly a century and represents a legacy that my grandmother worked hard to
1168 preserve. In early 2000s, my grandmother was offered nearly \$20 million by the Wilton
1169 Group to develop this property. It was worth \$20 million back then. What do you think it's
1170 worth now? I'm assuming it's gone up. She chose to keep it in conservation and in land
1171 use instead. Since her passing, me becoming the sole beneficiary, numerous developers
1172 have approached this Trust, but we have turned this down because my ultimate goal was
1173 to turn this land into Conservation Easement. The parcel next to ours was donated by my
1174 grandmother to the county of Henrico well below market value and now makes up a
1175 significant portion of what is now known as Four Mile Creek Park off of Rt. 5. My family
1176 believed in preserving open space and giving back to the community. Rather than selling
1177 our land to developers, we've had the opportunity; we chose conservation and
1178 responsible stewardship. Today, approximately 230 acres of our family's lands are
1179 directly affected by this proposed rezoning. Sorry, I'm emotional. Most of the people
1180 advocating for this change do not live in this area and will bear its impact. Seemingly now,
1181 just this specific part of Henrico instead of applying countywide is fundamentally unfair.
1182 This is exactly why Virginia Courts have called piece-meal downzoning and it should not
1183 be allowed. After nearly a century of ownership, downzoning, sorry, after new efforts and
1184 contributions to the community, it is difficult to understand why you guys are choosing to
1185 do this. That's all I got.

1186
1187 Mr. Kelly - Good evening, Commission. Thank you for allowing me to
1188 speak tonight. My name is Mike Kelly, and I reside at 6813 Cluck Lane in the area that
1189 would directly be affected by this proposed A-2 zoning. A little bit about my background.
1190 My family has lived in Varina for more than 100 years. I am the fourth generation of six
1191 generations who were born, raised, and continued to live in this community. My roots run
1192 deep here, and I'm genuinely concerned about the impact this proposal could have on

property rights, land values, future opportunities for families like mine. I understand that some residents support this change and I respect their desire to preserve the open spaces, forests, wildlife, and historic character that make Varina so unique. As a real estate broker who has worked in Varina for more than 30 years, I'm very familiar with local land values and development patterns. In my professional opinion, this proposal would negatively affect property values, restrict property rights and limit conservation easement opportunities for affected landowners. While I appreciate the desire to preserve the rural character of our community, I do not believe it is appropriate to place these restrictions on a small group of landowners while others nearby remain subject to less restrictive standards. There are other ways to conserve and protect historic nature of Varina without targeting a specific geographic area and imposing unequal requirements on the residence. For example, it does not seem fair that a property owner across the street from me is allowed to develop one acre lots with 150' of road frontage while I would be required to meet the five-acre minimum lot size and 300' of road frontage. If the county believes these regulations are beneficial, then why would they apply only to a limited area rather than uniformly throughout Henrico County? This issue is particularly personal for my family. My brother, well, I got another page, but anyway, I strongly oppose this rezoning. I hope you will too.

Ms. Little - Good evening. My name's Deborah Little. I live at 10225 Turkey Island Road in the Varina District, and I do appreciate us trying not to make Varina into a Short Pump. I appreciate that, especially living next door to Curl's Neck Farm. My concern is not about creating subdivisions and encouraging dense development but preserving reasonable options for families who already own larger parcels. Our property is approximately 8.3 acres. My husband's grandfather bought a large farm. It was called Upper Turkey Island back in 1940 and we were able to retain the 8.3 acres when everything was sold off. Under the proposed zoning, we would no longer have enough acreage to create another additional building lot. We may eventually need a smaller single level home as we age or one of our children may want to build a home. In the future, the proposed change will effectively remove those options unless we go through costly and uncertain approval processes. Property owners who acquired land under the existing rules made long-term decisions based on those regulations. This proposal significantly changes those owners, what owners can do with their property without any compensation. I'm not asking for high density development. I'm asking that families retain reasonable flexibility to use their land for future generations. A blanket five-acre minimum treats the family wanting to create one additional home site the same as a developer seeking multiple lots. The proposal may discourage family land transfers in multiple generational living arrangements that have additionally been part of rural communities. Maybe there could be some compromise, like allow existing parcels over a certain size to create one additional...Is that over? I'm done. Thank you. I really wish you would consider some alternatives for current landowners. Thank you.

Ms. Sharpe - My name is Virginia Ann Sharpe and I live at 64443 Hines Road. The first meeting I attended was at Highland Springs High school concerning this new plan. At that meeting, I was not able to find out exactly where the A-2 location was. The staff or the person there could not point it out to me. It's sort of amazing to me that

that neon part of that map has not been published very frequently because I have not seen it and I have been at meetings. The five-acre area was not pointed out to me at that meeting at Highland Springs. I attended a meeting at Elko Community Center and asked about the five-acre plan that I'd heard about and I asked, "Didn't this devalue our land?" I really got no satisfactory answer and I was still not sure at that point of the area if that was going to be affected by this rule. The first description I saw written was Tuesday of this week when I received this notice from you all on Tuesday of this week. As far as your publication to landowners, it has not been effective. My neighbors had told me about it, but this I got mine on Tuesday of this week. My grandfather bought the land just prior to 1910. It has been in our family since then. I have many questions. How will this affect the land use program for real estate tax assessments? That's one. How will I find out exactly what this ordinance means? I don't feel like we've seen exactly what's included. There's been a lot of talk but you know. I also being one of those landowners of 400 pieces of property in Henrico County that still do not have broadband available, that, if you overlap that map and that neon map, it would be very interesting because most of it is in that area. And I am one of those property owners, so when you send me all these websites, I really have... I think that's totally unfair. I am opposed to this A-2. It is unfair to those of us who held on to family land, who stayed in the area, made our careers in the area. And I feel like this is just another example of targeting an area that has been ignored for many years as far as services. Thank you.

Mr. Cardwell - Hello, my name's Derek Cardwell. I live at 8810 Buffin Road. Just a brief statement. I'm a local law enforcement officer who not only lives in Varina, but I work in Varina. I've recently purchased my land just getting about the five acres, but I have it split into two parcels. Nowhere in this has it explained to me, does it consider myself, A-2 because I have the two separate parcels that equal five, even though I own both onto the same address? And the fact that you're getting rid of the A-1 land seems completely, which also takes away our right for environment control and other necessities for farming and having agricultural for small chickens and stuff like that. I don't see anywhere where you're going to, if I cannot farm control on my own land, you're taking away the freedom for me to do what I need to do on my land that I purchased and pay taxes on, which seems to increase every year, even though I don't see the relevance and where it goes to. Especially to the east end. Everything seems to be focused in the west end. And I mean, as a local law enforcement officer, I can tell you right now, most of my time is spent closer towards the city and to all these so-called low-income homes because that's where most of our traffic is. It's a shame that it takes me 15 to 20 minutes to get to a Code 3 accident, which means someone's life is in danger because we don't have the resources we need nor the manpower we need to help our community. The same community that I do live in. That's all I have to say.

Mr. Ryan - Good evening, my name is John Ryan. I reside at 1139 Warwick Park Road in the Varina District. First, thank you for the years of work on this Comprehensive Plan and for hearing us out tonight. I don't doubt the effort behind it. That's why I'm here. I have one request for tonight and that is the Commission continue the Comprehensive Plan to allow the public adequate time for review. I'm not here to oppose the plan; however, the final pieces are moving incredibly fast. The future land use

chapter and the Major Thoroughfare map were updated yesterday without a red line or a summary of changes. My understanding is more amendments are still forthcoming. A plan this carefully built deserves to be evaluated in its final finished form. Fortunately, there is time to get this right. Supervisors indicated just this week that the Board will likely move its own vote to the end of July deciding these exact same transparency concerns. A short continuance costs very little, but it ensures your recommendation reflects a truly completed plan. Thank you.

Mr. Crouch - Good evening, my name's Steve Crouch. I live at 6751 Charles City Road. I'm a cattle and hay producer, and I'm a mile from the Charles City line to give you a reference. The picture you showed up there is an 1/8 of a mile from me. I farmed that property for that family. I've been down here for a long time. I have paid a lot of taxes and I've got few services. I'm at the end of the county, so you're not going to get much. I'd like to ask how many of you own land in the east end who is going to be affected this severely, and would you like it if it was you? How would you feel about it? He used the word impacted, affected. We're restricted and limited. I, like many of the folks you have heard, I'm interested in putting my property in a conservation easement. You're going to destroy that option. Think about it.

Ms. Williams - Good evening, my name is Faye Weems. I live in the Brooklyn District. I want to comment on Item 65 in the proposed revisions to the zoning ordinance having to do with Section 24 5406 which deals with finished and unfinished, that is structural sides of fences. I'm having to whittle my comments down considerably. Under the current ordinance, the Henrico County homeowner who wishes to invest in a fence between his property and that of his rear yard or side yard neighbor must either erect a fence that has two finished sides such as an expensive vinyl privacy fence or he must orient, that is, face the finished side of the fence as in a less expensive wooden privacy fence toward his neighbor and face the unfinished or structural side toward himself. At a meeting with Mr. Blankinship in April of the last year I proposed instances whether this could be very difficult, if not impossible for the homeowner, the one who is making the considerable investment of time, effort and money and an improvement that would likely benefit his neighbor as well as himself. I proposed revisions that would remove the burden placed on Henrico homeowners by the new standards. However, my proposals, all my proposals were rejected by the Planning Department and a meeting that took place on or around February 13 of this year. I was not invited to that meeting. I am now suggesting four possible revisions that would, I believe would rightfully return the decision of which way to orient a fence to the property owner who is paying for it. The first would exempt the fence in the yard of any single family detached or duplex dwelling on a Residential lot. Second, would exempt fences in a rear or an interior side yard of a single family or duplex dwelling residential lots but keep the new standard for fences in the front or in an exterior side yard that is in the street side yard on a corner lot. A third would exempt all fences on any family or duplex dwelling on a recorded lot as of September 1, 2021 and a fourth would exempt fences on rear interior side lots of any single family or duplex dwelling lot that was a recorded lot of September 1, 2021. I believe the new standard for fences with both a finished and an unfinished site is arbitrary, intrusive, burdensome, unfair to the builder, and in many cases difficult, if not impossible to comply with. I respectfully ask

the Commission to defer approval of the new wording and the proposed revisions to the zoning ordinance and to consider instead one of the amendments outlined in my newly proposed amendments as of today. Thank you very much.

Mr. Clarkson - Hello, my name's Tee Clarkson. I'm at 105 North Roland Street. I work with Atoka Conservation Exchange. Over the years I've helped, hundreds of landowners protect tens of thousands of acres across the Commonwealth using the land preservation tax credit as the primary tool. And you've heard quite a few people talk about devaluing the potential for conservation easements, and that's what happens when you devalue the property. From the get-go you're limiting that landowner's ability to access the land preservation tax credit that is created by the State in order to conserve large properties. I think what you're going to end up with is maybe more five acre lots. I'm not sure if you've been to other counties around the state where they've done that. What you end up seeing a lot of times is these developments with these huge yards and a bunch of people on zero turn mowers mowing four acres of fescue. It doesn't really look like rural conservation in a lot of those cases. I hope that you'll consider, you know, not moving forward with the A-2 designation so that your residents can utilize the \$75 million a year the state sets aside for a specific land conservation. Thank you.

Mr. Dandridge - I appreciate you sharing. Excuse me, one second. Do you mind stating your name one more time? I didn't get your name.

Mr. Clarkson - Tee Clarkson.

Mr. Dandridge - Thank you.

Mr. Moore - My name is Curtis Moore. I live at 8283 New Market Heights Lane. I'm really opposed to turning around going to an A-2 zoning. As we sort of said, I'm not going to go over everything you've gone over from that because a lot of people have already covered. But you devalue the two acres of land I have by moving this will run the price of my property down. I'm at the point I'm coming to retirement; I might want to downsize and go somewhere else and live, somewhere else in the county with a little smaller house maybe or even to a condo. That's part of my 401k that you will be messing with at this point in time. I'll leave this in Henrico County has very great Recreation and Parks facilities. I've been to a lot of places; you got to look real far to find something equal to what they have. Thank you.

Mr. Montgomery - Good evening, Mr. Chair, members of the Commission, Mr. Emerson. Listen, thank you very much. My name is John Montgomery. I live at 2666 Kingsland Road and first want to express my appreciation to the staff for all the hard work that went into the Comp Plan and to the prime agricultural and the rural conservation proposal. I also want to begin by saying that it's always good to be in a spot where so many people have much of the same aim. And over and over we've heard people say, what they like about and what they like about Henrico County in large part is the ability to preserve and conserve the agriculture, the rural nature of things and what we have there. And so, what we differ about tonight, however, is the best way to accomplish that. I

1377 happen to believe that adopting the A-2 zoning does that and protects it in the best way.
1378 We provided to you a group of about 30 residents of which any given time 15 to 18
1379 participated actively, prepared some information that we thought supplemented the A-2
1380 proposal that the county had brought forward and so I commend that to you as well as
1381 you get ready to go forward. I do believe it's important one of the speakers mentioned
1382 that under the A two that they would no longer be able to do certain things agriculture. I
1383 think it's important for us to know what A-2 does not do. A-2 does not change in any way
1384 the ability to conduct agricultural activity, whatever you can do now in farming, in chickens,
1385 in husbandry, all of those things. You'll continue to be able to do on your land. A-2 in that
1386 regard would be no different than A-1. The other thing that it doesn't do, and this is very
1387 important, it does not prevent someone from having their property rezoned. We talked
1388 about the value of it having it rezoned, and come forward with a more dense development,
1389 even more dense than one house. Per acre. As a matter of fact, as a matter of fact, that
1390 just happened past Tuesday night where a two and a half acre parcel was allowed for
1391 four houses. And then finally, I would just conclude, is that was that my time or my
1392 warning? That was my time. Okay, thank you. Then I will conclude. Thank you very much.
1393

1394 Mr. Bryant - Hi, my name's Curtis Bryant. I live at 4901 Windsor Road in
1395 Elko. I'll try to read fast since you had an hour and a half and I get two minutes. I'd like to
1396 know what information was used for the study that you discussed. Basically explain the
1397 data sets, the mapping techniques that you use, environmental assessments, the
1398 analytical methods used to measure the habitat changes because living down there, I can
1399 tell you probably where you live, you don't see what happens to us down there with the
1400 deer and the coyotes and every other animal that we have down there. Everything's
1401 changed. One of the county employees is gone now, thank goodness, said we didn't have
1402 any eagles. Well, they go after my chickens all the time. I'd like to also know what
1403 protections if we do go to A-2, which I'm sure we will, about the five-acre minimum lots
1404 because like John just said, somebody down there just sold some property and we were
1405 told that the state is the ones and that the county has no say and they're going to be able
1406 to, they're not even being held to the one-acre minimum. They're going to probably build
1407 400 homes there instead of 200 homes, and that's down on Elko Road. The last thing I
1408 got and I'm not covering everything, but it has to do with land. You all talk about
1409 conserving land and doing all that, but you destroyed almost 2900 acres in Elko with the
1410 stupid data centers. We have to live with it. We already know you don't live there. I'd like
1411 to know you keep saying the jobs, jobs, jobs, and all this when a data center farm like
1412 you're talking about or campus, only employs about a hundred people. And none of them
1413 are probably from our community. My question is, you keep emphasizing the economic
1414 value of these developments, but we're not experiencing that value in our daily lives.
1415 Instead, we're seeing significant changes to the character of our community while bearing
1416 increasing costs with electricity, taxes and everything else. At what point did it, do you
1417 acknowledge the burden on us, the residents, and how they outweigh the benefits that
1418 you keep touting? Okay? Just be truthful.
1419

1420 Ms. Bryant - Hello, good evening. My name is Margaret Bryant, and I also
1421 live at 4901 Windsor Road in Sandston. I am a 5th plus generation Henrico, Elko specific
1422 resident. The A-1 zoning in Virginia. My family already gave. We gave in World War II

1423 when they built the decoy airport, and they gave us 15 days to get off our land. We already
1424 gave at the office. Virginia, the A-1 zoning designates Agricultural District, which has
1425 intended to preserve rural character, protect farming and forestry operations
1426 accommodate low density residential development, while primary purpose is agricultural.
1427 The A-2, and I'm only hitting the highlights, blends low density residential with farming,
1428 forestry, and rule enterprises, just as John said, while establishing an overreaching law
1429 for agricultural rights and taxation and zoning ordinances. That overreaching is what
1430 scares me because the overreaching may come from the state and it may come from this
1431 body. The overreaching is what kicked my family off their land the first time. A-1 allows
1432 for Agriculture, A-1 allows for Agricultural where A-2 disrupts the freedom of that land use.
1433 A-2 promotes the devaluation of the current A-1 land. A-2 will provide a pathway for more
1434 land development under the guise of conservation. A-2 definition alone suggests that
1435 overreaching future land rules transfer of property to future generations leaves those
1436 future generations with worthless land. A-2 provides for the land to be scooped up and
1437 then redeveloped with sidewalks that Elko doesn't want. A-2 conserving or allowing for
1438 this environmental justice for these residents when it redistricts A-1 to A-2. Where is that
1439 environmental justice, which is now one of my new favorite phrases after this evening?
1440 When landowners transfer from A-1 from their properties A-1 to their family, they can do
1441 whatever they want with it. When my father leaves his family and his great grandchildren,
1442 his two acres that join mine and the one acre across the street to me. It'll be worthless.
1443 My grandchildren won't be able to build on it because it won't meet the setbacks. I'll never
1444 be able to live in our rural setting that my grandchildren are trying to grow up in. A-2
1445 restricts the ability to use in that A-1 category. The last thing I want to touch on is that
1446 environmental justice piece. At what point, did the Elko residents get an opportunity for
1447 that environmental justice? I know we had meetings. I attended them. At what point are
1448 we going to be asked about that for our community, for our people, and for our
1449 grandchildren? Thank you.

1450
1451 Mr. Wilson - Good evening. My name is Irvin Wilson. I live at 680 Crib
1452 Lane, Sandston. I am a third generation Varina resident. I live on my family's property
1453 which is protected with two conservation easements, and I am really like John said, I'm
1454 really pleased to hear how many people here value the rural character of Varina and
1455 value their land and want to keep it, protect it but I am very concerned that if we don't take
1456 a bold step with something comparable to the A-2 zoning proposal or some other bold
1457 step, to or combine with other bold steps to protect what we still have. We're going to lose
1458 it. You may be able to hold on to your land and retain the value in it. But if your neighbor
1459 has to sell out and builds 20 houses or a hundred houses on their farm. Think of the
1460 impacts that's going to have to you and everybody else up and down the road. You're
1461 going to have the impacts of additional infrastructure, more traffic, and more than likely
1462 you'll also, you know, many people will find themselves in a situation where they're going
1463 to face condemnation types of situations where their land is, you know, or a piece of their
1464 land is going to have to be taken. I guess the thing I would really like to see is that the
1465 county with regard to at least this zoning part of the Comp Plan hit the pause button on
1466 this and give us an opportunity for some more education and to explore some other ideas.
1467 A whole lot could be done and a lot of us, all of us really are operating in a realm of

1468 ignorance to a certain degree as to what the effects could be, and so I would encourage
1469 us to, to hit the pause on this. Thank you.

1470
1471 Ms. Lakin - Did you guys dim the lights for me? That felt important. Okay,
1472 thank you. Yeah, back on. Becky Lakin, I live at 9500 Deep Bottom Road. Back beginning
1473 in the fall of last year, a group of citizens at the kind of proposal of A-2 as possible
1474 gathered together John Montgomery mentioned them, about 40 people. 18-19 at any
1475 given time, and the reason that we gathered together is because we saw A-2, this A-2
1476 work from the county as actually an invitation into conversation. An invitation into
1477 collaboration, an invitation to important community discourse about what we want for our
1478 future. Thanks for whoever shushed him. An invitation about what we might want for our
1479 future together. What I think I'm asking for today is for us actually to enter into that
1480 conversation. That community group presented a counter proposal that addresses some
1481 things around conservation easements and land value loss. It addresses things around
1482 small businesses. They put a lot of thought into it and it was a noble effort and the right
1483 thing to do, but I don't see it reflected here. And so I think my ask is, like, we want to keep
1484 what I think a lot of us call the rural character of Varina, whatever that looks like for many
1485 of us. We want to keep working our land. We want to keep family lineage and history
1486 alive. We want to put things under easement. We want to farm stuff, we want to have
1487 cattle, we want to have houses, we want to be taken care of when we age. Our
1488 differences, we're not so far apart from one another in that. What we've not been given
1489 the opportunity to do is to have a conversation about it except right now in front of you all
1490 and that's not really a conversation. That's more of an argument. So I'd invite us to press
1491 pause too and to enter into productive discourse, like what do we actually want out there
1492 together? And I think that's what I'm advocating for today. Thank you very much.

1493
1494 Mr. Cumbo - Do I need to hit anything to start this? Never mind. I see it
1495 already. My name is Timothy Cumbo. I live at 2401 Turrett Court, in Varina here in Henrico
1496 County. I was going to say something along the lines of what the lady just said is between
1497 the A-1 and the A-2 zoning is because we own almost six acres. I'm retired military. I
1498 came from a very crowded area where I hate having my neighbors and encroach on me
1499 like 100' next to my house. Varina drew us when I retired from my career for its charm
1500 and the rural aspect of it. Everybody here is in agreement of keeping the rural aspect of
1501 the land. I, however, have a differing opinion on the A-1 and A-2. I'm in favor of A-2. I
1502 haven't seen any real restrictions that the other people are talking about that I can do on
1503 my land. However, I think people need to look at what you really want to prioritize as your
1504 tax, your property tax value or having people move in next to you because the A-2 seems
1505 to prevent that. The A-1, you're going to have a neighbor a lot closer to you. I'm in
1506 agreement with if the Board would, if you would pause this decision between A-1 and A-
1507 2 and let people that actually live there come up, try and communicate for a alternative
1508 that will still preserve the rural aspect of Varina. And that's all. That's all I guess. Thank
1509 you.

1510
1511 Mr. Dandridge - I'm looking at the back of the room and is there anybody else
1512 in the audience? We do have several on Webex and let me say this, I do appreciate all
1513 the insight, feedback, and everything that everybody had to say as it pertains to where

1514 you live because I know that's where your heart is. I'm going to ask for the folks on Webex,
1515 if they're still, if they're still patiently waiting so that they can say their piece as well.

1516
1517 Ms. Mallow - Mr. Chairman, I am unmuting Chris Gadrix.

1518
1519 Mr. Dandridge - Thank you.

1520
1521 Mr. Gadrix - Can you hear me?

1522
1523 Mr. Dandridge - We can hear you loud and clear, Mr. Gadrix.

1524
1525 Mr. Gadrix - Thank you. My name is Christopher Guy Gadrix and I live in
1526 Atlanta, Georgia. However, I'm the authorized representative of Kissinger Properties,
1527 LLC, which owns 40 acres at 7171 Turner Road, which would be impacted by this
1528 proposed A-2 District. The property has been in my family since it was purchased
1529 approximately 50 years ago by my late grandfather Marine Colonel Guy H. Kissinger Jr.
1530 and it's been maintained under the expectations of the current A-1 zoning. While I
1531 understand the county's goal of preserving rural character, this proposal goes significantly
1532 beyond that by increasing the minimum lots from one acre to five acres and arbitrarily
1533 targeting a large swath of area. We don't have any current development plans for that
1534 property, but based on standard planning considerations, that would reduce my property's
1535 development potential by approximately from approximately 22 to 28 lots down to five to
1536 six lots. That's a reduction of 75% to 80%. I would ask the Planning members of the
1537 Planning Commission or anybody who is for this A-2 rezoning, how would you feel if
1538 somebody arbitrarily came to your property and reduced it by 75% to 80%? This is a
1539 substantial and measurable loss in economic use and value, and it removes longstanding
1540 property rights without clear justifications specific to my property or others like it. I
1541 respectfully ask the Commission to reject this proposal. Thank you.

1542
1543 Mr. Dandridge - Thank you Mr. Gadrix. I think we have at least two others?

1544
1545 Ms. Mallow - Yes, Mr. Chairman. I am unmuting Victoria.

1546
1547 Ms. Claire - Good evening, can you hear me?

1548
1549 Mr. Dandridge - We can hear you.

1550
1551 Ms. Claire - Thank you. Good. I'm the contracted builder Sapphire
1552 Construction for a pending subdivision here in Henrico. I'm here on behalf of my client
1553 who cannot partake in the meeting and recently...

1554
1555 Mr. Dandridge - Excuse me one second. I would just like for you to state your
1556 name at the beginning so we can capture it for the record.

1557
1558 Ms. Claire - Oh, sorry. Good evening, I'm Victoria Claire. I'm the
1559 contracted builder with Sapphire Construction for a pending subdivision here in Henrico.

1560 I'm here on behalf of my client who cannot partake in the meeting unfortunately, and
1561 recently we are in the final permit stage of this neighborhood. We are opposed to this A-
1562 2 zoning. This will greatly affect my client who has valued her property with the potential
1563 lots built into the subdivision which has also potentially allowed for her family to live
1564 together in close proximity, but also at a comfortable distance of approximately two acres
1565 per lot. This has been a family dream and it's coming together very nicely and very soon.
1566 She has allowed for wetlands and conservations to surround the property. Always
1567 considering the land and conservation plans that Henrico has. The subdivision plans on
1568 bringing beautiful homes to increase the value of the neighbors and create more
1569 residential locations for upcoming families who will add to this community. If this must
1570 pursue forward, I am asking for a clause that would grandfather in any pending plans that
1571 could that could or would be affected should this proposed zoning happen. But I do want
1572 you to know we are opposed to it. That's all.

1573
1574 Mr. Dandridge - Thank you.

1575
1576 Ms. Claire - Thank you.

1577
1578 Mr. Dandridge - We have one more on Webex. Is that accurate?

1579
1580 Ms. Mallow - Yes, Mr. Chairman. I am unmuting Sandra Hughes.

1581
1582 Ms. Hughes - Sandra Skipper Hughes. I'm a resident of Henrico County at
1583 2521 Powderhorn Drive. But I also am the heir and owner of about five acres on Kingsland
1584 Road. I am concerned about the unintended consequences of a decision to convert this
1585 ordinance from A-1 to A-2. I am opposed to this conversion. My reasoning being that the
1586 unintended consequences, I think, in light of the fact that I am a minority. I've lived in this
1587 county...I grew up in Varina. I also realized that many of the properties owned by
1588 minorities in the county had very, very narrow lots. The five acres that I own does not
1589 have 300 sq ft of road frontage. Therefore, even if you switched it over to the A-1, it would
1590 prevent us from doing anything with some of those lots because they are narrow, deep
1591 lots. Right now, with the 158 sq ft of road frontage. It's not a problem. You can, you can
1592 build on it. The other thing that I'm concerned about is the adverse impact that it's going
1593 to have on affordability for the elderly, the affordability for young family members that I
1594 may have and others who are trying to at least get a start. You can do well with one acre
1595 as it currently is. So, my question to the Board is, why? What, what is it we are attempting
1596 to accomplish? I thank you for your time.

1597
1598 Mr. Dandridge - Thank you Ms. Hughes. I think everyone's had an opportunity
1599 to speak, and once again, like I said, I appreciate the sentiments and everything that you
1600 shared, so that will conclude the public hearing portion as we move forward. Any
1601 comments from the Commission or anything before we move forward?

1602
1603 Mr. Mackey - Yes, Mr. Chairman, I would just like to thank everyone who
1604 came out. This is the kind of representation that we need. The reason I heard someone
1605 ask, "How did we get here?" How we got here is because of the participation that we had

1606 throughout the process. I think it was a stat that said, 66% of the residents who
1607 participated in the polling requested the new A-2 from A-1 zoning. So, that was the
1608 information that the staff had to go with. As they were going through the process, that's
1609 what we were working with. As we got a little further along, we had some community
1610 meetings and that's where I know I spoke to several residents and they were questioning
1611 the going to the A-2 and I said, well, what happened was when we had the polling and
1612 other meetings, nobody was there to say that they didn't, that they opposed that. I've
1613 asked that they come out, speak to your Board of Supervisor member and let them know
1614 how you feel about it because that's the only way we can get the information is you have
1615 to tell us and we see you and we appreciate you, you know. There's not a back and forth
1616 right now. We've closed the public speaking. I'm just telling you how we got here. I'm not
1617 accusing anybody of not doing anything. I'm just trying to explain to you how we got here
1618 and with some transparency. This wasn't something that somebody was trying to slide
1619 under the rug or pull a fast one or anything like that. It was just part of the process. So
1620 that's how we ended up where we are.

1621
1622 Mr. Dandridge- Thank you Mr. Mackey.

1623
1624 Mr. Shippee - Mr. Chairman, I want to echo what Mr. Mackey just said. It's
1625 very interesting, we, the Commission nor the staff dreamed up this, this A-2 classification.
1626 It really did come from citizen input. Glad that we're hearing more citizen input tonight.
1627 Clearly, we've got to weigh all of the different views and fine tune what is an effort to
1628 protect land, to protect the rural character of Varina. If we can't do that through some kind
1629 of tweaking or revisitation of this A-2, then perhaps we need to go back to the start. But I
1630 think given what we've heard tonight, we do have some work left to do. As was mentioned,
1631 the Board of Supervisors is not going to hear this until at least July and under the
1632 circumstances I would make a motion that we defer our action on the 2045
1633 Comprehensive Plan to our July 9, 2026, meeting for decision only. We won't have time
1634 to do another full public hearing like this, but I do encourage you to provide more input,
1635 leading up to that meeting. So that would be my motion Mr. Chairman.

1636
1637 Mr. Winterhoff - Second.

1638
1639 Mr. Dandridge - I have a motion by Mr. Shippee, a second by Mr. Winterhoff.
1640 All in favor of moving the decision until July 9, say aye.

1641
1642 Commission - Aye.

1643
1644 Mr. Dandridge - Any opposed? Motion passes. We'll defer this one.

1645
1646 Mr. Emerson - Mr. Chairman, for the record that is decision only, correct?

1647
1648 Mr. Dandridge - Decision only. I think Mr. Shippee did state that, so the public
1649 hearing portion, although you can reach out and contact your Commissioner, your Board
1650 of Supervisor member, but we won't have a public forum setting like this. It will be for
1651 decision only. I just want to make that clear.

1652
 1653 Mr. Emerson - Yes, sir, Mr. Chairman, I'll also add that the website will remain
 1654 open. The link for public input will remain open, so email us with your thoughts and we'll
 1655 get all those compiled and to the Commission for their consideration. Mr. Chairman, you
 1656 still have two other items to take action on. I would suggest, since they're all interrelated,
 1657 that possibly a similar motion for the other two items would be in order.
 1658
 1659 Mr. Shippee - Yes, Mr. Secretary and Mr. Chairman, agreed. I would move
 1660 that we defer action on the revisions to the Subdivision Ordinance to the July 9, 2026,
 1661 meeting for decision only as well.
 1662
 1663 Mr. Mackey - Second.
 1664
 1665 Mr. Dandridge - I have a motion by Mr. Shippee, a second by Mr. Mackey. All
 1666 in favor?
 1667
 1668 Commission - Aye.
 1669
 1670 Mr. Dandridge - Any opposed? Motion passes.
 1671
 1672 Mr. Shippee - Finally, I do move that we defer actions on the revisions to the
 1673 Zoning Ordinance to July 9, 2026, for decision only as well.
 1674
 1675 Mr. Phelps - Second.
 1676
 1677 Mr. Dandridge - A motion by Mr. Shippee, a second by Mr. Phelps. All in
 1678 favor?
 1679
 1680 Commission - Aye.
 1681
 1682 Mr. Dandridge - Any opposed? Motion passes.
 1683
 1684 Mr. Emerson - Mr. Chairman, these items will be on your agenda for decision
 1685 only on July 9 and again I would remind the group both present in the room and online
 1686 that we will leave all these documents up on our website. Planning Commission makes a
 1687 recommendation. It goes to the Board, another public hearing, the Board has their
 1688 deliberation, so all of this will remain on our website through the process. Please take a
 1689 look at it. Use those links, provide us your input, and certainly you're welcome to contact
 1690 me or any of my staff to discuss your concerns.
 1691
 1692 Mr. Dandridge - Thank you Mr. secretary.
 1693
 1694 Mr. Emerson - Mr. Chairman, with that said, we have some regular hearing
 1695 items yet to move through this evening, and your first item appears on Page 4. Let me go
 1696 through the public participation for those items because it will be a little different from what
 1697 we just did. The Commission's guidelines for public hearings on rezoning cases, the

applicant or their representative will have 10 minutes to present testimony. A portion of that time can be saved for rebuttal of opposition statements. Individual speakers and support are not part of the applicant's presentation. We'll have up to two minutes to present their testimony and collectively will not exceed 10 minutes unless the chair extends their time. That means those speakers have a cumulative two minutes each, no more than 10 minutes in total for the group. Individual speakers in opposition, similarly will have up to two minutes to present their testimony, will not exceed a total of 10 minutes unless the chair extends its time. Time to respond to questions that the Commission will not be included in the allotted time for public participation. Again, the Commission does maintain verbatim minutes of the meeting. Commentors must provide their name and address prior to speaking for the public record and of course the timer, I think everybody that's been here understands the green, yellow, red concept, and when the yellow light comes on, you do have approximately 30 seconds to wrap up your comments. With that said, Mr. Chairman, we now move to Page 4 of your agenda for REZ-2025-102340 DRB III Trucking LLC.

REZ-2025-102340 DRB III Trucking LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to M-2C General Industrial District (Conditional) Parcels 815-699-6667 and 815-699-8388 containing 5.938 acres located at the southeast intersection of Darbytown Road and Miller Road. The applicant proposes outdoor storage and trailer parking. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District.

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

Mr. Dandridge - How are you Ms. Drash? Before you get started, I'd like to just ask is anyone in the audience or on Webex who would like to speak to this particular case?

Ms. Hartwick - Mr. Chairman, there is no one on Webex for this case.

Ms. Drash - Thank you, Mr. Chairman. This is a request to conditionally rezone 5.938 acres located at the southeast intersection of Darbytown Road and Miller Road from A-1 and B-3 to M-2C for outdoor storage and trailer parking. The property is partially developed with several aging structures fronting Darbytown Road and a large unpaved parking lot to the rear containing commercial trucks and trailers with an undeveloped grass area further south. The 2026 Comprehensive Plan recommends Planned Industry which encourages high environmental quality standards, coordinated design, a planned layout, and minimal impacts on adjacent uses. Surrounding uses include a gas station and convenience store, the Airport Distribution Center planned industrial facility, I-895, and residential homes to the south on Miller Road, including the Granger Estates neighborhood. The owner purchased the property in December 2020 and received a notice of violation from Community Maintenance in April 2021 for storing commercial trucks and trailers on the property. In an attempt to remedy the violation, they submitted a PUP application but later withdrew it because it would not cover the entire

1744 area needed for storage. Another notice was then issued in June 2025 for the same
1745 violation. This second violation remains active and led to this application which now
1746 proposes rezoning the entire existing storage area as well as the currently vacant field.
1747 As shown on the proposed concept plan, access would be off Miller Road through a gate
1748 to a paved parking and a large gravel storage lot enclosed by a fence. Two new carports
1749 are proposed in addition to the existing structures that would remain. The applicant has
1750 indicated minor commercial vehicle repairs, such as changing tires, brakes, fluids, and
1751 oil, would occur on site. Altogether, the proposal would represent a significant expansion
1752 of the current operation through the entire site. In addition to the concept plan, the
1753 applicant submitted proffers and elevations. Some of the topics addressed by the proffers
1754 include use restrictions, landscaped areas, building finishes and materials, screening,
1755 right-of-way dedication, hours of operation and trash pickup. The elevations mostly
1756 illustrate the existing exterior appearance of the buildings, with minor improvements
1757 proposed. Staff remains concerned about a number of outstanding issues which have
1758 been shared with the applicant on a number of occasions. These include the overall site
1759 design, screening, buffers, permitted uses, hours of operation, trash pickup, and
1760 unnecessary proposed expansion of a use which does not reflect the 2026 Plan's goals
1761 for the site. Additionally, the building elevations and materials proffered do not include
1762 assurances. The Comprehensive Plan recommends Planned Industry, which encourages
1763 high environmental quality standards, coordinated design, a planned layout, and minimal
1764 impacts on adjacent uses. These expectations would not be fulfilled by the subject
1765 request, which would simply reuse an existing site, provide minimal improvement to
1766 several aging buildings, significantly expand southward for undefined future outdoor
1767 storage, and move related impacts closer to surrounding residences. Based on
1768 inconsistencies with the 2026 Plan and surrounding development and over intensification
1769 of the site, staff believes the proposed use would not be appropriate. I would also note
1770 the applicant held a community meeting on November 18, 2025. Several surrounding
1771 residents attended and spoke about concerns regarding the proposed use, traffic, truck
1772 movement and general site conditions. Based on all of the staff and citizen concerns
1773 listed, staff recommends this request be denied. This concludes my presentation. I am
1774 happy to answer any questions you may have.

1775
1776 Mr. Dandridge - Thank you, Ms. Drash. Anyone have any questions or like to
1777 speak to it?

1778
1779 Mr. Mackey - Yes, Mr. Chairman. I had a question. Ms. Drash, I understand
1780 some of the violations are still in effect. Is it anything outside of the rezoning that the
1781 applicant could do to clear up the violations and are they aware of those?

1782
1783 Ms. Drash - They are aware, I believe the applicant is aware of the
1784 violation. I believe that, from my understanding, they are going through the rezoning
1785 process because of that and trying to address the violations that are outstanding.

1786
1787 Mr. Mackey - That's all I had.

1789 Mr. Dandridge - Thank you. Anybody else on the Commission? At this time, if
1790 you desire to speak to this case, I ask that you go to the rear of the podium. Remember
1791 to state your name and address.

1792
1793 Mr. Emerson - Mr. Chairman, I believe this is the applicant approaching the
1794 lectern.

1795
1796 Mr. Hooker - Good evening, Mr. Chair, members of the Commission. My
1797 name is Randy Hooker with Engineering Design Associates on behalf of Donnie
1798 Blankenship. He's here with me tonight. Yes, there is a fair amount of history with this
1799 property. Mr. Blankenship actually approached Planning prior to purchasing the property,
1800 discussing his desired use. At the time, he could park trailers on the B-3 zoned property.
1801 Unfortunately, a new zoning ordinance came about and that use is no longer an option
1802 for him to park trailers on the B-3 zoned property. We've been working pretty diligently
1803 with staff trying to address concerns. I'm not trying to belittle anybody, but I just feel like
1804 we've been thrown many hurdles and when Donnie purchased the property, he was told
1805 by Public Utilities that he will not be able to connect to county sewer. The county sewer
1806 is just west of this site. The depth of that sanitary sewer line, where it stops today is at
1807 minimum depth. The area is flat. You need to have slope on sewer to get it to drain, and
1808 it cannot be extended. And we've been, you know, said multiple times by, reminded by
1809 staff we needed to connect to sewer. It's not possible through DPU's own regulations.
1810 Screening has been a concern. Donnie pointed out several recent developments that,
1811 screening is provided, but is not a 14' fence. It's maybe eight or a 10' fence maybe. We
1812 feel that a 14' fence is not reasonable. We feel that additional landscaping can be
1813 provided to provide adequate screening of the site. Another thing too that was brought
1814 forth by staff was, to provide a berm similar to what's provided for Airport Distribution
1815 Center. The berm for Airport Distribution Center was built by materials taken from the site
1816 to build the basins, install the storm water system to install the water and sewer lines. So
1817 that's a significant amount of dirt. To do one linear foot of the berm for Airport Distribution
1818 Center requires over two dump trucks. I mean that berm along Airport Distribution Center
1819 is pretty significant and to try to impose that on the DRB property, we don't feel like that's
1820 proper. So.... Donnie has a very small business. His business, 80% of his business is he
1821 hauls water from Niagara Distribution Center on the other side of the Varina Enon Bridge
1822 to a distribution area that's a 50-mile radius from that plant to retail stores and such. He
1823 has just a few drivers at the most and those drivers are gone for a few days at a time.
1824 They're not in and out of this site. Again, there's nothing stored at the site other than a
1825 vehicle, truck, couple trailers or whatever. The purpose of the gravel lot is for storage, is
1826 for potential additional income for Donnie for storing trailers. This whole area around the
1827 airport, there's always demand for trailer parking. We've seen that in many projects we've
1828 been involved in. I just request that you consider all the factors in this development. That's
1829 all.

1830
1831 Mr. Dandridge - Thank you.

1832
1833 Mr. Mackey - I have a couple of questions, Mr. Hooker. Thank you all for
1834 being here. How would the rezoning answer the sewer issue?

1835

1836 Mr. Hooker - It won't. It's not possible. It's not possible for us to tie into the
1837 sanitary sewer. But it's been a ongoing comment from staff to connect to it.

1838

1839 Mr. Mackey - Alright, I know you talked about the fencing and everything. I
1840 remember the community meeting some time ago. I don't see any of the residents who
1841 had the complaints here. I couldn't locate my notes, but I remember, you know, it was
1842 quite a bit of opposition to the usage and everything. It just seemed like it just wasn't a
1843 good fit for the location. I can't imagine that if we have a problem with a sewer that we
1844 would bring in more development there. I mean you would bring more people to the
1845 location, to the site, wouldn't you?

1846

1847 Mr. Hooker - Essentially this is going to be for trailer parking. There is some
1848 office proposed, but it's an existing house that will be converted, used for office. There's
1849 existing septic there today that the house is already connected to county water. There
1850 would be no additional demand on utilities for this property. Again, the majority of it would
1851 just be parking trailers. Donnie is, like I said, a very small business. He's got a very, very
1852 small margin he's working with, especially today with fuel prices the way that they are.
1853 So, we're trying to be good stewards of the community, trying to propose a plan to have
1854 a plan to move forward with this problem.

1855

1856 Mr. Mackey - I understand that and wouldn't in no way try to not allow Mr.
1857 Blankenship to operate his business, but we have to hold Mr. Blankenship to the same
1858 standards that we hold everyone to and if they, if this application doesn't meet those
1859 standards, then we just can't support it.

1860

1861 Mr. Hooker - I guess I'm not clear on what standards are not being...

1862

1863 Mr. Mackey - The issue with the sewer, the fencing. I know that you did
1864 come forward with some elevations, but it doesn't seem like they meet the guidelines and
1865 the regulations that, you know, that we would prefer on that location. I mean we have to
1866 uphold the level and quality of the buildings at all the sites in that area. I mean we can't
1867 allow lesser than just for one person. I understand that his business may not be as big as
1868 some of the other ones, but we can't provide him any special circumstances.

1869

1870 Mr. Hooker - I don't feel like we're requesting that. I think what we're looking
1871 for is, is just consideration and this is not redevelopment. I guess that's the impasse. This
1872 is not redevelopment versus just trying to rehabilitate existing structures.

1873

1874 Mr. Mackey - I understand you are aware of the violations that currently are
1875 there and what the county is asking for in order to meet the criteria to support this. You'll
1876 have some time between now and when it goes to the Board of Supervisors to try to meet
1877 with staff, meet with us and see if we can alleviate some of that before it goes before the
1878 Board, but at this time, I can't support it.

1879

1880 Mr. Hooker - I understand your perspective and I respect it. The only
 1881 concern I have, especially with the sanitary sewer; I mean our hands are tied. We have
 1882 no option, and I've asked to know who provided the comments from Utilities to discuss it
 1883 with them. I didn't receive that information.
 1884

1885 Mr. Mackey - I'm sorry. Could you say it again? I missed, you said, what,
 1886 about?
 1887

1888 Mr. Hooker - I asked to know who provided the comment within Public
 1889 Utilities regarding the requirement to connect to sanitary sewer? I have not, I never
 1890 received that information.
 1891

1892 Mr. Mackey - Can we have someone contact...?
 1893

1894 Mr. Emerson - Yes, sir, Mr. Mackey. I can check into that. I was just looking
 1895 at their comment. They do say that there's an 8" sanitary sewer line in Darbytown Road,
 1896 offsite to extension of sanitary sewer line approximately 250' will be required. It says
 1897 analysis of the existing sewer's depth will be required to confirm if it can serve the site.
 1898 So I think that engineering has to be done and then...
 1899

1900 Mr. Hooker - It's been done.
 1901

1902 Mr. Emerson - Again, that's a discussion with Utilities. That's not something
 1903 that this group can weigh into, but I certainly can contact Utilities. Of course, this is borne
 1904 out of a Community Maintenance enforcement action. As you're aware, there are
 1905 residences nearby. It's a Planned Industrial Area. The other option the applicant has is
 1906 to, to conform this back to the existing zoning and fit within that.
 1907

1908 Mr. Mackey - Alright, I think that's a conversation you might need to have
 1909 and see if that may be the best option.
 1910

1911 Mr. Blankenship - What other requirement are they saying I'm not meeting or
 1912 we're not meeting? I'm a little unclear because I've stated multiple times to Kelly that it's
 1913 nothing that I will not do to rezone it. They actually are the ones that told me to rezone
 1914 my property.
 1915

1916 Mr. Mackey - They can't pick you up on the mic. All right, thank you sir.
 1917

1918 Mr. Blankenship - The county actually told me to rezone my property. It was their
 1919 recommendation to rezone it. So that's what I did. What requirement have we not met to
 1920 rezone? No fence? I said I would not do. A 14' fence is not feasible whatsoever. There's
 1921 no fence in Henrico County that's a 14' fence. Does anybody up here know of a 14' fence?
 1922 She tried to tell me it was required. When I put it in an email, she came back and said,
 1923 "Oh, well, it's not required, but this and that..." blah, blah, blah. And it took her two weeks
 1924 to reply back to me. Any landscaping I told her I would do. It's nothing that I would not do
 1925 that's required in your ordinance or whatever. Nothing. I stated that many times. I'm not

1926 sure about the sanitation, the sewer pipe. That's not my department, I don't know. It's
1927 nothing far as the design that is not in your requirements or zoning. So I'm a little
1928 confused. It's like I'm being spun around, you know, a ring here.

1929

1930 Mr. Mackey - If you reverted back to the original zoning, what wouldn't you
1931 be allowed to do that you're currently doing?

1932

1933 Mr. Blankenship - Nothing. I reached out to the county before I bought the
1934 property. I paid almost \$300,000 for the property. I called the county originally. I talked to
1935 someone in Zoning. I told them exactly what I was going to do. They said it was fine. I
1936 could do it. Okay, I started doing it. Six months later I had a resident on Miller Road call
1937 and complain and said I was tracking mud down the road in front of their house. That was
1938 a lie. I never did that. And then it was just a snowball effect. They said, oh, I couldn't park
1939 there. Then I had meeting after meeting and I spent thousands of dollars just starting, I
1940 mean, time, multiple years, and I go to meetings with Ms. Dash [sic] and multiple other
1941 people multiple times. They tell me that, well you just need to rezone the whole property.
1942 So that's what I'm doing. Spending more money. Then I come here and she's telling them
1943 now deny it? What requirements are we not meeting? That's all I'm asking. What
1944 requirements am I not meeting?

1945

1946 Mr. Mackey - Alright, can I get a little bit of clarification on the fence? Just
1947 that portion of it?

1948

1949 Mr. Blankenship - Please.

1950

1951 Ms. Drash - The screening or code requires that outdoor storage be
1952 screened, must be screened all the materials that are within it. It's the height because it's
1953 an outdoor storage use or that's the use so everything that's being stored must be
1954 screened.

1955

1956 Mr. Mackey - Okay. Did you hear what she said? I'm assuming it's the
1957 height of the trailer.

1958

1959 Mr. Blankenship - The ordinance does not say that.

1960

1961 Mr. Emerson - That's correct. It has to be screened from the...it can't be
1962 visible so it's the height of the trailers.

1963

1964 Mr. Mackey - They're saying the trailers can't be visible to the road and
1965 that's why.

1966

1967 Mr. Blankenship - By a fence or by fencing and screening and landscaping,
1968 because in the ordinance it says by fence and landscaping in your ordinance. It doesn't
1969 say it has to be a 14' or whatever fence. Read the ordinance, it says in the ordinance it
1970 says screening.

1971

1972 Mr. Emerson - Mr. Blankinship, you want to step up since you're here and
 1973 you're our resident code expert.
 1974
 1975 Mr. Dandridge - I do have a quick question too. What other locations has a
 1976 14' fence at this moment?
 1977
 1978 Mr. Blankenship - None.
 1979
 1980 Mr. Mackey - I don't know. You'd have to ask the county.
 1981
 1982 Mr. Blankenship - Thank you.
 1983
 1984 Mr. Blankinship - There are two different sub-sections of screening, paragraph
 1985 A and a paragraph B. Subsection A is the one that applies in this case, and it is headed,
 1986 Areas to be Screened by Buildings or Walls. Now subsection B is headed, Areas to be
 1987 Screened by Walls Fences or Landscaping, and that applies to wall-mounted utility and
 1988 mechanical equipment or to loading docks or to stormwater retention or detention and
 1989 some other uses. But outdoor storage areas as a principal use is in that subsection A,
 1990 which is Areas to be Screened by Buildings or Walls, "The following areas must be
 1991 screened by the principal buildings on the site or architecturally integrated building
 1992 elements or opaque walls or fences of approved height, design and materials compatible
 1993 with the principal buildings." So if you have items six feet high that you're screening, then
 1994 your fence has to be at least six feet high. If you have an item eight feet high that you're
 1995 screening, your fence has to be at least 8 feet high. If you have 14' high items that you're
 1996 trying to screen, unless you build a berm, you're going to be left with a tall fence. I think
 1997 that's probably why, I wasn't present at that meeting, probably why the idea of a berm
 1998 was raised, because if you could build a berm, then that would count, you know, that
 1999 would be included in that height if the items to be screened were behind that berm.
 2000
 2001 Mr. Mackey - Alright, now. Did that include landscaping or anything, trees in
 2002 included with a fence? Well, as I said, the areas to be screened under Subsection B
 2003 include landscaping, but the items in Subsection A have to be screened by buildings or
 2004 walls.
 2005
 2006 Mr. Blankinship - Okay. So, you know, we would normally require landscaping
 2007 in addition.
 2008
 2009 Mr. Emerson - Yes, he would have to have it in addition. Mr. Blankinship, the
 2010 B-3 portion of the property, could any of this operation be allowed in the existing B-3
 2011 portion?
 2012
 2013 Mr. Blankinship - I'm not intimately familiar with what the use is. Under the
 2014 current ordinance, the 2021 ordinance, storage of commercial truck trailers would require
 2015 at least M-1 zoning. Prior to September 2021, we would have allowed that use in the B-3
 2016 area of this site without rezoning, but not in the A-1 area of this site.
 2017

2018 Mr. Emerson - Sure. Mr. Mackey, members of the Commission, what I can
 2019 tell you is that Community Maintenance when they do enforcement work based upon
 2020 complaints, they will very often advise the property owner if they're in violation to research
 2021 their opportunities and/or file for rezoning on the property. That doesn't mean that it's
 2022 going to work. I'm not sure who talked to Mr. Blankenship, I don't think anybody misled
 2023 him on what the code said in regards to his use. If you could provide me a name or
 2024 possibly the office that gave you that information, I'd be more than happy to look into it.
 2025 But I'd need a name of the individual that gave you that.
 2026

2027 Mr. Blankenship - Back in 2020. I bought the property in 2020. It was a lady I
 2028 spoke to in Zoning. I don't even remember her name, I can't.
 2029

2030 Mr. Emerson - Well, very often...
 2031

2032 Mr. Hooker - Christina Goggin.
 2033

2034 Mr. Blankenship - Christina Doggin, Goggin, maybe? I can't, I'm not sure. I'm
 2035 not 100% sure.
 2036

2037 Mr. Emerson - You do have residential uses in close proximity, which adds
 2038 complexity to this and you do have quite a bit of industrial activity as you know in this
 2039 area, and a new building in this area that is meeting all the criteria of the code.
 2040

2041 Mr. Mackey - I appreciate it Mr. Blankenship. I don't have anything else right
 2042 now if anybody else had any questions or comments.
 2043

2044 Mr. Dandridge - Thank you. I appreciate it.
 2045

2046 Mr. Mackey - Let me just ask Mr. Blankenship. Are you willing to sit down
 2047 with me and staff and, see...
 2048

2049 Mr. Blankenship - Sir, I'm willing to do whatever you like. I've told Ms. Dash [sic]
 2050 I'm willing to do whatever I need to do to get this passed and behind me.
 2051

2052 Mr. Mackey - This isn't no way of guarantee that it's going to get a
 2053 recommendation for approval, but I will have a meeting with you and staff and, whoever
 2054 else needs to be there...
 2055

2056 Mr. Emerson - I'll be there.
 2057

2058 Mr. Mackey - We'll get this figured out.
 2059

2060 Mr. Blankenship - I would really appreciate that.
 2061

2062 Mr. Mackey - No problem. Mr. Chairman, I move that REZ-2025-102340
 2063 DRB III Trucking LLC be deferred to the July 9, 2026, meeting at the request of the
 2064 Commission.
 2065
 2066 Mr. Winterhoff - Second.
 2067
 2068 Mr. Dandridge - I have a motion by Mr. Mackey, a second by Mr. Winterhoff.
 2069 All in favor?
 2070
 2071 Commission - Aye.
 2072
 2073 Mr. Dandridge - Any opposed? Motion passes.
 2074
 2075 Mr. Emerson - Mr. Chairman, we now move on to the next case on your
 2076 agenda also appearing on Page 4. It is PUP-2026-100750, Lois Lewis-Jolley for
 2077 Whitehead & Chiocca Properties, LLC.
 2078
 2079 **PUP-2026-100750 Lois Lewis-Jolley for Whitehead & Chiocca Properties, LLC:**
 2080 Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.D of Chapter
 2081 24 of the County Code to allow an indoor event venue on part of Parcel 818-725-7584
 2082 located on the south line of Nine Mile Road approximately 400' east of its intersection with
 2083 Newbridge Road. The existing zoning is B-1 Business District. The 2026 Comprehensive
 2084 Plan recommends Commercial Concentration. The site is located in the Enterprise Zone
 2085 and Airport Safety Overlay District.
 2086
 2087 Mr. Dandridge - Hi, Ms. Mallow. How are you?
 2088
 2089 Ms. Mallow - Doing well. How are you, Mr. Chairman?
 2090
 2091 Mr. Dandridge - Doing well. I just want to state that is there anyone wishing to
 2092 speak to this case. I see you're already at the podium. Do we have anyone on Webex?
 2093
 2094 Ms. Hartwick - Mr. Chairman, there is no one on Webex for this case.
 2095
 2096 Mr. Dandridge - For the person at the podium, please state your name and
 2097 address. You may proceed.
 2098
 2099 Ms. Washington - My name is Shalita Washington. Lois is my sister. I don't
 2100 reside in Henrico County but I'm here in support of her and would like to speak on her
 2101 behalf.
 2102
 2103 Mr. Mackey - Oh no, it's not your turn. We're going to get the case
 2104 representative first.
 2105
 2106 Mr. Dandridge - We need to hear the case. I'm sorry about that. Go right ahead
 2107 and then you'll be able to speak after Ms. Mallow presents.

2108

2109 Ms. Mallow -

2110 Thank you, Mr. Chairman and members of the Commission.
2111 As mentioned, this is a request for an indoor event venue in the Newbridge Shopping
2112 Center. The existing business, Occasions Too, has been operating since 2024 and this
2113 PUP would bring the use into compliance with the Zoning Ordinance. The site is zoned
2114 B-1, Business District, which requires a provisional use permit for the proposed indoor
2115 recreation uses. Surrounding uses include the Coventry and Newbridge Square
2116 Apartments, the Newbridge Learning Center, and other tenants in the shopping center
2117 including Food Lion. Shown here is a layout of the interior of the tenant space. The
2118 business hosts private events such as weddings, funerals, and baby showers and can be
2119 reserved from 8:00 a.m. to midnight every day of the week. The business hosts an
2120 average of 12 events per month, and no food preparation is done on-site. No exterior
2121 building modifications are proposed with this request. The 2026 Comprehensive Plan
2122 recommends Commercial Concentration for the subject site. Although the proposed use
2123 would be generally consistent with this designation and the site's location within the
2124 Enterprise Zone, following the distribution of the staff report, Henrico Police notified staff
2125 of recent calls for service at the property and within the parking lot which have resulted in
2126 them rescinding their positive recommendation of this application. Based on this updated
2127 information from Police, staff is no longer supportive of this request. However, if the
2128 Planning Commission deems this request suitable, staff recommends the conditions
2129 outlined in Section V of the staff report. This concludes my presentation and I would be
2130 happy to answer any questions.

2130

2131 Mr. Dandridge -
2132 at this time?

All right, thank you, Ms. Mallow. Anyone have any questions

2133

2134 Mr. Mackey -

2135 I'll wait until the officers come and speak to it and we will all
2136 hear it together. They sent me a email with the incidents and everything. There's no need.
2137 I'll just wait until they come up.

2137

2138 Mr. Dandridge -

Thank you.

2139

2140 Mr. Mackey -

2141 Yes, let me hear from the officers first. Thank you, Mr. Chair.
2142 How are you doing, sir. If you wouldn't mind giving us a brief overview of the calls and
2143 incidents that you had to respond to? Kind of give us a little bit of an understanding.

2143

2144 Mr. Moffett -

2145 My name is Billy Moffett. I am the Crime Prevention and
2146 Planning Unit Manager with Henrico Police. I'll go in chronological order starting at the
2147 beginning of April when this property comes back on our radar. We understand the
2148 property has been in operation since 2017, so we did pull calls. We did some more
2149 research and went back to 2017, so we pulled that as well and I have that if you'd like to
2150 hear that. On April 3 at 11:49 p.m., multiple calls for service came in, in reference to a
2151 gathering of approximately 50 individuals in the parking lot that attended a club next to
2152 the Food Lion. Nine officers arrived and the individuals indicated they had been drinking
2153 and a fight ensued, but was broken up before the officers' arrival.

2153

2154 Mr. Mackey - When you say the club, are you talking about this specific...?
 2155
 2156 Mr. Moffett - That's how these individuals referenced Occasions Too.
 2157
 2158 Mr. Moffett - On April 4, at 7:41 p.m., a caller advised of approximately 100
 2159 juveniles from the subject business in the parking lot were trying to instigate a fight. An
 2160 officer responded, did not see a fight, but stayed in the parking lot due to the large crowd.
 2161 There were four total calls on April 4 with loud screaming from the background. Calls for
 2162 service came from the Food Lion indicating the customers of the subject business were
 2163 impacting adjacent businesses at that point. On May 3 at 1:19 a.m., officers were called
 2164 to the subject property in reference to a large party in this subject business. The caller
 2165 noted that a group of individuals were in the parking lot noted they were going to start
 2166 shooting party goers when they were leaving the business. On May 9 at 11:01 p.m.
 2167 officers responded to a call for service regarding a loud party going on in the business
 2168 next to the Food Lion, which is the subject business. On May 10 at 12:57, 12 officers
 2169 responded to the parking lot in reference to a shooting in progress. Four gunshots, we
 2170 were told, occurred, amid a crowd of hundreds of people. Once on scene the officers
 2171 began to canvas the parking lot for victims, suspects, property damage, weapons, and
 2172 evidence of the shooting from 12:57 a.m. to 1:28 a.m. Additional callers in the area
 2173 advised of a large group of juveniles running up Barker Avenue and heard five to six more
 2174 gunshots off in the distance. The most intense call that we had occurred on May 29
 2175 between 10:25 p.m. and the last call came in at 12:31 a.m. on the 30th. Twenty-seven
 2176 officers responded to 6017 Nine Mile Road, it referenced a disorderly situation and
 2177 underaged drinking. Upon arrival, the listed address, bearing the company name, Party
 2178 Box, had a club going on inside. This is direct notes from the police report. With over a
 2179 hundred people outside waiting in line, an armed security manning the doors. The officer
 2180 made contact with the person who said he is the individual responsible for managing the
 2181 club. Officers had to maintain high visibility patrol of the event in order to control the
 2182 groups that began to become disorderly. This resulted in fights taking place, between
 2183 folks in line, and officers had to insert themselves for the criminal behavior. It had been
 2184 made aware to the officers currently on scene that this establishment had been causing
 2185 problems from the previous weekend, the May 10 shots fired, and that the event may be
 2186 housing more individuals than the building may be permitted to house. Officers remained
 2187 on the scene while the establishment officers worked to close the establishment down for
 2188 that night after all of that occurred. On May 30 at 12:31 a.m. officers arrived in reference
 2189 to an assault that took place. Hundreds of individuals were noted by the officer leaving
 2190 the business. That's all I have leading up to this date.
 2191
 2192 Mr. Mackey - Do you know right off the maximum occupancy?
 2193
 2194 Mr. Moffett - I do not.
 2195
 2196 Mr. Mackey - You said hundreds though..people leaving.
 2197
 2198 Mr. Moffett - When that was noted in these reports. Many times the officers
 2199 arrived and saw people leaving on foot.

2200
 2201 Mr. Dandridge - What date was that again? You said, May the 30th?
 2202
 2203 Mr. Mackey - Turn your mic on.
 2204
 2205 Mr. Moffett - The largest one occurred on May 29 and spilled over to
 2206 Saturday the 30th.
 2207
 2208 Mr. Dandridge - I'm thinking high school graduation.
 2209
 2210 Mr. Mackey - Thank you, Mr. Moffett. I appreciate it. Did anybody else have
 2211 any...? I'll hear from the applicant.
 2212
 2213 Ms. Jolley - Good evening, Mr. Chairman, the Commission to everybody
 2214 present. My name is Lois Lewis-Jolley of 6015 Nine Mile Road. I have been a resident of
 2215 Henrico County for over 30 years. I am the founder and CEO of Jolley Inc an event
 2216 planning and decorating service doing business as, Balloons and Things, Occasions the
 2217 Event Hall, and Occasions Too, which has been servicing Richmond and Henrico and all
 2218 other surrounding counties for the last 19 years. Our main location is located at 1108 E
 2219 Nine Mile Road. In 2017, I opted to lease the space at Newbridge Shopping Center to
 2220 serve as a storage and partially as an alternative affordable option for a gathering space
 2221 where we allow residents to host their most memorable moments of their lives such as
 2222 birthday parties, baby showers, weddings, anniversaries, et cetera. I am a former foster
 2223 parent and current adoptive parent through Henrico County. So bridging community has
 2224 been my life's calling. We have been hosting community events for many years. Just
 2225 yesterday, we hosted Food Truck Wednesday by bringing various small businesses, food
 2226 truck vendors to our location to give Highland Springs and Sandston residents more food
 2227 options at least once a week in an area that is considered a food desert. This space is
 2228 not only commissioned for profitable business, but we also intentionally donated to serve
 2229 as a community's resource center by partnering with a nonprofit called Divine Inspirations
 2230 Family Network. Our continuous mission for Occasions Too is to be a facility that
 2231 celebrates life's important milestones and achievements while servicing the community
 2232 through outreach. We are also a huge bridge for the bored teenagers of the area by
 2233 providing a safe space, workforce skills and community service. We have already been
 2234 doing this for the last nine years and I'm asking that you be in favor of us to continue doing
 2235 so by approving the Provisional Use Permit. We have reviewed and made improvements
 2236 and adjustments that were suggested to provide a safe environment for our clients,
 2237 neighbors, and community. Thank you. I just want to address the officers' reports really
 2238 quickly. All of those dates that I can recall were prom season. Henrico County especially
 2239 the east end, does not have a place where the youth can express themselves, where they
 2240 can celebrate their achievements. They don't have anything. We have provided a space,
 2241 a safe space. Inside our facility, we can control our space. Outside of our facility, we
 2242 cannot. Unfortunately, when these children come to us, they can come, how they come,
 2243 how their parents send them or how their parents don't even know that they're doing.
 2244 Some of them come intoxicated, we won't allow them in. Some of them come smelling
 2245 like weed. We won't allow them in. When you see the large crowds outside, it's because

2246 we won't allow them in, ok? If we host any events for the teens, we are heavily secure
2247 with security. We make them hire at least eight security guards every single time. So,
2248 when these instances are happening, it's usually on the exit of the building, and at that
2249 point we can only control them but so much. Police get called. We are cooperative every
2250 time. I've been in business for 20 years almost. Most of these people have known me,
2251 most of them have, I've serviced their children from babies. I'm asking that, you know,
2252 you continue to review this and allow us to provide these services not only to the children,
2253 but to the adults that we service. I mean we service everybody. I'm in the community.
2254 Everybody in the east end pretty much knows me. Thank you.
2255

2256 Mr. Mackey - Ms. Jolley, what's the maximum occupancy of your location or
2257 your building?
2258

2259 Ms. Jolley - Henrico County deemed it 150; however, it has been under
2260 review because of this provisional permit, so it's kind of like in the air. We keep ours at
2261 100. We don't let anybody else in past 100.
2262

2263 Mr. Mackey - Whatever you're operating under now.
2264

2265 Ms. Jolley - It's 100.
2266

2267 Mr. Mackey - 100. But, the building can hold 150 as permitted by Henrico
2268 County. We keep it as a hundred cause it's a twofold building. The building has two
2269 sections to it. We just have to keep it organized.
2270

2271 Mr. Mackey - What type of events are you planning on doing there?
2272

2273 Ms. Jolley - We do all type of events. We do baby showers, we do
2274 birthdays, we do anniversaries, we do weddings, we do wedding receptions. We host
2275 repasses. We do all types of events.
2276

2277 Mr. Mackey - Had you seen the list of conditions that you would have to
2278 agree to, to get the support?
2279

2280 Ms. Jolley - Yes, I just got that information on Tuesday and so we have
2281 been working to make the changes and the improvements as required.
2282

2283 Mr. Mackey - Mr. Emerson, this is my first time, going through a situation
2284 like this. If they agree to all of those, is that like a contract and they sign it or is or do they
2285 just orally agree to it? We have it on record and if they violate it, then the permit gets
2286 pulled.
2287

2288 Mr. Emerson - They are actually requirements and if they violate it you have
2289 to have, if the Board approves it, then there has to be basically a recall and rehearing to
2290 revoke the permit normally. Unless we put some sort of condition on it which I don't
2291 think this has that has an expiration date and they have to come back. We have done

2292 that in the past as well. Say it's good for 12 months or 36 months and then they have to
2293 return and if there isn't a clean record then you just don't reissue it. So you could put a
2294 12 month requirement on it that it return to you. That is a pretty quick turnover. This
2295 information was provided, as you know, after the report was issued. If you wanted to
2296 you might consider deferring it to look at the concerns a little closer and look at the
2297 conditions and we could talk some more about how you could possibly craft a conditions
2298 to be more acceptable.
2299

2300 Mr. Mackey - All right. Ms. Jolley, if one of the conditions was, it would
2301 expire in 12 months you have to come back and we'd look into it again. Would you be
2302 willing to agree to that?
2303

2304 Ms. Jolley - I would be able to agree to that. I would not like that.
2305

2306 Mr. Mackey - I understand that. I mean when we don't like a lot of the stuff
2307 that's going on, then we have to do something to clean it up. It's just that simple.
2308

2309 Ms. Jolley - I understand. I mean, I will say this, I mean, as you know,
2310 we've been in business since 2017. We haven't had these calls. This was just the first
2311 year that we've tried to service the teenagers of the area and this is...We were learning.
2312

2313 Mr. Mackey - You know what they say is that times change, people change
2314 and we have to do our due diligence to change along with them.
2315

2316 Ms. Jolley - We may not do that next year for prom season. You know
2317 what I mean? We're just trying to figure it out and still service the community, how we
2318 have always serviced the community.
2319

2320 Mr. Mackey - Well the minimum would be you would have to agree to all
2321 these guidelines that the county laid out as well as the 12-month renewal to come back
2322 before the Commission.
2323

2324 Ms. Jolley - Can we pass out, also, we have created a plan of action, so
2325 we just wanted to...do you mind?
2326

2327 Mr. Mackey - Sure. I don't mind.
2328

2329 Ms. Jolley - Is it okay for my constituents to go ahead and speak?
2330

2331 Mr. Dandridge - Yes.
2332

2333 Ms. Powell - Good evening. My name is Shante Powell. I am the founder
2334 and director of the Varina Divine Inspirations Family Network. I'm here today speaking on
2335 behalf of our community partnership with Jolley Inc and owner Lois Jolley who has
2336 generously allowed us to use this space to serve the community. Ms. Jolley has donated
2337 this building space because she believes in the importance of supporting families and

2338 creating opportunities for positive community impact. Through this partnership, Divine
2339 Inspirations has been able to provide resources, distributions, community events, and
2340 access to wrap around services that support individuals and families. Our mission is to
2341 strengthen the community by creating opportunities for families to connect, access
2342 resources and participate in positive activities. Having a consistent space allows us to
2343 serve residents in a more organized, effective, and meaningful way. The reason we are
2344 requesting this provisional use permit is so that we can continue using this space in
2345 alignment with county requirements and provide a structured location for community
2346 programming and recreational activities. This space is more than a building. It is a place
2347 where families can receive support, where residents can connect and where positive
2348 opportunities can be created. Partnerships like this help bring resources directly into the
2349 community and create a foundation for continued growth and in group engagement.
2350 Excuse me. We respectfully ask for your support in allowing this permit to move forward.
2351 We are committed to being a responsible community partner and continuing to provide
2352 services that benefit the community. Thank you for your consideration.

2353
2354 Mr. Mackey - Thank you.

2355
2356 Ms. Washington - Hello again, my name is Shalita Washington. Like I said, I am
2357 the sister of Lois Jolley. I would like to say, first, thank you all for your time. Occasions
2358 Too is an established event venue located in the Newbridge Square Shopping Center
2359 that serves families, churches, schools, nonprofits, businesses, and community groups
2360 throughout Henrico County. The venue hosts weddings, graduations, repass, school
2361 sponsored functions, community meetings, and other events that bring people together.
2362 This request is not for a new business or a major expansion. It is a request to bring an
2363 existing operation into compliance with the county's zoning requirements so that it can
2364 continue to service the community. We understand concerns have been raised regarding
2365 incidents that occurred after certain events concluded. Those concerns have been taken
2366 seriously, and in response, the applicant has worked collaboratively with the county staff
2367 in Henrico County Police division to help develop a comprehensive CPTED plan that
2368 includes surveillance cameras, lighting improvements, employee training, incident
2369 documentation, event closing procedures, trespassing enforcement, and ongoing
2370 coordination with law enforcement. That plan you have in your hands right now, the
2371 applicant welcomes these conditions and is committed to operating responsibly while
2372 being a good neighbor to surrounding businesses and residents. The vast majority of
2373 events held at Occasions Too are positive community gatherings that celebrate
2374 milestones, strengthening families, support students and bring student residents together.
2375 On behalf of the applicant, I respectfully ask that your support of this application and the
2376 opportunity for Occasions Too, to continue serving Henrico County under the conditions
2377 recommended by the Planning staff and the Henrico County Police division. Thank you
2378 for your time.

2379
2380 Mr. Mackey - Thank you, Ms. Washington.

2381
2382 Mr. Dandridge - I appreciate each of you from sharing. I just want to kind of
2383 speak to this because I'm familiar with the area as a father of two past Highland Springs

2384 graduates. I'm familiar with the area. A lot of what you have listed here in regards to the
2385 weddings, baby showers, birthday parties, graduations, religious events, all of that. I
2386 understand what may need to be, and my main concern is the night element of the events
2387 that take place that attract a certain element of young folks who right now are displaying
2388 that they lack the discipline to enjoy an event at an hour. It's sad to say because I was a
2389 young person too, and I wanted somewhere that I could release and enjoy myself and
2390 dance and have a good time. But at the same time, as a parent, the safety of those young
2391 folks and as you admit it, the inability to control that element outside of your venue is what
2392 gives me pause and concern where Henrico has to be involved. When you don't really
2393 want them to have to be involved. You know, you will want folks to have a good time, go
2394 home safe, and I think that's every parent and guardian's desire. I would say that seriously
2395 give real consideration to vetting, the type of event, and the hours of that type of event
2396 that will draw people who might have an undesirable or they're on, you know, whatever
2397 the you know where I'm going with that. So, you know, that's just my point to it because
2398 like I said, I'm vested in the community, I don't live but so far from there and you know, I
2399 just would not like to see my kids or anyone else's kids in the community in an unsafe
2400 setting where Henrico will have to be involved and people's lives are changed forever
2401 over rash decisions and unruly behavior.

2402
2403 Mr. Mackey - Thank you for that, Mr. Chairman. I echo a lot of that. In full
2404 transparency I mean up until just a couple of days ago we were at least I was on board
2405 with this. Police were on board, the staff were on board, and then we got this new
2406 information, and we have to take it seriously. I do need more time to look over what you
2407 gave me, to see if it meets the criteria for the type of safety that we're looking for. We
2408 don't want to shut people's businesses down or anything like that. We want to give you
2409 the opportunity to, you know, earn a living just like everyone else, but we have to have
2410 safety at the forefront of everything that we do. Point blank and period. End of, you know,
2411 conversation. Having said that Mr. Chairman, I would like to move that PUP-2026-100750
2412 Whitehead and Chiocca, is that correct?

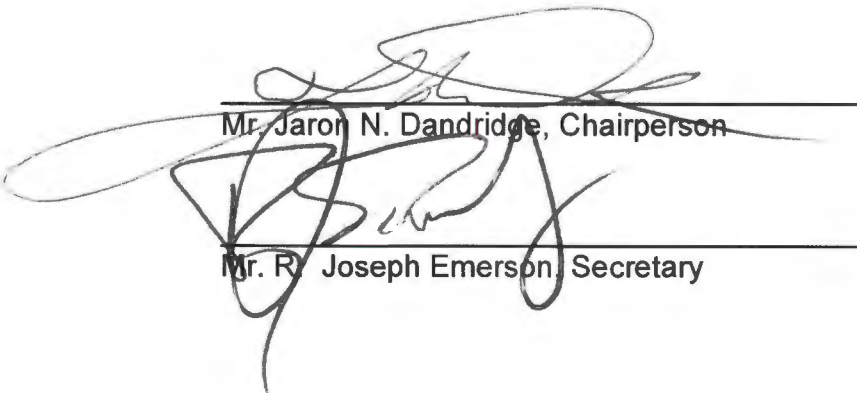
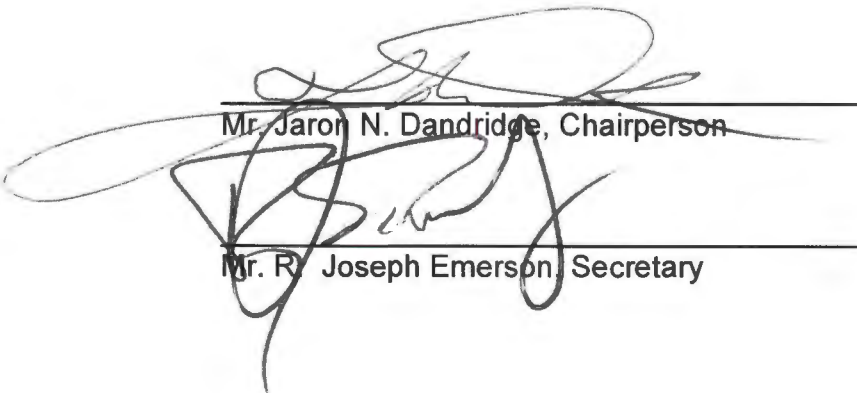
2413
2414 Ms. Jolley - Chiocca.

2415
2416 Mr. Mackey - Chiocca, I apologize, Properties, LLC be deferred to the July
2417 9, 2026 meeting at the request of the Commission. That'll give me time. We'll be in contact
2418 with you, give us time to go over this. You also have a little more time to look over what
2419 they gave you and I'm putting in a stipulation of the 12 month, I will be putting that on if
2420 we recommend approval. The 12 month you have to come back and, you know, we
2421 reevaluate it and see how everything's going.

2422
2423 Ms. Jolley - Okay.

2424
2425 Mr. Winterhoff - Second.

2426
2427 Mr. Dandridge - We have a motion by Mr. Mackey, a second by Mr. Winterhoff.
2428 All in favor?

2430 Commission - Aye.
2431
2432 Mr. Dandridge - Any opposed? Motion passes.
2433
2434 Mr. Emerson - Mr. Chairman, moving on to the next item on the agenda is
2435 the consideration of the approval of your minutes from your regular meeting and work
2436 session on May 14, 2026. You do have an Errata sheet. We either have or we will be
2437 making those changes with your concurrence and of course any other changes and/or
2438 corrections that you see you or the Commission see fit, we will be happy to make.
2439
2440 Mr. Shippee - I move they be approved.
2441
2442 Mr. Mackey - Second.
2443
2444 Mr. Dandridge - Motion by Mr. Shippee. A second by Mr. Mackey. All in
2445 favor?
2446
2447 Commission - Aye.
2448
2449 Mr. Dandridge - Any opposed? Motion passes.
2450
2451 Mr. Emerson - Mr. Chairman, I have nothing further for the Commission this
2452 evening.
2453
2454 Mr. Dandridge - All minds clear?
2455
2456 Mr. Mackey - Yes.
2457
2458 Mr. Dandridge - Meeting adjourned.
2459
2460
2461
2462
2463  Mr. Jaron N. Dandridge, Chairperson
2464
2465
2466
2467  Mr. R. Joseph Emerson, Secretary
2468