

Minutes from the work session of the Planning Commission of the County of Henrico held in the County Manager's Conference Room, County Administration Building in the Government Center at Parham and Hungary Spring Roads, beginning at 4:30 p.m., June 11, 2026.

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

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

The Commission convened a work session in the Manager's Conference Room at 4:45 p.m.

Mr. Dandridge brought the meeting to order. Mr. Emerson welcomed everyone and laid out the meeting's agenda which would include presentations on the Draft 2045 Comprehensive Plan and proposed amendments to the Zoning and Subdivision Ordinances.

2045 Comprehensive Plan Update

Ms. Jean Moore's presentation provided an overview of the public feedback received on the Draft 2045 Comprehensive Plan. Staff have compiled 222 comments submitted through public input channels. Two listening sessions were held the previous week—one at Deep Run Recreation Center and another in the Eastern Henrico Recreational Center. In addition, meetings were conducted to discuss the Form-Based Alternative Overlays for Best Products Reimagined, Brook Road, and Lakeside.

Overall, public engagement was very positive. The county carried out extensive public outreach, including sending mailers to all county residents, which significantly increased community participation and awareness. The sessions collectively drew 272 attendees, and participants consistently described the meetings as engaging and informative. Key themes raised included environmental concerns, community engagement, and land-use issues. There was strong public support for prioritizing redevelopment and limiting further suburban expansion. Proposed changes also included integrating environmental justice principles into land-use decisions and adjusting several specific road connections. As a result of the public input, staff recommends three modifications to the Major Thoroughfare Plan. Staff received citizen input to remove the MTP conceptual road showing future connection of Cox Road to Church Road, and staff recommends no change

It was noted that the environmental justice language aligns with state code and reinforces the county's commitment to meeting community needs. This would become an action/implementation item and it is anticipated professional consultants will be needed to assist in identifying and analyzing all the contributing variables in drafting an environmental document and policy. That process would take approximately 12-18 months.

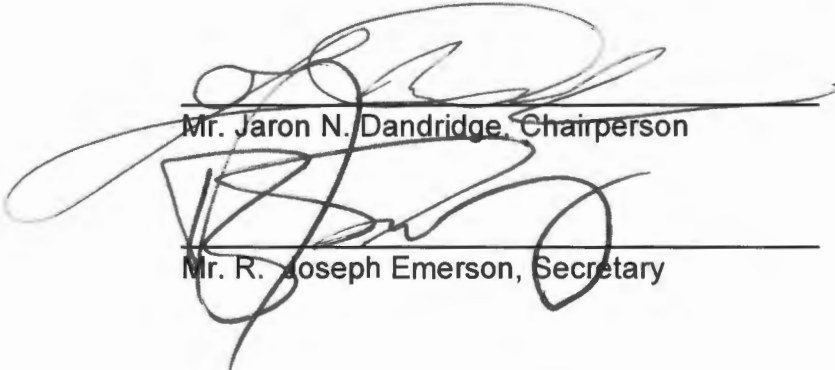
Zoning and Subdivision Ordinances

Mr. Ben Blankinship presented five proposed changes to the Form Based Overlays. These changes manifested after the Overlays had been advertised. Changes included creating Green Streets in The Best Products Reimagined Overlay District; removing the automatic sprinkler system requirement for attached dwellings, duplexes, and townhouses; and minor revisions to the regulating plan and street hierarchy. Changes to fence code would allow neighbors to decide which side faces out when building jointly. Discussion continued regarding the new A-2 proposals and consequently, how nonconforming lots between one and five acres would remain buildable but may have reduced development potential.

The Commission expressed gratitude at the depth of staff knowledge and the work involved in creating a thoughtful and beneficial blueprint with which to guide the county's future land use.

Mr. Emerson gave a general framework for the public hearing and discussions continued.

The Planning Commission adjourned the work session at 5:38 p.m. and recessed until 6:00 p.m.



Mr. Jaron N. Dandridge, Chairperson

Mr. R. Joseph Emerson, Secretary