

1 **Minutes of the regular monthly meeting of the Planning Commission of Henrico County**
2 **held in the County Administration Building in the Government Center at Parham and**
3 **Hungary Spring Roads, beginning at 6:00 p.m., Thursday, March 12, 2026. Display**
4 **Notice having been published in the *Henrico Citizen* February 23, 2026, through March**
5 **2, 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

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17 **Also Present:** Ms. Jean Moore, Assistant Director
18 Ms. Molly Mallow, County Planner
19 Ms. Han Vu, County Planner
20 Ms. Ali Hartwick, County Planner
21 Mr. Lamont Johnson, Assistant Traffic Engineer
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23 **Mr. Dandridge -** All right, I know it was quick. I'd like to call to order, the 6:00 p.m.
24 portion, as we reconvene the meeting. I know we covered a lot of stuff right here at the
25 beginning at 5:00 p.m., so request for withdrawals and deferrals. We're jumping right into
26 that?
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28 **Mr. Emerson -** Yes, sir, tonight. Mr. Chairman, that's exactly where we are. We
29 have no requests for withdrawals and deferrals this evening. We have no requests for
30 expedited items. We have already covered all the items on Page 2. You've approved your
31 minutes, so the next item on your agenda will be the cases to be heard, which tonight you
32 have one case.
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34 **Mr. Dandridge -** I see Ms. Hartwick making her way to the podium now. How are
35 you?
36

37 **Mr. Emerson -** Before we move into the case, let me provide some guidance to
38 those on WebEx. If there is anyone out in WebEx land. For those of you who want to
39 participate remotely in the public hearing, you can by following these guidelines and you also
40 will see them on your screen. Go to the planning department's meeting webpage at
41 henrico.gov/planning/meetings. Scroll down under Planning Commission and click on WebEx
42 event. Once you've joined the WebEx event, please click the chat button in the bottom right
43 corner of the screen. Staff will send a message asking if anyone would like to sign up to speak
44 on an upcoming case. To respond, select Molly Mallow from the drop-down menu, send her
45 a message. She will place you in the queue to speak. The Commission does have guidelines
46 for its public hearings. The applicant is allowed 10 minutes to present the request and time
47 may be reserved for responses to testimony. Citizens who support the application may also
48 speak in this time frame. The opposition is allowed a cumulative 10 minutes to present its
49 concerns. What that means is everyone who wishes to speak in opposition must be included

50 in the overall 10-minute allowance. Commission questions do not count into the time limits.
51 The Commission may waive the time limits at its discretion. Comments must be directly
52 related to the case under consideration. The Commission does maintain verbatim minutes of
53 the meeting. Commentors must provide their name and address prior to speaking for the
54 record. And thank you for your participation and interest in your community this evening. With
55 that said Mr. Chairman, the case on the agenda tonight is REZ-2026-100113, Darren Smouse
56 for the Crossings at Mulberry Development Company LLC.

57
58 **REZ-2026-100113 Darin Smouse for Crossings at Mulberry Development Company**
59 **LLC:** Request to amend proffers accepted with REZ2022-00013 on Parcels, 787-744-4094,
60 787-745-4100, 787-744-4295, 787-744-4496, 787-744-4981, 787-744-4696, 787-745-4802,
61 787-744-4996, 787-745-2219, 787-745-2216, 787-745-2312, 787-745-2407, 787-745-1806,
62 787-745-2405, 787-744-2696, 787-744-2694, 787-744-2793, 787-744-2789, 787-745-3800,
63 787-744-4280, 787-744-4581, 787-745-4301, 787-744-4781, 787-745-4501, 787-744-5181,
64 787-745-2026, 787-745-1523, 787-745-2122, 787-745-1521, 787-745-2121, 787-745-1619,
65 787-745-1617, 787-745-1713, 787-745-1710, 787-745-2309, 787-745-1808, 787-745-1904,
66 787-745-2403, 787-744-2599, 787-744-2791, 787-744-2886, 787-745-1426 and part of
67 Parcels, 787-745-3508, and 787-745-6700 located on the east line of Chamberlayne Road
68 (US Route 301) approximately 250' north of its intersection with Azalea Avenue. The applicant
69 proposes to amend Proffer 28 related to alley-served lots. The existing zoning is R-6C
70 General Residence District (Conditional). The 2026 Comprehensive Plan recommends
71 Commercial Concentration and Urban Residential.

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

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75 Mr. Dandridge - Ms. Hartwick, the floor is yours.

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77 Ms. Hartwick - Thank you, Mr. Chairman, members of the Commission. This is
78 a proffer amendment request to allow alley-fed homes to be constructed without garages in
79 part of the Crossings at Mulberry Development. The R-6C zoned site is located at the east
80 line of Chamberlayne Road approximately 250' north of its intersection with Azalea Avenue.
81 Most surrounding uses are residential in nature, with single-family subdivisions to the east and
82 north. The Richmond jurisdictional line is located to the south. The site is designated Urban
83 Residential and Commercial Concentration on the 2026 Comprehensive Plan. The subject
84 property is comprised of 160 townhouse lots, of which only one row has been developed. With
85 this request, the applicant is proposing to amend Proffer #28, originally accepted with case
86 REZ2022-00013, regarding the requirement for garages on alley fed lots. As written, the
87 existing proffer requires lots with rear yards adjacent to an alley be improved with homes using
88 rear-loaded garages. Only 59 of the 160 units in the development will be affected by this
89 change. Although the applicable part of the community has not been developed yet, the
90 applicant is interested in this change to respond to recent market demand.

91
92 I would also like to note that this proposed change does not impact on parking, because garage
93 space does not factor into parking requirement calculations. Parking requirements would
94 continue to be met by using the spaces in each driveway. All other proffers accepted with the
95 2022 case would remain unchanged, including proffers related to setbacks and buffers,
96 density, amenities and landscaping, among others, and all sections of the development will
97 continue to comply with those proffers. Staff does not believe amending the proffer would be
98 detrimental to the surrounding community or negatively impact the overall development. The

99 proposed amendment and continued residential use of the property are still consistent with the
100 2026 Plan. For these reasons, staff supports this request. This concludes my presentation
101 and I'm happy to answer any questions at this time.
102

103 Mr. Dandridge - Thank you, Ms. Hartwick. Real quick, is there anyone in the
104 audience or on WebEx in opposition who would like to speak to the case?
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106 Ms. Mallow - Mr. Chairman, there's nobody on WebEx for this case.
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108 Mr. Dandridge - Thank you. Any questions from the Commission? Alright, well
109 thank you Ms. Hartwick. I appreciate the work that you and staff did on it and thank you once
110 again for your presentation. For the Crossings at Mulberry Development Company LLC, I
111 move that we recommend approval of REZ-2026-100113, the Crossings at Mulberry
112 Development Company LLC with the proffer amendments listed in the staff report.
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114 Mr. Winterhoff - Second.
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116 Mr. Dandridge - Motion by myself, second by Mr. Winterhoff. All in favor?
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118 Commission - Aye.
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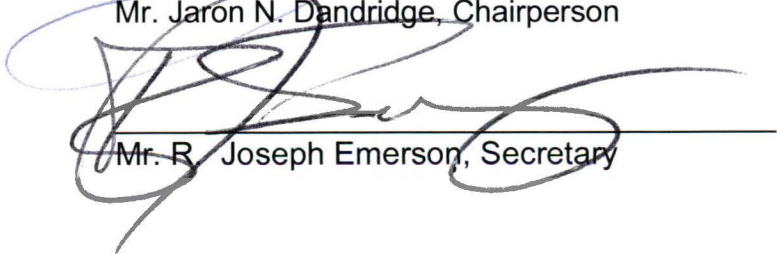
120 Mr. Dandridge - Any opposed? Ayes have it. Thank you. Motion passes.
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122 **REASON:** Acting on a motion by Mr. Dandridge, seconded by Mr.
123 Winterhoff, the Planning Commission voted 5-0 (one abstention) to recommend the Board of
124 Supervisors **grant** the request because the change would not greatly reduce the original
125 intended purpose of the proffers, and the proffered conditions will continue to provide
126 appropriate quality assurances.
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128 Mr. Emerson - Mr. Chairman, that now takes us to the final item on your agenda
129 on Page 2, which is adjournment.
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131 Mr. Dandridge - 6:07 p.m. All minds clear, meeting adjourned.
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Mr. Jaron N. Dandridge, Chairperson

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Mr. R. Joseph Emerson, Secretary
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