

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, May 14,**
4 **2026. Display Notice having been published in the *Henrico Citizen* April 23, 2026,**
5 **through April 30, 2026.**

6
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. R. Joseph Emerson, Jr., AICP, Director of Planning,
13 Secretary

14
15 **Members Absent:** Mr. Daniel J. Schmitt (Brookland)
16 Board of Supervisors Representative

17
18 **Also Present:** Ms. Jean Moore, Assistant Director
19 Mr. Seth Humphreys, County Planner
20 Mr. Livingston Lewis, County Planner
21 Ms. Molly Mallow, County Planner
22 Ms. Ali Hartwick, County Planner
23 Ms. Neha Shinde, AICP, County Planner
24 Ms. Kelly Drash, County Planner

25
26 **Mr. Dandridge -** Good evening. We're now reconvening from earlier. We did
27 have a planning session, a work session earlier today. We are actually reconvening. I'd
28 like to take this opportunity to welcome each of you to the May 14, 2026, Planning
29 Commission meeting. Thank you for joining us. We will first ask that you check your cell
30 phones just as a protocol measure. Please make sure that your cell phones are either off
31 or on vibrate. If you're able, we ask that you join us at this time for the Pledge of
32 Allegiance.

33
34 **[Recitation of the Pledge of Allegiance]**

35
36 I would also like to take this time to welcome any news media that we might have present
37 with us today or on WebEx. It appears that we have all members. Matter of fact, Mr.
38 Schmitt from the Board of Supervisors will not be with us today. He had a scheduling
39 conflict. We do have each of the representatives from the Commission, so we have a full
40 quorum. At this time, I'll turn the meeting over to our secretary Mr. Joe Emerson.

41
42 **Mr. Emerson -** Thank you Mr. Chairman. I would like to join with you as well
43 welcoming everyone to the Henrico County Planning Commission Public hearing from
44 May 14. This evening it is requested that all public comments be provided from the lectern
45 in the rear of the room. For everyone who's watching the live stream on the county
46 website, you can participate remotely in the public hearing by following these guidelines.

47 Go to the Planning department's meeting webpage at henrico.gov/planning/meetings.
48 Scroll down under Planning Commission and click on WebEx event. Ms. Moore if you
49 would click on the slides so people can follow that online.

50
51 Ms. Moore - Thank you.

52
53 Mr. Emerson - Thank you. Once you've joined the WebEx event, please click
54 the chat button in the bottom right corner of the screen. Staff will send a message asking
55 if anyone would like to sign up to speak on an upcoming case. To respond, select Ali
56 Hartwick from the dropdown menu and send her a message. She will place you in the
57 queue to speak. The Commission does have guidelines for the public hearings, and we
58 also have these nice new timers that I'll note to you. They have three lights on them, they
59 are green, yellow, and red, and I think we all know what that means. Green means go.
60 Yellow means you're almost done, so hurry up and red means you're done. The applicant
61 or their representative based under the guidelines adopted by the Commission will have
62 10 minutes to present testimony. A portion of that time can be saved for rebuttal of
63 opposition statements. Individual speakers in support and not part of the applicant's
64 presentation, will have up to two minutes to present their testimony and collectively will
65 not exceed 10 minutes unless the chair extends that time. Individual speakers in
66 opposition will have up to two minutes to present their testimony, and that will not exceed
67 a total of 10 minutes unless the chair extends the time. There is an allowance for a group
68 representative who can speak for supporter opposition for up to 10 minutes. If four other
69 citizens appear at the podium, identify themselves and each cede two minutes of their
70 time to that individual. Time to respond to questions that the Commission will not be
71 included in the allotted time for public participation. The Commission maintains verbatim
72 minutes of the meeting. Commentors must provide their name and address prior to
73 speaking for the record. Thank you again for your participation and interest in this evening.
74 Mr. Chairman, with that said, as you noted, the Commission did have a work session this
75 evening. It convened at 2:00 p.m. The discussion items were the continued conversations
76 surrounding review of the 2045 Comprehensive Plan update and also the review of zoning
77 code, and subdivision code revisions and amendments. And with that, you did recess at
78 4:49 and of course reconvene the meeting this evening at 6:00 p.m. The first item on your
79 agenda this evening are the requests for withdrawals and deferrals. Those will be
80 presented by Ms. Jean Moore.

81
82 Ms. Moore - Thank you very much. The first request for deferral is on Page
83 1 of your agenda. It's in the Varina District. It is the first case, REZ-2025-102340.

84
85 **REZ-2025-102340 DRB III Trucking LLC:** Request to conditionally rezone from A-1
86 Agricultural District and B-3 Business District to M-2C General Industrial District
87 (Conditional) Parcels 815-699-6667 and 815-699-8388 containing 5.938 acres located at
88 the southeast intersection of Darbytown Road and Miller Road. The applicant proposes
89 outdoor storage and trailer parking. The use will be controlled by zoning ordinance
90 regulations and proffered conditions. The 2026 Comprehensive Plan recommends
91 Planned Industry. The site is located in the Airport Safety Overlay District.
92

93 The applicant proposes outdoor storage and they're requesting a deferral to the June 11,
94 2026, meeting.

95
96 Mr. Dandridge - Thank you. Is there anyone present or on WebEx who was
97 opposed to the deferral of case number REZ-2025-102340?

98
99 Ms. Hartwick - Mr. Chairman, there is no one on WebEx for this case.

100
101 Mr. Dandridge - Thank you.

102
103 Mr. Mackey - Mr. Chairman since there's no opposition, I move that REZ-
104 2025-102340 DRB III Trucking LLC, be deferred to the June 11, 2026, meeting at the
105 request of the applicant.

106
107 Mr. Winterhoff - Second.

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

111
112 Commission - Aye.

113
114 Mr. Dandridge - Any opposed? Motion passes.

115
116 Ms. Moore - Also on Page 1 of your agenda in Varina is REZ-2026-100545
117 Andrew Condlin for Beckley Blueford Investment, LLC.

118
119 **REZ-2026-100545 Andrew M. Condlin for Beckley Bluford Investment, LLC:**
120 Request to rezone from C-1 Conservation District to A-1 Agricultural District on part of
121 Parcel 832-727-2459 containing 26.4 acres located on the east line of Beckley Road
122 approximately 300' west of its intersection with Beverstone Road. The use will be
123 controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends
124 Suburban Residential 1 (density should not exceed 2.4 units per acre) and Environmental
125 Protection Area.

126
127 The applicant's requesting deferral to the June 11, 2026, meeting.

128
129 Mr. Dandridge - All right. Thanks again. Is there anyone present or on WebEx
130 who's opposed to the deferral of REZ-2026-100545, Andrew Condlin for Beckley Blueford
131 Investment, LLC?

132
133 Ms. Hartwick - Mr. Chairman, there is no one on WebEx for this case.

134
135 Mr. Mackey - Mr. Chairman, I move that REZ-2026-100545 Beckley
136 Blueford Investment, LLC be deferred to the June 11, 2026, meeting at the request of the
137 applicant.

138
139 Mr. Phelps - Second.

140
141 Mr. Dandridge - We have a motion by Mr. Mackey, a second by Mr. Phelps.
142 All in favor?

143
144 Commission - Aye.

145
146 Mr. Dandridge - Any opposition? Motion passes.

147
148 Ms. Moore - Moving on to Page 2 of your agenda in Tuckahoe, it's PUP-
149 2026-100178.

150
151 **PUP-2026-100178 Kermit Farrow for Crown Castle USA, Inc:** Request for a
152 Provisional Use Permit under Sections 24-2306 and 24-4314.F of Chapter 24 of the
153 County Code to allow the replacement and extended height of a wireless communications
154 tower from 85' to 155' on Parcel 746-745-5305 located at the southeast intersection of
155 Gaskins Road and Stoneridge Lane. The existing zoning is R-3 One-Family Residence
156 District. The 2026 Comprehensive Plan recommends Open Space/Recreation.

157
158 The applicant is requesting deferral to the June 11, 2026, meeting.

159
160 Mr. Dandridge - Is there anyone present or on WebEx who's opposed to the
161 deferral of PUP-2026-100178, Kermit Farrow for Crown Castle USA?

162
163 Ms. Hartwick - Mr. Chairman, there is no one on WebEx for this case.

164
165 Mr. Dandridge - Thank you.

166
167 Mr. Winterhoff - Mr. Chair, I move that PUP-2026-100178, Crown Castle USA,
168 Inc be deferred to the June 11, 2026, meeting at the request of the applicant.

169
170 Mr. Shippee - Second.

171
172 Mr. Dandridge - We have a motion by Mr. Winterhoff, a second by Mr.
173 Shippee. All in favor?

174
175 Commission - Aye.

176
177 Mr. Dandridge - Any opposed? Motion passes.

178
179 Ms. Moore - Also on Page 2 in the Fairfield District, it's REZ-2026-100676.

180
181 **REZ-2026-100676 Adena M. Patterson for Imago Dei School:** Request to
182 conditionally rezone from M-2 General Industrial District to R-4C One-Family Residence
183 District (Conditional) on part of Parcel 799-733-1982 containing 8.86 acres located at the
184 southeast intersection of Dill Road and Vawter Avenue. The applicant proposes a private
185 school. The use will be controlled by zoning ordinance regulations and proffered

186 conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2 (density
187 should not exceed 3.4 units per acre) and Environmental Protection Area.
188

189 The applicant is requesting a deferral also to the June 11, 2026 meeting.
190

191 Mr. Dandridge - Is there anyone present or on WebEx who's opposed to the
192 deferral?
193

194 Ms. Hartwick - Mr. Chairman, there is no one on WebEx for this case.
195

196 Mr. Dandridge - I move that REZ-2026-100676 be deferred to the June 11,
197 2026 meeting.
198

199 Mr. Mackey - Second.
200

201 Mr. Dandridge - We have a motion by myself, a second by Mr. Mackey. All in
202 favor?
203

204 Commission - Aye.
205

206 Mr. Dandridge - Any opposed? All right.
207

208 Ms. Moore - That concludes the deferral requests that we have.
209

210 Mr. Emerson - Mr. Chairman, the next item would be requests for expedited
211 items. There are none this evening. Moving into your regular agenda on Page 1, REZ-
212 2026-100347, Felicia Sanders.
213

214 **REZ-2026-100347 Felicia Sanders:** Request to conditionally rezone from A-1
215 Agricultural District to R-2AC One-Family Residence District (Conditional) parcel 811-
216 700-2792 containing 2.5 acres located at the south intersection of Willson Road and
217 Messer Road. The applicant proposes single-family residences. The use will be controlled
218 by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan
219 recommends Traditional Neighborhood Development. The site is in the Airport Safety
220 Overlay District.
221

222 The staff report will be presented by Ms. Neha Shinde.
223

224 Mr. Dandridge - Hi. How are you Ms. Shinde?
225

226 Ms. Shinde - Good to see you.
227

228 Mr. Dandridge - One second before we go. Is there anyone in the audience or
229 on WebEx who would like to speak to this case? So, when she finishes her report we'll
230 let you know when it's time to go to the back of the podium. You may proceed.
231

232 Ms. Shinde - Thank you, Mr. Chairman, members of the Commission.

As mentioned, this is a request to conditionally rezone 2.5 acres located at the south intersection of Willson Road and Messer Road from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) to allow for single-family development. The 2026 Plan's designation for this site is Traditional Neighborhood Development. While not entirely consistent with the TND recommendation, the applicant's proposed use and density would be appropriate in this location given the surrounding development pattern. The property has an existing single-family home with driveways connecting to both Willson and Messer Roads. There are also three outbuildings along Messer Road on the property. To the west, the property borders single-family residential in the A-1 district. To the north, there are single-family homes zoned R-2AC. To the east is the George Baker Elementary School zoned A-1, and the Hughes Farm single-family subdivision to the south is zoned R-2AC.

To address concerns in the staff report, the applicant has provided a revised concept plan and updated proffers, dated May 5th, which you received this evening. The proffers will not need time limits waived. The applicant has changed their original request from a maximum of six homes to a maximum of five homes, which includes the existing home. The updated concept plan, seen here, shows three lots with access to Messer Road. Lots 1 and 2 will have shared access. Lots 4 and 5 will connect to Willson Road. The existing home located along Willson Road will have access restricted to Willson Road, and access from Messer Road will be removed. The updated proffer also includes other commitments, such as finished floor area, foundations, garages, driveways, architectural elevations, and building materials. These are similar to what have been provided in other recently approved rezoning requests. In closing, by addressing staff comments and offering proffers similar to other recent developments in the area, the proposed subdivision could fit well with nearby properties. For these reasons, staff support the proposed use at this location. This concludes my presentation. I am happy to answer any questions you may have.

Mr. Dandridge - Thank you, Ms. Shinde. Does anyone up here have any questions?

Mr. Mackey - No, sir. I don't have any questions.

Mr. Dandridge - Would you like to hear from the applicant?

Mr. Mackey - I'd like to hear from the gentleman who wanted to speak to the case.

Mr. Dandridge - Sure.

Mr. Hallion - My name is Rey Hallion, R-E-Y-H-A-L-L-I-O-N. I live at 6825 Cornelius Court. That address is part of Hughes Farm, the original subdivision there.

I am a member of the Homeowners Association, therefore, my interest in this property. I first have a question and then I think basically a comment. My first question is, I would like to know what the price range of the homes that are expected to be built there is;

279 simply because that would affect property values already established in that area. Should
280 I go on with the next thing?
281

282 Mr. Dandridge - I was going to let Mr. Mackey or anybody up here try to speak
283 to that.
284

285 Mr. Mackey - When the applicant comes up, they'll address that. We don't
286 know.
287

288 Mr. Hallion - The second thing is more of a comment than a question. I
289 understand that it is being called Hughes Farm Section II. But my understanding is that it
290 has no relationship to our Hughes Farm subdivision. Our Hughes Farm subdivision has
291 an HOA that some of our members object to already. I believe there might be some
292 concerns with some of those HOA members if another Hughes Farm comes along and
293 they possibly do not have to have an HOA. We have to have one because we have a
294 level spreader in our subdivision, and we have to be prepared to take care of that. So that
295 is my interest into why it is being called Hughes Farm Section II.
296

297 Mr. Mackey - Thank you Mr. Hallion. Okay.
298

299 Ms. Sanders - Can you guys hear me?
300

301 Mr. Dandridge - Yes, we can hear you.
302

303 Ms. Sanders - Okay. The first question around the price range in the first
304 community meeting...
305

306 Mr. Dandridge - Excuse me. Do you mind stating your name?
307

308 Ms. Sanders - My name is Felicia Sanders.
309

310 Mr. Dandridge - Good.
311

312 Ms. Sanders - Yeah, so on the price range and the building design
313 considerations, type of garage, all that. In the first community meeting, we did have a so
314 called a design to show, and we were planning to basically mimic the neighborhood if not,
315 to increase the evaluation of the house. On the proffer, it's similar to what you guys
316 already have in the Harmony and the Cornelius Court. The style of the house is going to
317 be pretty similar as well so that it should blend in very well. The second point around the
318 naming, to be honest, I don't really have a strong opinion about why it's named that way.
319 From my understanding, it's either the civil engineer that actually named the project or I
320 believe it's probably him. If there is any consideration that the HOA feels strongly about,
321 we can definitely have that discussion unless the county has a different
322 opinion about that.
323

Mr. Mackey - Was there anything else you wanted to discuss for your presentation. I mean you don't have to, I was just asking you.

Ms. Sanders - We actually had several meetings about the feedback you had provided so - a lot of the feedback we incorporated into the updated conceptual plan.

Mr. Dandridge - I had one question before you left the podium. I know you said it was going to be comparable as far as the design and everything, but was there a particular range, so to speak?

Ms. Sanders - Yes, as a licensed agent, I have to wear my comparables hat. In the initial stage when we actually designed the size of the house, it was around \$500 to \$600,000 median home range. I think is very comparable with the Eastwood subdivision.

Mr. Dandridge - Thank you.

Mr. Mackey - I didn't have anything.

Mr. Dandridge - How would you like to proceed?

Mr. Mackey - Did anybody else have any questions on it? Okay. All right. All right, I'd like to thank Ms. Sanders for coming out and speaking to the case. Thank Ms. Shinde for her work on the case as well. I appreciate you coming back with the updated proffers, addressing some of the concerns that we had and some of the setbacks and stuff to make it more uniform to the existing residence that were already established there. I think that made a big difference. I do think this will be a good addition to that area, I think it'll, you know, complement the existing neighborhood well, and so having said that Mr. Chairman. I move that we recommend approval of REZ-2026-100347 Felicia Sanders, with the revised proffers dated May 5, 2026.

Mr. Winterhoff - Second.

Mr. Dandridge - Motion by Mr. Mackey and second by Mr. Winterhoff. All in favor?

Commission - Aye.

Mr. Dandridge - Any opposed? Motion passes.

REASON: Acting on a motion by Mr. Mackey, seconded by Mr. Winterhoff, the Planning Commission voted 5-0 (one absence) to recommend the Board of Supervisors **grant** the request because it continues a similar level of single-family residential zoning as currently exists in the area.

Mr. Emerson - Mr. Chairman, we now move on to Page 2 of your agenda for REZ-2026-100669, Bryan Lee for St. Mary's Hospital.

REZ-2026-100669 Bryan Lee for Bon Secours St. Mary's Hospital: Request to conditionally rezone from R-3 One-Family Residence District to O-3C Office District (Conditional) on Parcels 768-736-2495, 768-736-4398, 768-736-4895, 768-736-5491, 768-736-5888, 768-737-2701, 768-737-2807, 768-737-3801 and parts of 768-736-2390, 768-736-3393, and 768-736-6285 containing 1.628 acres located at the southeast intersection of Maple Avenue and Paxton Street. The applicant proposes a parking lot. 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).

The staff report will be presented by Mr. Livingston Lewis.

Mr. Dandridge - Mr. Lewis, how are you? Real quick. Thank you. I would like to ask, is there anyone in the audience or on WebEx who would like to speak to this case?

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

Mr. Dandridge - Mr. Lewis, you have the floor.

Mr. Lewis - Thank you, Mr. Chairman, members of the Commission. This is a request to rezone 1.6 acres from R-3 to O-3C to construct a paved parking lot for St. Mary's Hospital visitors and employees. The site is an open grass field on the south line of Paxton Street adjacent to the hospital's existing rear parking area. Surrounding properties include the hospital campus to the north, the Westview neighborhood to the west, and vacant lots in the City of Richmond. The Comprehensive Plan designation is Suburban Residential 2, reflecting the property's former use as part of a single-family neighborhood. However, since 1995, the hospital has incrementally acquired the 11 subject parcels and removed the residential structures in preparation for future needs.

As illustrated on Exhibit A, the St. Mary's campus is undergoing a multi-phase project to add a new 8-story, 200,000 sq. ft. medical tower, redesign the hospital's main entrance, relocate the helipad from the ground to the new rooftop, and reconfigure surface parking for customers and employees. A Provisional Use Permit was approved in 2025 for the new building and helipad relocation. During community meetings for that case, additional parking was identified as a significant need. To help address parking, the applicant proposes this 362-space lot for the subject property. It would require vacating Paxton Street, but access would still be provided between Maple Avenue and Chase Street through the parking lot.

Tree-planted landscape islands would be distributed throughout the parking lot, and a 25' wide landscape buffer would be installed along the western perimeter adjacent to Maple Avenue to provide an attractive streetscape and help screen views from adjacent homes.

415 The applicant has also submitted three proffers consistent with previous rezonings for the
416 campus. In addition to describing the buffer, the proffers also address lighting and state
417 the site would only be used for a parking lot. In other words, no additional building.
418 Adequate parking is essential in all land use categories, including SR2, and is a clear
419 need in this area. The proposed surface lot would help alleviate parking on neighborhood
420 streets and would be compatible with surrounding uses. For these reasons, staff supports
421 the request. I'm happy to answer any questions.

422
423 Mr. Dandridge - Thank you, Mr. Lewis. Does anyone from the Commission
424 have any questions at this time?

425
426 Mr. Phelps - I do. Do we have a timeline on when this project would be
427 completed?

428
429 Mr. Lewis - I do not have a specific timeline, I'm sure it's as soon as
430 possible, but the applicant probably could answer that in more detail.

431
432 Mr. Phelps - Okay.

433
434 Mr. Dandridge - Mr. Phelps, would you like to hear from them?

435
436 Mr. Phelps - Absolutely.

437
438 Mr. Ritenour - Mr. Chairman, members of the Commission. My name is
439 Rhodes Ritenour, and I represent Bon Secours Health System. I'm the Vice President of
440 External and Regulatory Affairs. Thank you so much for hearing this case today. As you
441 probably have seen, if you've been through there, Commissioner, the project has started
442 and our goal is to have it completed by about the end of 2028. With the investment we're
443 making there and all the moving parts, we don't have a specific date, but certainly, as Mr.
444 Lewis says, as soon as possible, but our goal is to have it completed by the end of '28.

445
446 Mr. Phelps - Not a problem. I was through the area a couple times over the
447 past few weeks, and it's desperately needed over there. It looks like they're hunting
448 everywhere to find a parking spot and they're parking anywhere and everywhere. I was
449 just curious about the timeline because I know the sooner, the better. I'm sure yesterday
450 would have been perfect, you know, to have it completed. I have no further questions.

451
452 Mr. Ritenour - I would just say Commissioner Phelps, while that '28 is the
453 goal for finishing the tower, we certainly hope to have parking in place to alleviate some
454 of those things that you and I have seen every day, long before the end of '28.

455
456 Mr. Phelps - Thank you very much.

457
458 Mr. Ritenour - Yes sir.

459
460 Mr. Phelps - I have no further questions.

461
 462 Mr. Dandridge - All right. How would you like to proceed?
 463
 464 Mr. Phelps - Mr. Chair, I move that we recommend approval of REZ-2026-
 465 100669, Bon Secours St. Mary's Hospital, with proffers dated April 20.
 466
 467 Mr. Shippee - Second.
 468
 469 Mr. Dandridge - We have a motion by Mr. Phelps, a second by Mr. Shippee.
 470 All in favor?
 471
 472 Commission - Aye.
 473
 474 Mr. Dandridge - Any opposed? Motion passes.
 475
 476 **REASON:** Acting on a motion by Mr. Phelps, seconded by Mr. Shippee,
 477 the Planning Commission voted 5-0 (one absence) to recommend the Board of
 478 Supervisors grant the request because it would assist in achieving the appropriate
 479 development of adjoining property and it would not adversely affect the adjoining area if
 480 properly developed as proposed.
 481
 482 Mr. Ritenour - Thank you very much.
 483
 484 Mr. Dandridge - Thank you.
 485
 486 Mr. Emerson - Mr. Chairman, that completes the cases to be heard this
 487 evening, but we do have several other items of business. The first discussion items are
 488 two resolutions for your consideration. PCR-3-26 and PCR-4-26. These two resolutions
 489 would initiate the subdivision and zoning code updates that we discussed earlier with you
 490 during work session.
 491
 492 Mr. Dandridge - All right. Mr. Shippee has that, I believe.
 493
 494 Mr. Shippee - Yes, Mr. Chairman, thank you. As you know, the Commission
 495 has been reviewing and considering amendments to both the zoning ordinance and the
 496 subdivision ordinance based on input from staff, from the public, and of course from the
 497 recently concluded General Assembly session. We do find these amendments to be
 498 appropriate and so I'll make two resolutions. The first is Resolution PCR-3-2026, which is
 499 the Initiation of the Zoning Ordinance amendments, and I would move that resolution.
 500
 501 Mr. Mackey - Second.
 502
 503 Mr. Dandridge - We have a motion by Mr. Shippee, a second by Mr. Mackey.
 504 All in favor?
 505
 506 Commission - Aye.

507
508 Mr. Dandridge - Any opposed? Motion passes.
509
510 Mr. Shippee - Additionally, there were some subdivision ordinance
511 amendments that are appropriate that we've been reviewing in the past several weeks,
512 and I would move resolution PCR-4-2026, the Initiation of the Subdivision Ordinance
513 amendments.
514
515 Mr. Phelps - Second.
516
517 Mr. Dandridge - We have a motion by Mr. Shippee, a second by Mr. Phelps.
518 All in favor?
519
520 Commission - Aye.
521
522 Mr. Dandridge - Any opposed? Motion passes. Thank you Mr. Shippee.
523
524 Mr. Shippee - Thank you.
525
526 Mr. Emerson - Mr. Chairman, the next discussion item is to discuss setting a
527 public hearing for June 11, 2026, to consider the zoning and subdivision ordinance
528 updates related to the two resolutions you just adopted.
529
530 Mr. Dandridge - Can we get a motion? Do we need a motion for that?
531
532 Mr. Emerson - Yes, sir, we need a motion just setting the public hearing for
533 zoning and subdivision ordinance updates relating to changes in the Code of Virginia.
534
535 Mr. Shippee - So moved.
536
537 Mr. Winterhoff - Second.
538
539 Mr. Dandridge - We have a motion by Mr. Shippee, a second by Mr.
540 Winterhoff. All in favor?
541
542 Commission - Aye.
543
544 Mr. Dandridge - Any opposed? Motion passes.
545
546 Mr. Emerson - Thank you Mr. Chairman. The next discussion item is again
547 another public hearing for actually this one says public hearing is actually a work session
548 regarding the 2045 Comprehensive Plan and Zoning and Subdivision Ordinances, I felt
549 we might have a need for another work session at the June 11 meeting just to tie up any
550 loose ends, any changes that we may have come up. That meeting I believe if it meets
551 with everybody's liking we could schedule for 4:30 just to give you enough time and of
552 course I'll bring some food in so you'll have some dinner. But any, any updates? We do

553 have a few form-based code pieces to fill you in on as we receive them. There may be
554 some other changes and you may have some questions. I felt like we might want that just
555 to make sure all our bases are covered.

556

557 Mr. Dandridge - Everybody good with 4:30?

558

559 Mr. Mackey - Yes, sir.

560

561 Mr. Dandridge - So moved.

562

563 Mr. Emerson - We can do that one by consensus Mr. Chairman. Thank you.
564 That's, the next item is the public hearing discussion item, and that is setting a public
565 hearing for June 11 to consider the 2045 Comprehensive Plan. And, that we do need a
566 motion for that Mr. Chairman.

567

568 Mr. Dandridge - So moved.

569

570 Mr. Winterhoff - A motion by myself, seconded by Mr. Winterhoff. All in favor?

571

572 Commission - Aye.

573

574 Mr. Dandridge - Any opposed? Motion passes.

575

576 Mr. Emerson - Mr. Chairman, the next item is the consideration of the
577 approval of your minutes from the regular meeting and work session on April 9. We do
578 have an Errata sheet that should have been in a folder there at your seat if you hadn't,
579 hadn't. So, the approval would contain these corrections and of course any other
580 corrections that you would like to add to that.

581

582 Mr. Shippee - I move that we approve the minutes of the April 9, 2026,
583 Planning Commission as amended.

584

585 Mr. Phelps - Second.

586

587 Mr. Dandridge - A motioned by Mr. Shippee, a second by Mr. Phelps. All in
588 favor?

589

590 Commission - Aye.

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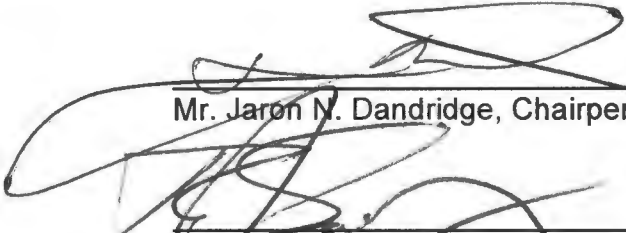
592 Mr. Dandridge - Any opposed? The motion passes.

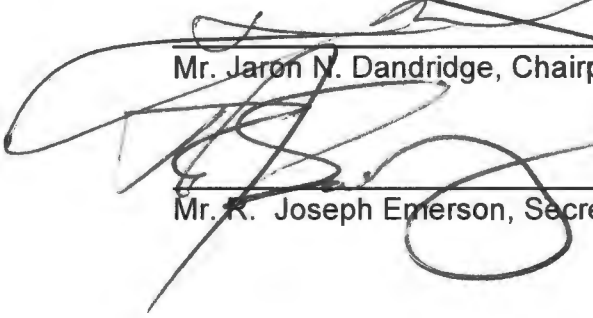
593

594 Mr. Emerson - Mr. Chairman, again, I would like to thank all of you for taking,
595 you know, valuable time today and coming in early and working on all these items and all
596 the diligence that you put forth in, in your consideration of this large amount of work that's
597 flowing through. I know that takes a lot of time, so thank you for, for your time and your

598 attention. With that Mr. Chairman, I have nothing further for the Planning Commission this
599 evening.

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601 Mr. Dandridge - Meeting adjourned.

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606 Mr. Jaron N. Dandridge, Chairperson

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608 _____
609 Mr. R. Joseph Emerson, Secretary