

Minutes from the work session of the Planning Commission of the County of Henrico held in the Manager's Conference Room, County Administration Building in the Government Center at Parham and Hungary Spring Roads, beginning at 6:00 p.m., October 13, 2022.

Members Present: Mrs. Melissa L. Thornton, Chair (Three Chopt)
Mr. Gregory R. Baka, Vice-Chair (Tuckahoe)
Mr. C. W. Archer, C.P.C. (Fairfield)
Mr. Robert H. Witte, Jr. (Brookland)
Mr. William M. Mackey, Jr. (Varina)
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

Members Absent Mr. Daniel J. Schmitt (Brookland)
Board of Supervisors' Representative

Also Present: Ms. Jean M. Moore, Assistant Director of Planning
Mr. Ben Sehl, Senior Principal Planner
Mr. Ben Blankinship, Zoning Division Manager
Ms. Leslie News, Assistant Director of Planning
Ms. Aimee Crady, County Planner
Ms. Kate McMillion, County Planner
Mr. Paul Gidley, County Planner

The Commission convened a work session in the Manager's Conference Room at 6:00 p.m.

Mrs. Thornton called the work session to order, then turned the meeting over to the Secretary of the Planning Commission, Mr. Joe Emerson, Director of Planning. Mr. Emerson outlined the evening's work session as a discussion regarding Zoning and Subdivision Ordinance updates.

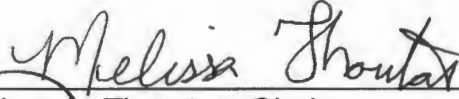
Last year's adoption of the Zoning Code and Subdivision Ordinance led to much needed house-keeping updates and Mr. Ben Blankinship, Zoning Division Manager, presented an outline of that process, summarized the positive feedback received over the past year and gave an overview of the clarifications and modifications prepared by staff.

Regarding the Zoning Ordinance, there are new regulations to be added. Some provisions in the old zoning ordinance were not translated correctly to the new ordinance and still others will require amendments after the General Assembly changed state laws. The Subdivision Ordinance also involved various and notable changes and staff offered recommendations.

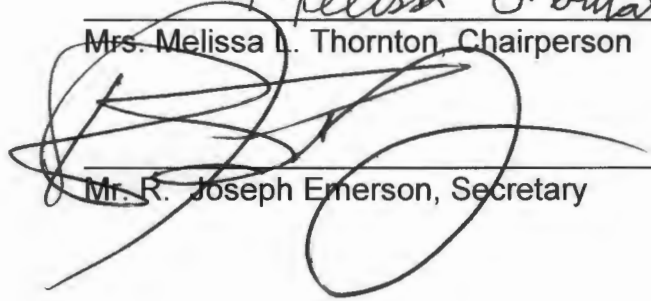
Discussions and input from staff continued about definitions, the need for consistent language, regulation interpretation, screening requirements, tree protection, etc.

Mr. Blankinship concluded by explaining that the regular meeting agenda includes two resolutions to initiate the amendment process, one for the Zoning Ordinance and one for the Subdivision Ordinance, and that a public hearing should be scheduled on these amendments for November 10.

The Commission recessed its meeting at 6:32 p.m.



Mrs. Melissa L. Thornton, Chairperson



Mr. R. Joseph Emerson, Secretary