

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, October 9,**
4 **2025. Display Notice having been published in the Richmond *Times-Dispatch* on**
5 **September 18, 2025, and September 25, 2025.**
6

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

16 **Members Absent:** Mr. Robert Witte, Jr., Chairperson (Brookland)
17

18 **Also Present:** Ms. Jean Moore, Assistant Director
19 Mr. Ben Sehl, Principal Planner
20 Mr. Seth Humphreys, County Planner
21 Mr. Livingston Lewis, County Planner
22 Ms. Ali Hartwick, County Planner
23 Ms. Kelly Drash, County Planner
24 Ms. Neha Sinde, AICP, County Planner
25 Mr. Spencer Norman, County Planner
26 Ms. Robin Wilder, Public Works
27

28 **Mr. Dandridge -** I'd like to welcome everybody to the Planning Commission
29 hearing for October 9, 2025. At this time, I'm going to ask everyone to mute your phones
30 or either turn your phones off. And while doing so, please join us in standing for the
31 pledge.
32

33 [Recitation of the Pledge of Allegiance]
34

35 **Mr. Dandridge -** Thank you. At this time. I'd like to take an opportunity to
36 acknowledge any news media that we might have in attendance. We do have a quorum.
37 Although we are missing Mr. Witte today. Hopefully he'll be back with us on next month's
38 meeting. So majority of the members are present. We also like to take this opportunity
39 too, to welcome from the Board of Supervisors the Honorable Ms. Roundtree. She will be
40 joining us all year. I'm looking forward to her attendance. She will abstain from voting
41 unless otherwise noted. All right? Before we go further, I'd like to turn it over to Mr.
42 Emerson.
43

44 **Mr. Emerson -** Thank you Mr. Chairman. I would note that the Commission
45 did hold a work session this evening, to discuss updates regarding the HenricoNEXT
46 Comprehensive Plan, and related changes and proposals to that document. The

47 Commission did convene around 5:15 and recessed that meeting at 5:51 and then of
48 course we convened at 6:00 p.m. here. With that said, Mr. Chairman, I would join with
49 you in welcoming everybody to the Commission meeting this evening. It's requested that
50 all public comments be made from the lectern in the rear of the room. For everyone who's
51 watching live stream on the county website, you can participate remotely in the public
52 hearings by following these guidelines. Go to the Planning Department's meeting
53 webpage at henciro.gov/planning/meetings. Scroll down under the Planning Commission
54 and click on WebEx event. Once you have joined the WebEx event, please click the chat
55 button in the bottom right corner of the screen. Staff will send a message asking if anyone
56 would like to sign up to speak on an upcoming case. To respond, select Kelly Drash from
57 the dropdown menu and send her a message, she will place you in the queue to speak.
58 The Commission does have guidelines for public hearings. The applicant is allowed 10
59 minutes to present the request, and time may be reserved for responses to testimony.
60 The opposition is allowed a cumulative 10 minutes to present its concerns. And what that
61 means is everyone who wishes to speak must be included in that overall 10-minute
62 allowance, so please be courteous to your fellow citizens this evening who would like to
63 speak. Commission questions do not count into the time limits. Commission may waive
64 the time limits at its discretion. Comments must be directly related to the case under
65 consideration. The Commission does maintain verbatim minutes of the meeting.
66 Commentors must provide their name and address prior to speaking for the record. Thank
67 you for your participation and interest this evening. I also would note to you that these
68 meetings are, while they are live streamed, they also are recorded and will be posted on
69 the Planning Department's website for viewing at a later date, so you are also being
70 recorded when you are speaking. With that said Mr. Chairman, the first item on the
71 agenda this evening are the requests for withdrawals and deferrals, and those will be
72 presented by Mr. Ben Sehl.

73
74 Mr. Sehl - Good evening, Mr. Chairman, members of the Commission.
75 Staff is aware of one deferral request on your agenda this evening. It's on Page 2. It's
76 REZ-2025-102025.

77
78 **REZ-2025-102025 Andrew M. Condlin for Brow Holdings LLC:** Request to
79 conditionally rezone from R-3 One-Family Residence District, R-5 General Residence
80 District, R-5AC General Residence District (Conditional) to RTHC Residential Townhouse
81 District (Conditional) (19.803 acres) and R-5AC General Residence District (Conditional)
82 (3.56 acres) Parcels 809-724-5973 and 809-724-8062 containing 23.36 acres located on
83 the west line of N. Laburnum Avenue approximately 475' south of its intersection with
84 Kingsridge Parkway. The applicant proposes single-family detached homes and
85 townhomes. The use will be controlled by zoning ordinance regulations and proffered
86 conditions. The 2026 Comprehensive Plan recommends Urban Residential, where
87 density should range from 3.4 to 6.8 units per acre. The site is located in the Airport Safety
88 Overlay District.

89
90 The applicant is requesting you defer this item to your November 13, 2025 meeting.
91

92 Mr. Dandridge - Thank you Mr. Sehl. Anyone opposed? There's no one
93 opposed at this time.

94
95 Mr. Mackey - Since there's no opposition, Mr. Chairman, I move that REZ-
96 2025-102025, Brow Holdings LLC, be deferred to the November 13, 2025 meeting at the
97 request of the applicant.

98
99 Mr. Shippee - Second.

100
101 Mr. Dandridge - I have a motion by Mr. Mackey, a second by Mr. Shippee. All
102 in favor?

103
104 Commission - Aye.

105
106 Mr. Dandridge - Any opposed? Motion passes.

107
108 Mr. Emerson - Mr. Chairman, the next item on the agenda or request for
109 those this evening, and that will also be presented by Mr. Ben Sehl.

110
111 Mr. Sehl - The Commission has one item on your expedited request or
112 agenda this evening. It's in the Three Chopt District on Page 2 of your agenda. It's REZ-
113 2025-101958 Personal Solutions Services LLC.

114
115 **REZ-2025-101958 Jamaal Charity for Laurel Borrel/Personal Solutions Services**
116 **LLC: Request to rezone from O-1C Office District (Conditional) to R-3C One-Family**
117 **Residence District (Conditional) Parcel 761-753-0697 containing 0.40 acres located at**
118 **the southwest intersection of N. Parham Road and Skipwith Road. The applicant**
119 **proposes residential use of an existing single-family home. The use will be controlled by**
120 **zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office.**

121
122 Staff is recommending approval of this request and is unaware of any opposition at this
123 time. I'd be happy to answer any questions you might have.

124
125 Mr. Dandridge - Any opposition at this time?

126
127 Mr. Shippee - Mr. Chairman, at this time I move that we recommend for
128 approval case, REZ-2025-101958, Laurel Borrel/Personal Solutions Services LLC.

129
130 Mr. Winterhoff - Second.

131
132 Mr. Dandridge - We have a motion by Mr. Shippee, second by Mr. Winterhoff.
133 All in favor?

134
135 Commission - Aye.

136
137 Mr. Dandridge - Opposed? How about WebEx? Motion passes.

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REASON: Acting on a motion by Mr. Shippee, seconded by Mr. Winterhoff, the Planning Commission voted 4-0 (one absence, one abstention) to recommend the Board of Supervisors **grant** the request because it is appropriate residential zoning at this location and would not adversely affect the adjoining area.

Mr. Emerson - Mr. Chairman, that completes the withdrawals and deferrals and expedited items for this evening. We now move into the regular agenda for REZ-202-5-101468.

REZ-2025-101468 Eric Walker for Ridge Homes LLC: Request to conditionally rezone from B-3C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 784-747-2895 containing 2.00 acres located on the north line of Brook Lake Drive approximately 500' west of its intersection with Brook Road (US Route 1). The applicant proposes townhomes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Multi-Family Residential. A portion of the site is located in the Enterprise Zone.

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

Mr. Dandridge Ms. Drash, the floor is yours.

Ms. Drash- Thank you, Mr. Chairman. This is a request to conditionally rezone a 2-acre parcel from B-3C Business District (Conditional) to R-6C General Residence District (Conditional) to allow for a townhouse development. The partially wooded site is on the north line of Brook Lake Drive, approximately 500 feet west of its intersection with Brook Road and is located in the Enterprise Zone. The 2026 Comprehensive Plan recommends Multi-Family Residential, with a recommended maximum density of 19.8 units per acre. Adjacent to the north and east is the Lakeside Landing residential development, zoned R-6C. The Brook Run Shopping Center, zoned B-3C, is located to the south and west. A section of the Fall Line Trail is to be constructed just beyond the subject site's western property line within county-owned land zoned R-5. As shown on this revised proffered concept plan in your handout, the applicant proposes developing four buildings totaling 21 townhomes for sale. This would be a density of 10.5 units per acre, which is within the recommended range for the Multi-Family designation. There would be one point of access off Brook Lake Drive leading to a single private dead-end road through the site. A 5' wide sidewalk is shown, and a 10' wide landscape buffer is proposed around part of the perimeter, as well as an undefined evergreen planting area offsite to the north. As compared to the layout in the staff report, you will also notice this version removes the northern through connection to Lakeside Landing and adds a fire lane which further shrinks the pocket park, which is the site's only amenity. In addition to the concept plan, some of the other topics addressed in the applicant's revised proffers include: minimum finished floor area, hours of construction, street trees, building materials, foundation exteriors, and the buffer planting quantity. The proffers also reference these elevations to illustrate the anticipated exterior appearance of the townhomes with gables along the roofline, a masonry base along the front façade of each

184 building and dark garage doors with windows. While these revised proffers do address
185 some of staff's previous concerns, several important issues remain unresolved. The
186 overarching concern relates to the lack of integration of this development with the
187 adjacent Lakeside Landing community. As with other similar developments throughout
188 the county, staff has consistently encouraged road and pedestrian connections for more
189 efficient access, and has recommended this community join Lakeside Landing's existing
190 HOA to support greater financial stability, adequate maintenance, and consistent
191 management of adjacent properties. The issue of stand-alone residential communities
192 being too small to support the addition of adequate amenities or provide high-quality long-
193 term maintenance has been a concern followed closely by the Board of Supervisors for
194 some time. In addition to this primary concern, staff notes several inconsistencies
195 between the exhibits and proffer language related to the sidewalk, amenities, buffer, and
196 building elevations. The minimum parking requirement is also not being met, and there
197 has been no documentation provided to show Lakeside Landing's acceptance and
198 ongoing maintenance of the proposed evergreen plantings on their property. The
199 applicant held a community meeting on September 29. Several Lakeside Landing
200 residents and HOA board members attended that meeting and spoke about wetlands and
201 drainage, tree removal, landscape buffering, speeding, trash pickup, and concerns
202 related to the idea of the proposed development merging with their HOA. In summary,
203 while residential development of the proposed type and density could be consistent with
204 the 2026 Plan and the applicant has worked to improve aspects of the proposal, too many
205 concerns and unanswered questions remain. Therefore, staff recommends denial for the
206 variety of reasons listed. This concludes my presentation. I am happy to answer any
207 questions you may have.

208
209 Mr. Emerson - Do we need a waiver of time limits?

210
211 Ms. Drash - No, we have the, they were not signed, but we had the version
212 that would be signed on the 7th.

213
214 Mr. Emerson - Okay.

215
216 Mr. Dandridge - Thank you, Ms. Drash for your input. At this time, would the
217 applicant like to speak to some of the concerns addressed?

218
219 Ms. Hartwick - Mr. Chairman, the applicant is on WebEx, I will be unmuting.
220 him now.

221
222 Mr. Dandridge - Thank you. The time is starting. Were you able to unmute?

223
224 Mr. Emerson - Mr. Parker or Mr. Walker, who wants to speak?

225
226 Mr. Dandridge - Since you're in attendance, Mr. Parker, you can go ahead and
227 speak first. Then we will get to the Webex.

228
229 Mr. Parker - I couldn't hear what he was saying.

230
231 Mr. Dandridge - They said someone was on WebEx, but you go ahead...
232
233 Mr. Parker - Mr. Walker is on WebEx. I'm Philip Parker. I'm here assisting
234 Mr. Walker with this process. Ms. Drash is correct. We did have a meeting recently with
235 members of the adjoining property. This property, while part of the overall original concept
236 of shopping center years ago, it was a standalone parcel from the parcel that is adjacent
237 that was rezoned for a condominium, two over two and multifamily residential. This
238 development meets the standards and criteria of the staff of the county. The lack of
239 interconnectivity is in response to the HOA of the adjoining property. They were very clear
240 that they did not want any pedestrian or vehicular interconnectivity. We have worked the
241 layout, the layout meets all Fire and EMS requirements for accessibility and egress as
242 well. Outside of that, I'll answer any questions you may have.
243
244 Mr. Dandridge - One of the first questions I have, I know and I appreciate the
245 community meeting and the work that you guys have done in trying to address some of
246 the issues and concerns that staff has presented, tbt the parking portion, what was the,
247 you know, what was the holdup as far as the parking portion?
248
249 Mr. Parker - The holdup regarding parking?
250
251 Mr. Dandridge - Yes, why were you not able to meet that need?
252
253 Mr. Parker - There was never any detailed discussion regarding parking.
254 The parking is all, is throughout the open park areas as well as the driveways. The
255 driveways are designed such that two vehicles could park in a driveway.
256
257 Mr. Dandridge - Ms. Drash, you mind speaking to that? Because I know we
258 had a little bit of dialogue in regards to that as well, as far as like the minimum requirement
259 based on the number of units and then the expectation as far as if you have company,
260 guests or whatever the case may be.
261
262 Ms. Drash - So in the staff report, it was on Page 3. It was noted that 25 or
263 45, excuse me, parking spaces are shown on this concept plan. The code requires 47,
264 and this calculation can be made based on the number of units. Each unit has to have
265 two parking spaces, so that would be a total of 42. And then there has to be a 10 % for
266 guest parking, which is based on the total of the units, so it should be 42. So that would
267 be 4.2, which rounds up to five, so then you have to have 42 plus five is 47, which is how
268 the calculations are done based on parking. So they're two short regarding their parking
269 requirement.
270
271 Mr. Parker - I can confirm for you that the design will meet those standards.
272 That won't be an issue.
273
274 Mr. Dandridge - All right, thank you. Mr. Walker, if you can hear us on WebEx,
275 would you like to speak to staff, some of their concerns?

276
277 Mr. Walker - Sure, can you hear me?
278
279 Mr. Dandridge - We can hear you.
280
281 Mr. Walker - Alright, good evening. My name is Eric Walker. I'm with Ridge
282 Homes. I am the contract purchaser, developer, and ultimate builder of this community.
283 In terms of parking, I spoke with the engineer Dan Caskie, and he assures me that we
284 will be able to meet the required 47 parking spaces. That's a non-issue. In regard to, you
285 know, without being redundant in regard to the community next door, we would be happy
286 to provide some interconnectivity either vehicularly or pedestrianly if at some point during
287 this process the HOA agrees to do that. But unfortunately, as Mr. Parker mentioned, they
288 were pretty adamant that they did not want to have any connectivity. Therefore, we
289 changed the layout and we showed a landscaping buffer on their side if they so choose
290 on our dime to provide some landscaping in between the two communities.
291
292 Mr. Dandridge - I appreciate that Mr. Walker. I do understand the
293 interconnectivity portion from the community meeting some of the concerns that were
294 expressed by the residents of the existing HOA and community. I do understand that
295 point, I do understand the county's position and staff's position as well and wanting to see
296 some of that but right now that's kind of, we've reached an impasse on that particular
297 portion of it. Is there anybody in the audience that would like to speak to this particular
298 case? Please line up at the back. Remember to state your name and your address.
299
300 Mr. Powers - My name is Sean Powers, and you want my address where I
301 live, is that correct?
302
303 Mr. Dandridge - Yes, please.
304
305 Mr. Powers - 5907 Laurel Bed Lane, Unit A, Richmond Virginia 23227.
306 Alright, good evening members of the Planning Commission. As I said, my name is Sean
307 Powers and I'm here representing the Lakeside Landing community. I am both a
308 homeowner and a member of both HOA boards in our community. Joining me tonight,
309 are several fellow homeowners and residents who share our concerns. Those of you
310 here, if you could please stand just to show your support. Thank you very much, you guys
311 can be seated. After thorough discussion and research, we are here to formally express
312 our opposition to the proposed rezoning of this two-acre parcel adjacent to our
313 neighborhood. While not all residents could attend tonight, we have submitted a petition
314 signed by the vast majority of our homeowners, and renters that live in Lakeside Landing
315 to demonstrate our widespread concern and unity on this issue. And this was provided
316 for the last September meeting. Our opposition stems from two primary concerns, one of
317 community safety and the proposed integration of this development into our HOA. First,
318 I'll speak on the safety issue. The parcel in question serves as a natural barrier between
319 our community and the adjacent shopping center. This buffer provides privacy and a
320 measure of security helping to deter unauthorized access into our community.
321 Unfortunately, our neighborhood has experienced repeated incidents of trespassing

322 vandalism and vehicle break-ins, which have been traced back to individuals coming from
323 the apartment complex on the opposite end of the shopping center, south of us. Removing
324 this barrier would expose the entire southern perimeter of our community, significantly
325 increasing our vulnerability to such incidents. Now I'll say at this community meeting with
326 Mr. Walker, that he suggested that the presence of this development would deter
327 trespassers from coming into our community. Respectfully, this assertion does not align
328 with our experience. Since Lakeside Landing was established in 2020 and with the
329 additional establishment of another Stanley Martin development two years later; we have
330 continued to have security issues in our area. We really doubt that the presence of this
331 community would actually improve that issue. Second, I'd just like to speak to the
332 proposed connection of our community to this development as well as integrating it into
333 our HOA. We recognize the idea behind this, and the intent behind this connection. During
334 the community meeting that we had with Mr. Walker, he stated that it would have no
335 impact on our residents. However, we do not believe this to be accurate. Physically
336 connecting our communities would eliminate existing parking spaces within our own,
337 development. And this opening up, this pass-through would open up increased traffic into
338 our development, particularly from the Crunch Fitness center that is on the other side of
339 this barrier. The parking lot for this fitness center is already very small and can't really,
340 isn't big enough for those patrons. Our concern is if we were to connect our communities
341 and have this pass through and open it up that it would just invite these people to come
342 into our community and take up our parking, as well as invite people from this new
343 community to come in and park into our areas as well and affecting our already limited
344 parking where we live.

345
346 Regarding HOA integration, Mr. Walker again claimed at this meeting that we had with
347 him that integrating this development into our HOA would not affect or impact our dues
348 or costs at all. To further verify this, I've actually discussed this with our management
349 company, Associa, to get a better idea about this, and through my discussions with them,
350 they have confirmed that adding these additional homes and common areas into our
351 community would indeed raise our HOA dues due to increase in expenses for insurance,
352 landscaping, and utilities. Additionally, we'd like to point out that this proposed
353 development lacks architectural design, architectural and design cohesion with our
354 community. So, integrating it into our community would be a substantial cost to us with
355 the legal work that would be needed to amend our governing documents. You know, this
356 could be, would very easily be several thousand dollars for us to do. While the Planning
357 Commission's a recommendation, we understand the intent behind it we must respectfully
358 decline. Lakeside Landing will not be physically connected to this community, nor will it
359 be incorporated into our HOA. Furthermore, we are very concerned about the long-term
360 viability of the proposed development. Without support of our HOA, it is unclear how this
361 new community would be able to sustain itself. Based on what we've seen from our own
362 reserve studies for our HOA, the necessary dues to maintain such a development
363 independently would likely be very substantial. We fear that the size of this development
364 will set it up for failure and insolvency once the developer steps away from the project.
365 Lastly, I'd just like to express our disappointment with the lack of transparency throughout
366 this process. At the August meeting, Mr. Walker came up to us and stated that he would
367 be holding a community meeting to notify residents, and that would happen via mail.

368 However, no such invitations were ever received by anybody in our community. The only
369 reason we became aware of the community meeting is because when I sent the petition
370 to Ms. Drash, she responded by letting us know that the community meeting would be
371 happening and the time and the place that it would be occurring. So, you know, this lack
372 of communication undermines trust and raises further concerns about the developer's
373 commitment to engaging with the community in good faith. So, in conclusion, we
374 respectfully urge the Planning Commission to consider the significant concerns that we've
375 raised and to deny the proposed rezoning of this parcel. Thank you very much.

376
377 Mr. Dandridge - I appreciate it, Mr. Powers. Is there anyone else who would
378 like to speak to this case? Either in the audience or on WebEx?

379
380 Ms. Hartwick - Mr. Chairman, there is no one on WebEx for this case.

381
382 Mr. Dandridge - First and foremost, I appreciate everyone's attendance and
383 attention as it pertains to this particular, you know, item concerning your neighborhood,
384 community, and the proposed development. I'd like to thank Ms. Drash and her team for
385 the work that they've done on this and also too, Mr. Walker and the Ridge Homes LLC
386 development team. You know, I've thought about this one for, for quite a bit and right now
387 I'm just going to go ahead and just be transparent with my decision in regard to it. While
388 I think that they did work to meet the proffers and put in a lot of the work, I still feel like
389 there's a lot of items that are left out there for the concerned community, also to some of
390 the things the staff is concerned. So, at this time, I move that REZ-2025-101468 Ridge
391 Homes LLC be recommended for denial.

392
393 Mr. Mackey - Second.

394
395 Mr. Dandridge - Motion by myself, second by Mr. Mackey. All in favor?

396
397 Commission - Aye.

398
399 Mr. Dandridge - Any opposed? Alright, thank you.

400
401 **REASON:** Acting on a motion by Mr. Dandridge, seconded by Mr.
402 Mackey, the Planning Commission voted 4-0 (one absence, one abstention) to
403 recommend the Board of Supervisors **deny** the request because the applicant failed to
404 meet his burden to show that the requested changes are in the best interests of the
405 welfare and future of the community at it would not represent logical land use practices as
406 proposed.

407
408 Mr. Emerson - Mr. Chairman, we now move on to the next item on your
409 agenda, which appears on Page 1. It's REZ-2025-101740. It's Jeffrey Geiger for Winfrey
410 Road LLC.

411
412 **REZ-2025-101740 Jeffrey Geiger for Winfrey Road LLC:** Request to conditionally
413 rezone from A-1 Agricultural District to R-5BC General Residence District (Conditional)

414 part of Parcel 778-772-7200 containing 7.53 acres located at the northeast intersection
415 of Woodman Road and Winfrey Road. The applicant proposes single-family detached
416 homes. The use will be controlled by zoning ordinance regulations and proffered
417 conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, where
418 density should not exceed 2.4 units per acre.

419
420 The staff report will be presented by Mr. Seth Humphreys, and I do believe Mr.
421 Humphreys, time limits on these proffers do need to be waived.

422
423 Mr. Humphreys - Yes sir.

424
425 Mr. Dandridge - Mr. Humphreys, the floor is yours.

426
427 Mr. Humphreys - Thank you Mr. Chairman. Members of the
428 Commission. As stated, this request is to conditionally rezone a 7.53 acre site from A-1
429 to R-5BC to allow a 40-unit single-family development. A single-family home currently
430 occupies the site and would be removed with this development. The remainder of the site
431 is fields or open space as the former large stand of trees in this area along Woodman Road
432 has been timbered. The surrounding area to the north and west consists of large single-
433 family lots along Winfrey Road, which has been the predominant use in the area until the
434 extension of Woodman Road and other developments.

435
436 The area to the east has transitioned to a variety of residential communities as part of the
437 overall River Mill development, including the property on the south side of Woodman Road,
438 which was rezoned in 2024 to RTHC, Residential Townhouse District (Conditional) for a
439 townhouse development. Immediately to the east of the site is a power transmission line
440 easement, and the future site of the Fall Line Trail. To the east side of the power line
441 easement is the future site of an elementary school. The subject property also abuts the
442 multi-use shared path that extends along the north side of Woodman Road, which is also
443 planned to be widened to a four-lane road eventually.

444
445 A proffered conceptual plan shows two access points off Winfrey Road. A central mews
446 would generally run east to west and serve as a community gathering space. The two rows
447 of homes in the center of the site would front this area, and the remaining lots would line
448 and front Woodman and Winfrey Roads. The proposed lots would be accessed from a
449 network of alleys to the rear of each lot. General parking would be located on the eastern
450 edge of the site. A sidewalk is depicted along both sides of the mews, along with benches,
451 and the Winfrey and Woodman Road frontages. The sidewalk along Woodman Road would
452 connect to the existing shared-use path in at least two locations, providing a connection
453 from the community to the larger pedestrian and bicycle network in the area. The
454 conceptual plan shows all homes with lead walks connecting to the internal pedestrian
455 network.

456
457 In addition to the proffered conceptual plan and elevations as shown here, the applicant
458 has submitted a set of revised proffers addressing hours of construction, building materials,
459 foundations, exterior lighting, and driveways. These proffers are generally consistent with

460 those accepted with other recent developments. Sod and irrigation have also been
461 proffered for the front, side, and rear of the lots. The revised proffers are dated October 8
462 and the time limits will need to be waived in order for them to be accepted. This version of
463 the proffers now addresses several items raised by staff in the staff report. The proffer
464 addressing a greenbelt along Woodman has been amended in an effort to mimic the
465 greenbelt along Woodman for the existing River Mill community. Additional landscaping
466 and façade improvements along Winfrey Road have been addressed. In response to
467 neighborhood concerns regarding the parking area, additional screening has been added
468 between the parking area and the Fall Line Trail. Specific improvements to Winfrey Road
469 including street parking, and curb and gutter have now been proffered.

470
471 The applicant held a community meeting on September 2, 2025. The community members
472 had concerns about the density, school attendance and traffic among other things. The
473 applicant held an additional meeting with the River Mill HOA to discuss issues specific to
474 that community.

475
476 The 2026 Comprehensive Plan recommends Suburban Residential 1, with a
477 recommended maximum density of 2.4 units per acre. With detached homes and an overall
478 gross density of 5.3 units per acre, the request exceeds the SR-1 recommendation of the
479 comprehensive plan. However, the applicant has proffered the development would be
480 incorporated into the River Mill community, which has a variety of recommended land uses
481 and an overall density of approximately 3.94 units per acre. Inclusion of this development
482 will raise the overall density of River Mill to approximately 3.97 units per acre. The proposed
483 development would be one of the first to use this zoning district and with positive aspects
484 would be a suitable use for the subject property. The applicant has addressed concerns
485 raised in the staff report. For these reasons, staff has no objections to this request.

486
487 Mr. Dandridge - Thank you, Mr. Humphreys. Would the applicant like to speak
488 at this time.

489
490 Mr. Humphreys - Any questions?

491
492 Mr. Dandridge - Do you guys have questions?

493
494 Mr. Geiger - Okay, can I get my PowerPoint real quick? Mr. Chairman
495 members of the Commission. My name is Jeff Geiger. I really appreciate Mr. Humphreys
496 going through the request in detail. I'd just like to touch on a few things.

497
498 We've really worked to engage with the community on this request. As Mr. Humphreys
499 mentioned, we had a community meeting on September 2nd. As a part of that community
500 meeting, we realized that there were some items that we needed to address with the River
501 Mill community, and we met with them on October 1st. I'll get into that in a little bit more
502 detail. And then, we had some residents along Winfrey Road who contacted us, and we
503 offered to meet with them on two occasions but, we were not able to set up that meeting.

505 With respect to the River Mill meeting, I would like to thank Lamont Johnson with the
506 Department of Public Works for, for joining us. His input, and ability and willingness to
507 listen to concerns that were raised was very helpful. The topics that we covered, included
508 interaction of the vehicles and the bikeway that currently operate along Woodman,
509 roundabouts along Woodman, and then trespassing with respect to the existing River Mill
510 amenities.

511
512 We weren't able to have a dialogue with the folks who lived along Winfrey, but I want you
513 to know we did work hard with staff to address the concerns that we believe we could
514 address with this request. We will be widening Winfrey and providing a new lane with curb
515 and gutter, sidewalk, street trees. In addition to the street trees, there'll be enhanced
516 landscaping along Winfrey, and then enhanced side elevations for the two homes that
517 face Winfrey. We believe we've come up with a quality proposal that allows for a different
518 type, a new type of housing within River Mill. It will become part of the River Mill HOA as
519 Mr. Humphreys mentioned.

520
521 We believe that we've got a very nice, unique feature within the middle of the community,
522 and we look forward to our residents enjoying the two different bikeways that will be
523 available to them. With that, I would ask that the Planning Commission recommend
524 approval to the Board of Supervisors. Be glad to answer any questions that the
525 Commission may have.

526
527 Mr. Dandridge - Thank you Mr. Geiger. Anyone from the Commission have
528 any questions for Mr. Geiger at this time? Is there anyone in the audience who would like
529 to speak to it? Alright, please go to the back and state your name and your address.

530
531 Mr. Sprouse - Good evening, Commissioners. My name is Ron Sprouse,
532 and I live on Winfrey Road. Address is 11270 Winfrey Road. First, I want to thank you for
533 your time and your continued leadership in shaping the development that reflects Henrico
534 County's thoughtful vision and planning standards. I speak tonight on behalf of residents
535 along Winfrey Road who submitted a petition opposing the R-5 rezoning request for the
536 7.5 acre site at the corner of Winfrey and Woodman Roads.

537
538 Our primary concern is density. This property is designated Suburban Residential SR-1
539 under the county's 2026 Comprehensive Plan, which recommends a maximum of 2.4 per
540 acre. The proposed rezoning would more than double that if allowed to 5.3 per acre, which
541 is a sharp and incompatible transition next to an established A-1 homes that sit on one
542 plus acre lots. We strongly believe that the proposal constitutes a spot zoning as it
543 introduces an isolated R-5 zone that conflicts with a surrounding character.

544
545 The project's layout also raises safety and traffic concerns with only one access point
546 from Winfrey Road, which is a rural, narrow connector. The area's combined development
547 would create a bottleneck near a park entrance and walking path putting both drivers and
548 pedestrians at greater risk. Furthermore, blending this into the River Mill community
549 without River Mill's internal access and amenity structure seems disjointed and unfair to
550 both communities. We're not opposed to growth or compromise and only ask that the

551 applicant consider a partial rezoning with SR-1 lots buffering Winfrey Road and a lower
552 density interior may be a viable path forward. But this current R-5 proposal does not align
553 with the county's proposed land use vision. We respectfully ask that you recommend
554 denial of the rezoning request and uphold the county standards for approval, appropriate
555 land use and transitions. Thank you.

556
557 Ms. Wood - Thank you. My name is Helen Wood. My address is 11224
558 Winfrey Road, directly across from the proposed development. Good evening, Planning
559 staff and interested guests. My husband and I built a comfortable home at this address
560 11224, 30 years ago in the Brookland District. We built our home on a parcel that I had
561 owned as an inheritance. There are nine other occupied homes on Winfrey Road.

562
563 Most of our neighbors' homes contain more than the required one acre per parcel in A-1
564 zoning. Our home sits on just under four acres and our next-door neighbor is on two
565 acres. Recently, when we learned that the developer wishes to cram, I think 40 single-
566 family detached homes on the 7.5 acres of land across Winfrey from our home. This
567 proposal for development of this property would have a density of 5.3 houses per acre.
568 Excuse the repetition of numbers.

569
570 As you have heard, the 2026 Comprehensive Plan prepared by Henrico County Planning
571 staff recommends 2.4 homes per acre of land. The proposed density of the property in
572 question is in direct conflict with the county's 2026 plan. In fact, this density is more than
573 twice the density identified in that plan. It was mentioned in the staff report that the density
574 of the 5.3 homes per acre could be lowered by incorporating the development into the
575 River Mill community. This thinking is inappropriate since the River Mill community is not
576 physically connected to this development.

577
578 Traffic on Winfrey Road would be a safety concern if this development were to be
579 approved. Currently, the non-occupied homes on our road include a commercial business
580 and the proposed development would increase by 40 households, the volume of traffic
581 by the installation of two additional roadways from this development onto existing Winfrey
582 Road. In closing, we would ask the Planning Commission to reject this rezoning request,
583 which would allow 5.3 units per acre and consider adhering to the 2026 Comprehensive
584 Plan of 2.4 units per acre. Thank you for this opportunity to express our concerns
585 regarding this rezoning request.

586
587 Mr. Dandridge - Thank you, Mrs. Wood.

588
589 Mr. Qurishee - I'm Murad Al Qurishee, Henrico County Public Works Traffic
590 Engineering Division Director. Our division required that along the existing Winfrey Road,
591 the entire development front requires full-depth reclamation everywhere.

592
593 Mr. Dandridge - You mind stating your name one more time?

594
595 Mr. Qurishee - I'm Murad Al Qurishee, Henrico County Traffic Division
596 Director.

597
598 Mr. Dandridge - Okay, I appreciate it, Mr. Qurishee.
599
600 Mr. Qurishee - Thank you.
601
602 Mr. Dandridge - At this time...we're going to have you come back to the
603 podium in a moment.
604
605 Mr. Qurishee - Alright.
606
607 Mr. Dandridge - Appreciate it.
608
609 Mr. Qurishee - Thank you.
610
611 Mr. Dandridge - Mr. Geiger, would you mind stepping to the podium real
612 quick? I want to call the applicant back up at this time? Just to speak to a couple of things.
613 I have a question as it pertains to, I'd like you to speak to your thoughts on the density
614 and the traffic concerns from a safety standpoint, and then also to the access point that
615 was brought up.
616
617 Mr. Geiger - I appreciate the opportunity Mr. Chairman. As you know, the
618 Comprehensive Plan also has other goals, that are met through this project as staff has
619 outlined in the staff report. And I know there was a concern about viewing this in terms of
620 what's the appropriate transition. As the Commission knows on the south side of
621 Woodman we have approved townhouses that are currently under construction, and so
622 from the applicant's perspective, we see these single family detached homes as providing
623 that transition to our neighbors across Winfrey. It gives us an opportunity also to improve
624 Winfrey. We will have two connection points on to Winfrey Road, and we will use the
625 existing Winfrey Road intersection to come out in a safe manner. The vehicle traffic, the
626 same concerns that you heard this evening, were the same concerns that were brought
627 up during the River Mill conversation. Mr. Johnson was able to work with those residents
628 and explain the capacity that was planned with Woodman Road. Woodman Road was
629 built, as a part of the River Mill community to serve the River Mill community, including
630 Glover Park, and including these properties that will be accessing it and may see
631 redevelopment in the future. We are being very cognizant of not having an entrance, a
632 separate entrance onto Woodman Road. That would add a conflict, with the bikeway
633 along Woodman. And so we think we have set this up in a way that will be successful, for
634 the community given the input that we've received from the Department of Public Works.
635
636 Mr. Dandridge - Thank you Mr. Geiger. At this time, I'll call the traffic engineer
637 back up if you would like to speak to finish your comments and remarks.
638
639 Mr. Qurishee - Thank you. Along Winfrey Road, our traffic engineering needs
640 have to have a full-depth reclamation of the pavement and it is required pavement
641 classification four.
642

643 Mr. Dandridge - Thank you.
644
645 Mr. Qurishee - Thank you.
646
647 Mr. Dandridge - Is there anyone on WebEx who wanted to speak to this
648 particular case?
649
650 Ms. Hartwick - Mr. Chairman, there is no one on WebEx for this case.
651
652 Mr. Dandridge - Anyone from the Commission have any questions for the
653 applicant? Well, listen I'd like to thank staff for their work on this case, as well as I'd like
654 to thank the community members that have come out. Mr. Humphreys?
655
656 Mr. Humphreys - No, no. I'm just waiting for the next one. We'll get ready to
657 move forward.
658
659 Mr. Dandridge - I move that we grant waiver of time limits and except the
660 proffers dated October 8, 2025, for REZ-2025-101740 Winfrey Road LLC.
661
662 Mr. Winterhoff - Second.
663
664 Mr. Dandridge - I have a motion by myself, second by was that Mr. Winterhoff?
665
666 Mr. Winterhoff - Yes.
667
668 Mr. Dandridge - All right. All in favor?
669
670 Commission - Aye.
671
672 Mr. Dandridge - Any opposed? Motion passes. At this time, I would also like to
673 move that we recommend approval of REZ-2025-101740, Winfrey Road LLC with the
674 proffers dated October 8, 2025.
675
676 Mr. Winterhoff - Second.
677
678 Mr. Dandridge - I have a motion by myself, second by Mr. Winterhoff. All in
679 favor?
680
681 Commission - Aye.
682
683 Mr. Dandridge - Any opposed? Motion passes.
684
685 **REASON:** Acting on a motion by Mr. Dandridge, seconded by Mr.
686 Winterhoff, the Planning Commission voted 4-0 (one absence, one abstention) to
687 recommend the Board of Supervisors **grant** the request because it reflects the type of
688 residential growth in the area, conforms with the objectives and intent of the County's

689 Comprehensive Plan, and the proffered conditions will assure a level of development
690 otherwise not possible.

691
692 Mr. Emerson - Mr. Chairman, we now move along to Page 2 of your agenda
693 for REZ-2024-101268, Andrew M Condlin for GEM Capital LLC.

694
695 **REZ-2024-101268 Andrew M. Condlin for GEM Capital, LLC:** Request to conditionally
696 rezone from A-1 Agricultural District and C-1 Conservation District to R-5AC General
697 Residence District (Conditional) on Parcel 832-727-2459 containing 65.95 acres located
698 on the north line of N. Washington Street approximately 150' east of its intersection with
699 Delbert Drive. The applicant proposes a single-family subdivision. The use will be controlled
700 by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan
701 recommends Suburban Residential 1, density should not exceed 2.4 acres per unit, and
702 Environmental Protection Area.

703
704 The staff report will be presented by Mr. Seth Humphreys.

705
706 Mr. Dandridge - Mr. Humphreys, you have the floor.

707
708 Mr. Humphreys - Thank you Mr. Chairman and members of the Commission, as
709 stated, this is a request to conditionally rezone 65 acres from A-1 Agricultural District and
710 C-1 Conservation District to R-5AC General Residence District (Conditional). The site has
711 approximately 650' of road frontage along N. Washington Road. Significant environmental
712 features are located on the eastern portion of the site and are associated with the
713 Chickahominy River, which separates the site from Hanover County. A Henrico County
714 sewer pumping station is located on the site's western border at the terminus of Beckley
715 Road extended. Surrounding properties include large lot A-1 subdivisions to the east, west
716 and south. The Chickahominy River is northwest of the site and defines the border with
717 Hanover. I-295 is located to the north and separates this request from the remainder of the
718 parcel, which would remain C-1.

719
720 The applicant proposes to develop the site for up to 95 detached homes, an equivalent
721 density of 1.44 units per acre. The concept plan shows how the site would be designed
722 with the main road accessing the site running from N. Washington to the north towards I-
723 295. A second point of access, required because the development exceeds 50 homes,
724 would be provided by Beckley Road through the Silver Spring Farms subdivision. The
725 proposed development would not connect to Fairystone Road and access on Beckley to
726 Beverstone would now be for emergency purposes only. Because those points of access
727 were removed the applicant removed the proffer for traffic calming measures, but because
728 of the lengths of the roadways the applicant should still consider traffic calming measures
729 for the remaining roadways.

730
731 All homes would be consistent with the submitted architectural elevations and be
732 constructed of brick, stone, vinyl, or cementitious siding. Other proffers address foundation
733 and roof materials, garages, driveways, chimneys, cantilevered features, protective
734 covenants, street trees, lamp posts, hours of construction, internal sidewalks, and

735 conversion of the floodplain to C-1 among other topics. A sidewalk would also be provided
736 along N. Washington Street. Additional amenities would include a gathering area and
737 pavilion. At least 10 of the dwelling units would be reserved for workforce housing as
738 described in the proffers. A linear park along the stream corridor identified on the
739 conceptual plan would be improved to a level consistent with a Restoration Nutrient Credit
740 Bank.

741
742 The most recent set of proffers, dated July 30, 2025, address a number of previously
743 identified concerns. This includes dark sky compliance as a responsibility of the future
744 homeowner's association since it is not enforceable by the County on residential dwellings.
745 Material alternatives to asphalt pavement could be allowed for the emergency road if
746 approved during the subdivision process. Proffers regarding emergency road access and
747 phasing were added to address connectivity concerns. Clarification of the language
748 regarding the stream linear park and workforce housing were also made.

749
750 The proposed development has positive aspects in that it would introduce different home
751 choices clustered in a manner largely separate from established rural development. The
752 existing lots along N. Washington Street exhibit a rural character which could be altered by
753 smaller lots. To maintain the more rural character, plantings equivalent to a 50' transitional
754 buffer would be provided along N. Washington Street. The applicant has proffered no
755 building would be located less than 125' from N. Washington Street.

756
757 The submitted proffers do provide a number of commitments that are consistent with other
758 similar developments elsewhere in the county; however, staff notes the applicant could
759 retain the traffic calming measures originally proffered for the planned roadways.

760
761 For community engagement, the applicant held a community meeting on August 8, 2024,
762 at the Sandston Library, a second community meeting at the Henrico Theatre on October
763 17, 2024, and a third community meeting at the Sandston Library on May 12, 2025. Most
764 recently the applicant held a meeting on July 28, 2025, at the Hill Building at the Sandston
765 Pool. Community concerns continued to include traffic, access to adjoining subdivisions,
766 impact on wells, loss of farmland and animal habitat, and a general inconsistency with the
767 existing community.

768
769 The Comprehensive Plan recommends Suburban Residential 1 with a recommended
770 maximum density of 2.4 units per acre, and Environmental Protection Area uses for the
771 site. With detached homes and an overall density of 1.44 units per acre, the proposed
772 development would be generally consistent with the SR1 designation; however, it is noted
773 this would be a different pattern of development from what currently exists in the area. The
774 applicant has reduced the maximum density, made the second point of access for
775 emergency purposes only, and distanced the new pattern of development from the existing
776 residential development to the east. For these reasons, staff can now recommend approval
777 of this request. That concludes my presentation, and I'd be happy to take any questions.

778
779 Mr. Dandridge - Any questions for Mr. Humphreys at this time? Thank you for
780 your presentation.

781
782 Mr. Mackey - No, I don't have any questions at this time.
783
784 Mr. Dandridge - Alright, at this time we'll call the applicant.
785
786 Mr. Mackey - Ask if we have anybody who wants to speak to the case.
787
788 Mr. Dandridge - Is there anyone that would like to speak to this case in
789 attendance? Okay, after the applicant.
790
791 Mr. Mackey - I just want to know if we do have comments.
792
793 Mr. Condlin - I think they want to know if you guys want to speak. They all
794 want to speak.
795
796 Mr. Dandridge - Thank you.
797
798 Mr. Condlin - Thank you, members of the Commission. My name is Andy
799 Condlin, here on behalf of the applicant. We're asking for rezoning of the 65 acres that's
800 part of the application. Technically, it's a little over 95 acres on the entire property, but we
801 didn't ask for rezoning of that close to 30 acres. The acreage will remove C-1 for that
802 additional but it's a 65 acres that we're asking for and the property as it exists today
803 consists as A-1 property next to the Henrico pump station that currently exists literally
804 within the property for sanitary sewage that you can see in the top circle with the public
805 right-of-way that exists through the property to the pump station shown on the bottom that
806 I put in the circle there.
807
808 On the left side you can see there's a stream that runs through the property that's been
809 damaged by existing development and road development in the area. Finally, just below
810 that I'll be referencing Fairystone Court that's below that facility as well. As has been
811 pointed out by Mr. Humphreys in describing that the property is in the SR-1. I've been
812 practicing zoning and land use for over 30 years in Henrico County. I started and learned
813 in Henrico County, and every case has a certain rhythm that you go through as you go
814 through this, and we've been working on this case with the neighbors for quite a while.
815 And part of that rhythm, of course, is that you look for consistency with the Comprehensive
816 Plan, and it has been pointed out that we're almost half of what the Comprehensive Plan
817 calls for. The Comprehensive Plan is calling for 2.4 dwelling units an acre, we're at 1.44.
818 Almost half. Which is great that we can provide that single-family residential consistent
819 with, and even less than the maximum amount. But we're also expected to work with staff
820 and resolve the different problems and the development standards that have come up
821 and we believe we've done that as is noted in the staff report that the staff is
822 recommending approval.
823
824 And I will point out that with respect to the traffic calming devices that would be provided
825 for, that was my mistake when we revised that emergency access. We will be happy to
826 put that proffer back in. We thought that the concept plan with a different road network

827 was providing that, but we'll continue to and we'll work with the language that we had
828 previously and put that back into the proffers if the Commission desires it as such.

829
830 We are also required upon rezoning to provide public utilities, as I said. The sanitary
831 sewer literally next door, designed based on the Comprehensive Plan for this property to
832 be developed at 2.4 units an acre. Water will have to be extended almost $\frac{3}{4}$ of a mile so
833 that for the first time public water will be brought into this area. And that's what happens
834 with any development Henrico County that you're expected to meet those standards.

835
836 We're also expected to have community meetings. The community that you'll hear from
837 tonight and many others have attended our meetings. We've actually had five meetings,
838 one of which was before the application. They've been very patient and very open as to
839 their feelings about the case and providing input, and we've been trying to be able to have
840 that dialogue with them. But you're not supposed to just have to hold meetings, you're
841 supposed to listen and work with the community. We believe we have done that, including,
842 e.g., we have increased the setbacks and buffers on the entire property ranging from 200'
843 to 250' next to the existing Silver Spring subdivision, Silver Spring Farm subdivision. No
844 new home will back up immediately next to that subdivision. And of the 65 acres, we're
845 providing over 45 acres of open space. That 69% of the property is being provided as
846 open space, which is one of the best development schemes that you can provide for to
847 have cluster development to avoid development on other parts and sensitive parts of the
848 property.

849
850 They also asked us to remove lots from Fairystone Road, which is an existing public road
851 that stubs into our property. As you can see in the bottom left, at one time, we had nine
852 lots and we did remove those lots at their request. They asked us to decrease the density
853 because we weren't consistent with the surrounding one-acre lots, which we did. We went
854 from 158 units, which is still below the 2.4 units an acre, down to 130, then to 120, and
855 now we're asking for 95 units an acre or 95 units, which is 1.44 dwelling units an acre.

856
857 Probably one of the largest concerns we heard was traffic from our site using the existing
858 subdivision exiting out into the existing subdivision by using the existing road, Beckley
859 Road. So, we've agreed to make improvements to that road to make an emergency
860 access and to provide access to the Henrico pump station through our subdivision. And
861 in fact, there was two other stub roads that we have that go onto our property, two existing
862 right-of-ways that based on the comments of the neighbors, we are also not connecting
863 to through our subdivision itself.

864
865 I'm happy to go through the various details of the road improvements and the schools
866 have capacity and all of our proffers, but as staff has pointed out, we have made all the
867 proffers necessary and expected of, typical subdivision development within Henrico
868 County. We're also responding to the housing concerns because we proffered at least 10
869 dwelling units be reserved for 80% area median income in Henrico County targeting not
870 only those that for affordable housing, but also we're designing a program for this
871 development by targeting first time home buyers. It's good to have a variety of homes that

917 Mr. Condlin - Yes, sir. That's what we proffered was July 14 and yes, sir,
918 that's the plan that we have.

919
920 Mr. Emerson - That's what I thought, thank you.

921
922 Mr. Condlin - That's the expectation. That wasn't must have been a mistake
923 in the...

924
925 Mr. Emerson - It was a mistake in the staff presentation. Thank you.

926
927 Mr. Dandridge - At this time, we'll hear from the residents who would like to
928 speak.

929
930 Mr. Phillips - Good evening, Mr. Chairman and Board. Thank you for giving
931 me the opportunity to speak. I'm actually on this side of the room, but, my name is C Ray
932 Phillips, and I live at 8514 Sedgemoor Drive in Henrico County. I'm the owner of C R
933 Phillips Electrical Contractors, where I employ nearly a hundred people. I've lived in
934 Henrico County for 60 years, my entire life, and I've owned my business for 27 years.

935
936 The Washington Park development represents opportunity; opportunity for 95 young
937 families to buy their first home right here in Henrico County. An opportunity for local
938 businesses like mine to put people to work and to keep people working. As a business
939 owner, I'm very aware of how closely housing and employment are connected. The
940 families I employ need homes they can afford in the county where they work. Projects like
941 Washington Park help make that possible.

942
943 Washington Park is consistent with Henrico's Comprehensive Plan. It meets the market's
944 needs, and it keeps our workforce here in Henrico building earning and contributing to
945 our community. As both a resident and a business owner, I respectfully urge you to
946 support and approve this case. It's good for Henrico families, it's good for Henrico
947 workers, and it's good for Henrico's future.

948
949 And real quickly, I'd like to go off script for a quick moment to make a point here. I've lived
950 in the same community for my whole life, 60 years. It's an old community established in
951 the 1930s. Several years back, I headed up a group to oppose a community adjacent to
952 our community, the older community. We fought it tooth and nail. We did. We had a million
953 ridiculous reasons why we didn't want that community to abut next to ours. The traffic
954 increase was what we hung our hat on. We just had it all figured out. Well, long story
955 short, we lost. The new community moved forward and to everyone's surprise, more
956 positives came out of the experience than negatives. The beautiful homes that they built
957 adjacent to our old community, were just gorgeous homes. As such, the value of our
958 houses increased, the equity just, we, we all gained I think \$10, \$20,000 each and then
959 we were able to take with our homes with the increased equity, people in our community
960 were taking out equity lines. We were putting new windows in, new roofs, new vinyl siding
961 and just really making the older community attached to this newer community looked
962 great.

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Anyway, the traffic use was minimal. I mean, where it increased, we didn't even notice it. The traffic that we did notice increase was the wonderful neighbors that were pushing their babies with strollers and riding bicycles and walking their dogs around their neighbors into their old community became alive and vibrant once again and it was just a great thing.

When they came in and developed the area, the swampland that was behind my house that they redesigned it, so they cleaned all that up and dried the swamp up, so we didn't have the mosquitoes to deal with anymore. And then another great positive thing that happened with this community being built next to my community was Dominion Power. With the increased density, it moved us higher up the list. So, whenever there was an outage, it was not for days and days and days. It's usually like a couple of hours and we're fired back up. You know, the truth is, the reason we fought it was just we didn't want change. Nobody wants change, but sometimes change is good, and that has been my experience and I think this will be a great development for Henrico County. Thank you.

Mr. Mackey - Thank you Mr. Phillips.

Ms. Lawrence - Hi, my name is Shelly Parmele Lawrence. I live at 605 Sharron Road. I actually know Mr. Phillips. He lives, he works out of Lakeside. Most of my family has worked for C R Phillips. My son Craig Elwood still does. Our neighborhood is not his neighborhood. If you ask him where he lives, pull that up, it's totally different. It may have helped his neighborhood at the time but when that traffic came in, I was over at his house and Bobby was like really upset. There's two sides to every coin, and we've just seen one side.

Now we're going to see the other. We have worked very closely as you know, because you should recognize our faces by now. We have not missed a meeting. We have not missed anything. This development is not good for our community, and as far as affordable housing, young families right now, who make \$40, \$50, \$60,000, these homes starting at \$450 is not affordable housing. There's 638 acres available on Laburnum Avenue getting ready to be developed, so I think you can build there. As far as the Chickahominy. That river is old, it's ancient. It's beautiful I mean, we had, Tyrone Nelson come out, asked him to walk the land. What you're looking to destroy is even he was amazed at the land. So, this in no way, shape, or form is good.

If you have never been to east end, early morning or in the evening, on Hanover Road or Washington try to get out in the morning or come home in the evening. You don't know that mess. VDOT will not put a light there. We've already been through this for many years. There was just recently an accident which we took a picture and sent via Tyrone Nelston. He should have it, a devastating accident out there. There's been many, but VDOT needs more fatalities for that to happen for a stoplight.

1007 There's a reason that all 95 acres are not developed. It's not because they're trying to
1008 accommodate us just because some of it can't be developed. So, let's get that one out
1009 there. In no way, shape, or form.

1010
1011 We went old school. We went neighbor to neighbor with petitions. We didn't hire people
1012 that live in Lakeside or work in Hanover. We went door to door to our community and 235
1013 signatures said, yeah, no, we don't want this either. It's not that we're up here kicking our
1014 feet because we don't want change. We don't want...that's a beautiful farm. Let somebody
1015 farm that farm. The man who bought it. He lives in Hanover surrounded by farmland. Build
1016 there. Leave us alone. We don't need or want this community.

1017
1018 For many reasons, I can leave my grandkids out in my front yard right now because we
1019 live on a dead-end street. I don't ever have to worry about somebody coming down the
1020 road and taking them or hurting them or somebody coming into our neighborhood. This
1021 is for many reasons, not just that we don't want the development. It's not needed. It's not
1022 welcomed, and the traffic is horrendous as it is. I mean it's the death trap waiting to
1023 happen. You add that many more cars and that many more people on that road, and there
1024 will be fatalities. Why? It can be avoided just by, we're asking you to, once again, to deny
1025 this. Thank you for listening.

1026
1027 Mr. Dandridge - Real quick, before you speak, we do have a little better than
1028 two minutes left, so we're going to extend it. Go ahead.

1029
1030 Mr. Whitt - Okay, thank you. Hello, my name is Ricky Whitt. I live at 700
1031 Beverstone Road. I border this development. I'll try and make it quick. I wrote a little bit
1032 here, but I'll try and get through it quickly. Our community, including many members of
1033 the North Airport Drive Civic Association, have been enthralled in a constant back and
1034 forth with the various objectives, this and other developers, and another developer would
1035 be proposing.

1036
1037 With scheduled community meetings, they would schedule public meetings, defer, defer,
1038 come up with a new plan, a plan that originally cannot be changed according to the
1039 developer because they wouldn't be profitable. More meetings, deferrals, deferrals,
1040 deferrals, etc. The cycle's been going on for more than a year and turned into multiple
1041 developers buying land with the objective of turning our open community into a closed off
1042 more densely populated area that would impact the local traffic and has raised several
1043 community safety concerns with the narrow streets, high traffic at the North Airport Drive
1044 and North Washington intersection. An intersection that recently had two car accidents
1045 as recently as September 11 of this year.

1046
1047 Other concerns include flooding of the surrounding community, damage to the state
1048 scenic Chickahominy River, damage to the farmland of statewide importance, damage
1049 and alterations to the water table that concerns everyone's well and septic systems,
1050 reports from the Department of Conservation and Recreation that shows the threatened
1051 Swamp Pink Flower on the property, the endangered and federally protected Atlantic
1052 Sturgeon in the Chickahominy River, American Bald Eagles, and many other endangered

1053 and protected wildlife in the area, as well as other local wildlife that create our stable
1054 ecosystem and ecological course. I could go on and on with various issues in this
1055 development with proffers, dark sky compliance, which does not exist in Henrico, by the
1056 way among other issues. Other concerns include, I'm sorry, my phone just went a little
1057 crazy. This development is not compatible with our community and goes against the
1058 comprehensive plan as well as the Code of Virginia in this respect. Other similar and
1059 recent developers have stated that their objectives as a whole are incompatible with our
1060 existing community. Trying to be considerate of time, I'll end on this final note.

1061
1062 There have been various voices and concerns, and all of this should be well documented
1063 from community communication, and participation in addition to the hundreds of
1064 community petition signatures provided to this Planning Department in opposition of this
1065 rezoning proposal. These signatures are proof that this proposal is not compatible with
1066 our community and is unwanted. We ask for the Planning Commission's understanding,
1067 and we ask you to hear our voices. Thank you.

1068
1069 I have a couple more comments based off of what Mr. Condlin was saying. The
1070 community's input was to tell the developer that the development was not wanted.
1071 Participation from community reflected this at the end of every meeting, basically with a
1072 vote saying, does everybody still not want this? Loud and clear, nobody wanted this based
1073 off of all the community input and everything that was heard. Not wanted. That was the
1074 community participation. As far as the precedent and their case, their development is
1075 much larger and more damaging to the environment. There's no positivity in destruction
1076 out of profit. Thank you very much.

1077
1078 Mr. Mackey - Mr. Whitt, did you turn the signatures in?
1079

1080 Mr. Whitt - Yes sir, they've been turned in. I can provide them again if you
1081 need them.

1082
1083 Mr. Mackey - No, as long as we have them.

1084
1085 Mr. Hutchins - Elmer Hutchins.

1086
1087 Mr. Dandridge - I just wanted to see if there's anyone on WebEx that wanted
1088 to speak to this case.

1089
1090 Ms. Hartwick - Mr. Chairman, there is no one on WebEx for this case.

1091
1092 Mr. Dandridge - Thank you.

1093
1094 Mr. Mackey - You are the last two? If it's fine with everybody else. I'd like to
1095 allow two minutes each. You both have an additional two minutes.

1096
1097 Mr. Hutchins - Mine's short. Elmer Hutchins 813 Beverstone Road. Our
1098 neighborhood is bordered on Airport Drive, East Washington, and 295, and encompasses

1099 approximately 350 acres, about 100 of those are zoned C-2 or C-1, I'm sorry, due to the
1100 Chickahominy flood plain. That also runs through that property. They call it a stream, but
1101 it's a drainage ditch. And excessive rains, that definitely overflows that drainage ditch.
1102 Half those homes in that place would be in in the flood zone for that ditch. Like they said,
1103 they've gotten over 200 signatures against changing the zoning in this area. This is nearly
1104 all of our neighbors. There is a long list of reasons against changing this, but I feel the
1105 main one is our neighborhood to protect our neighborhood from excessive development.
1106 We purchased our homes in this place because we love the quiet, friendly rural
1107 atmosphere that currently exists. Now the other property wanting to be developed is on
1108 the opposite side of Beverstone Road. Now you all passed or approved it, but the Board
1109 of Supervisors denied their changing that's on the Thakker property proposal or whatever.
1110 So, they were denied and we're hoping that you'll deny this one. Thank you.

1111

1112 Mr. Mackey - Thank you, Mr. Hutchins.

1113

1114 Mr. Gary - My name is Bob Gary, 1720 North Washington Street. Seco
1115 Farm 34.6 acres. I collected over 200 signatures myself and when you look at that
1116 property, why they call it a wetland it's really a beaver pond 4 to 5 feet deep. And when
1117 you look at it, it looks flat up there but if you can see this. This is the way it's shaped. This
1118 is the lay of the land, just like this. All down to the beaver pond from North Washington
1119 Street to the Chickahominy River. I ask you that you deny this. Thank you.

1120

1121 Mr. Mackey - Thank you, Mr. Geary. Mr. Condlin, would you like to
1122 respond?

1123

1124 Mr. Condlin - Mr. Chairman members of the Planning Commission. Thank
1125 you again. I would agree with Mr. Whitt that they absolutely did after just about every
1126 meeting, take a vote, but they also provided reasons why they didn't want this
1127 development other than we just don't want it and it's infringing on our typical lot
1128 development. Those things we did respond to, as I've already described, there is a
1129 question of it is hard to have different change in the area.

1130

1131 There's also a question of good planning. Lack of good planning has a cost to it. I realize
1132 people want to retain their rural way of life. We have eliminated all access points to the
1133 subdivision making one an emergency access to emergency vehicles only, and we've
1134 provided for quality development that is expected and actually suggested by the county's
1135 Comprehensive Plan. That is a good thing for the county by providing quality housing, at
1136 least ten homes. This is not affordable housing. This is attainable housing for first time
1137 home buyers at a price that's much less than it would be as a large lot subdivision.

1138

1139 And then finally, this is a positive for the Chickahominy River. We've got engineers. We've
1140 got the county to be able to do the development to know that this property can be
1141 developed. We've already had DEQ give preliminary approval subject to final plans on
1142 the stream restoration that will actually make positive environmental impact by allowing
1143 this development. All of those things are reasons why this should be recommended for
1144 approval to the board of supervisors. I'll be happy to answer any questions that you have.

1145
1146 Mr. Mackey - Thank you Mr. Conclin. I don't have anything.
1147
1148 Mr. Dandridge - Proceed.
1149
1150 Mr. Mackey - I'm going to move on. I'd like to take this time to thank staff for
1151 all the work you did on this. It was a long process. I also want to thank the residents for
1152 coming out to all the meetings. I think some good meetings. I mean they were kind of
1153 contentious, but I think we were trying to work towards some type of agreement. I think
1154 that's the reason why we had a lot of the deferrals because they were listening to what
1155 you were saying. They were coming back and making changes. I'd like to thank the
1156 applicant for all the work they did on it and the attempts to get this to be recommended
1157 for approval. Having said that, I move that REZ-2025-101268, GEM Capital, LLC be
1158 recommended for denial.

1159
1160 Mr. Winterhoff - Second.
1161
1162 Mr. Dandridge - We have a motion by Mr. Mackey, a second by Mr. Winterhoff.
1163 All in favor?

1164
1165 Commission - Aye.
1166
1167 Mr. Shippee - Nay.
1168
1169 Mr. Emerson - Mr. Chairman, let the record reflect there was a 4-1 vote on
1170 that with one nay vote, 3-1 - I'm sorry, and one abstention. An abstention, a nay vote and
1171 three in favor of the motion.

1172
1173 **REASON:** Acting on a motion by Mr. Mackey, seconded by Mr.
1174 Winterhoff, the Planning Commission voted 3-1 (one absence, one abstention) to
1175 recommend the Board of Supervisors deny the request because it is incongruous with
1176 development patterns in the area, creating potential impacts on the adjoining residences.

1177
1178 Mr. Emerson - Mr. Chairman, we now move on to the next item on your
1179 agenda, which appears on Page 2. It is RK&K, for Lingerfelt Development LLC.

1180
POD-2025-101756
Lingerfelt Development,
LLC – 901 Tech Park
Place
RK&K, for Lingerfelt Development, LLC.: Request for
approval of a Chesapeake Bay Resource Protection Area
Exception as required by Chapter 24, Sections 5805.A of
the Henrico County Code, to allow a portion of the
proposed construction of a future distribution/warehouse
facility to encroach within the required 100-foot-wide
Resource Protection Area, a component of a
Chesapeake Bay Preservation Area, adjacent to an
unnamed tributary to the White Oak Swamp Creek in the
Chickahominy River Watershed. This 40.68-acre site is

located at the terminus of Techpark Place, on parcel 843-702-9297. The zoning is M-2C Manufacturing District (*Conditional*). County water and sewer.

1181 The staff report was prepared by three people. I believe Mr. Norman is going to speak to
1182 it initially, but the staff report is presented by Spencer Norman, Damsi Bailey and Robin
1183 Wilder.

1184
1185 Mr. Dandridge - All right, Mr. Norman.

1186
1187 Mr. Norman - Thank you Mr. Chairman, members of the Commission. As
1188 stated, this request is for approval of an exception to the Henrico County Chesapeake
1189 Bay Preservation Area buffer requirement to allow placement of two level spreaders
1190 within the upper portion of the RPA buffer. The request is associated with the plan of
1191 development POD-2024-101615 Tech Park Logistics Center, which is for two one story
1192 warehouse distribution buildings located at the terminus of Tech Park Place for a total of
1193 373,360 square footage of building space along with associated infrastructure and
1194 parking. Should you have any questions specific to the exception request? Robin Wilder
1195 from the Department of Public Works is in attendance as well as the applicant's engineer.
1196 If you have any questions specific to the plan of development itself, I will be happy to
1197 address those to the best of my ability as well. Thank you.

1198
1199 Mr. Dandridge - Thank you. Anyone have any questions at this time?

1200
1201 Mr. Mackey - Should I ask my questions to DPU?

1202
1203 Mr. Emerson - If it's exception related Ms. Wilder can probably answer them.

1204
1205 Mr. Mackey - Or, should I just let her speak?

1206
1207 Mr. Emerson - However you wish to handle it, Mr. Mackey. Go ahead, Ms.
1208 Wilder. My apologies.

1209
1210 Ms. Wilder - My name is Robin Walter. I'm the Director of the
1211 Environmental Services Division of the Department of Public Works. After reviewing the
1212 applicant's RPA exception submittal, including the water quality impact assessment and
1213 its addendum, the Department of Public Works is recommending approval of the request
1214 for an exception to the Chesapeake Bay preservation ordinance buffer requirements. The
1215 project proponent has worked with county staff to minimize the effects of the drainage
1216 system, ensuring the design aligns with local regulations and environmental protection
1217 goals. The plan includes a detailed site analysis and RPA modification exhibits to
1218 demonstrate how the proposed storm water outfalls will minimize disturbance to the RPA.
1219 This includes collocating the storm water management facilities with existing utility
1220 easements that were previously disturbed and which will be routinely maintained. If these
1221 level spreaders were eliminated from the development plan, are not approved at tonight's
1222 meeting, then two outfalls would be constructed through the entire RPA buffer to release

1223 storm water from the development at the edge of the perennial stream located along the
1224 southern boundary of the project site. Such outfalls are considered utilities and are
1225 therefore allowed by right to occur within the RPA buffer without the need for an RPA
1226 exception. The proposed design for the two level spreaders will have less overall impact
1227 on the RPA buffer and less impact on the streams in this watershed than two by right
1228 standard storm water outfalls. The applicant has also offered to compensate for the RPA
1229 encroachment through the designation and protection of an area at least the size of the
1230 encroachment adjacent to the existing RPA buffer in another area of the project site. It is
1231 for these reasons that we recommend approval.

1232
1233 Mr. Mackey - Thank you, Ms. Wilder. I'm sorry I thought I was supposed to,
1234 you know, ask you the questions, but I appreciate you going through that and making it
1235 clear for all of us, you made it, excuse me so much easier, I appreciate that.

1236
1237 Ms. Wilder - Okay.

1238
1239 Mr. Mackey - I don't have anything else. Alright Mr. Chairman, I move that
1240 case POD-2025-101756 Lingerfelt Development LLC Chesapeake Bay Resource
1241 Protection Area Exception be approved, subject to the revised annotations on the plans
1242 in Conditions 1-4 in the report.

1243
1244 Mr. Emerson - Mr. Chairman, did you ask for opposition?

1245
1246 Mr. Dandridge - I did not. Is there any opposition to this case either on WebEx
1247 or in the audience?

1248
1249 Ms. Hartwick - Mr. Chairman, there is no one on WebEx for this case.

1250
1251 Mr. Emerson - Thank you Mr. Chairman. I didn't mean to interrupt you while
1252 there was a motion on the floor.

1253
1254 Mr. Mackey - I reckon that was my fault. I stepped out too fast.

1255
1256 Mr. Dandridge - I have a motion by Mr. Mackey, seconded by myself. All in
1257 favor?

1258
1259 Commission - Aye.

1260
1261 Mr. Dandridge - Any opposed? Motion passes.

1262
1263 The Planning Commission approved the Chesapeake Bay Resource Protection Area
1264 exception request, subject to the annotations on the plans, and the following additional
1265 conditions:

1266

- 1267 1. The applicant is required to file a Plan of Development/Site Plan in accordance
1268 with Chapter 24 of the Henrico County Zoning Ordinance prior to any construction
1269 plan approval.
1270 2. Minor revisions may be made to the Plan of Development/Site Plan that require
1271 reforestation measures.
1272 3. A letter must be issued by the Director of Public Works agreeing to the applicant's
1273 statement that the location of the proposed BMPs within the RPA is in the optimal
1274 location.
1275 4. A compensatory area adjacent to the existing RPA shall be preserved equal to the
1276 square footage of the proposed RPA buffer encroachment.
1277

1278 Mr. Emerson - Mr. Chairman, we now move on to the final page of the
1279 agenda, Page 3. I do have a discussion item for you. We need to schedule a work session
1280 and a public hearing for your next meeting. The Board has requested and you'll remember
1281 that you did initiate a zoning code amendment for vaping and smoking shops. I'd like to
1282 request that we schedule a 5:00 p.m. work session so we can review that with you. On
1283 October 13 and also schedule your public hearing on this item for October 13 as well or
1284 yes, that's right.
1285

1286 Mr. Dandridge - I think its November.
1287

1288 Mr. Emerson - Yes, sir.
1289

1290 Mr. Mackey - I was just looking at that.
1291

1292 Mr. Emerson - I'm like, that's not right. I mean November. I'm sorry, no sir.
1293 No sir, I wrote that down incorrectly, but it's November 13.
1294

1295 Mr. Dandridge - Everyone on the Commission good with that day?
1296

1297 Ms. Roundtree - That's my birthday.
1298

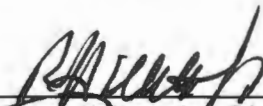
1299 Mr. Emerson - We'll have cake and ice cream. How about that? There you
1300 go.
1301

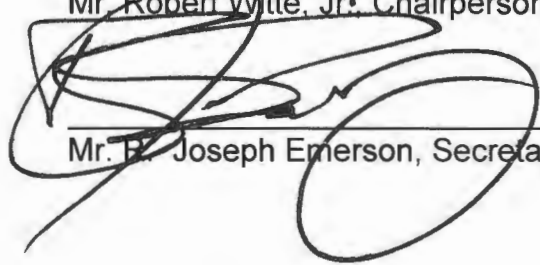
1302 Mr. Dandridge - It seems like November 13 will work.
1303

1304 Mr. Emerson - Thank you. And the next item, Mr. Chairman, would be the
1305 consideration for the approval of the minutes for the Planning Commission regular
1306 meeting of September 11th. If you have any changes or any corrections we need to make,
1307 please let us know, and we certainly will do so.
1308

1309 Mr. Dandridge - I'm unaware of any corrections that need to be made to this
1310 time. Anybody up here?
1311

1312 Mr. Shippee - No. I move approval of the minutes as presented?
1313
1314 Mr. Dandridge - Second?
1315
1316 Mr. Mackey - Second.
1317
1318 Mr. Dandridge - We have approval by Mr. Shippee, a second by Mr. Mackey.
1319 All in favor, say aye.
1320
1321 Commission - Aye.
1322
1323 Mr. Emerson - Mr. Chairman, I have nothing further for the Commission this
1324 evening.
1325
1326 Mr. Dandridge - Mr. Emerson, thank you. I appreciate everybody's input,
1327 staff's work for today's meeting and what time is it? 7:30 p.m. Adjourned.
1328
1329
1330
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1334
1335



Mr. Robert Witte, Jr., Chairperson


Mr. Joseph Emerson, Secretary