

Minutes from the work session of the Planning Commission of the County of Henrico held in the County Manager's Conference Room, County Administration Building in the Government Center at Parham and Hungary Spring Roads, beginning at 5:00 p.m., October 9, 2025.

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

Members Absent Mr. Robert H. Witte, Jr., Chair (Brookland)

Also Present: Ms. Jean M. Moore, Assistant Director of Planning  
Ms. Leslie News, Assistant Director of Planning  
Mr. Ben Sehl, Senior Principal Planner  
Mr. Seth Humphreys, County Planner  
Ms. Rosemary Deemer, AICP, County Planner

**The Commission convened a work session in the Manager's Conference Room at 5:15 p.m.**

Mr. Dandridge called the meeting to order. Mr. Emerson introduced the evening's topic: reviewing updates to the 2045 Comprehensive Plan (HenricoNext). He then turned the meeting over to Mr. Ben Sehl.

Mr. Sehl opened by explaining that tonight's information had, at the County Manager's request, been presented to the Board of Supervisors at their work session on September 23, 2025. Those data and updates would be brought forward for the Commissioners this evening.

In the spirit of fostering robust community input on the vision and goals of the 2045 Plan Update, the planning staff hosted several public engagement events, many which the commission is familiar with. Mr. Sehl highlighted the County's efforts to cultivate community engagement through public outreach programs such as Glen Allen Day, the 2024 Listening Sessions held in each magisterial district, and the interactive Suggestions Sessions, also held in each magisterial district this summer, to obtain feedback on the draft Future Land Use map. These events were a testament to the community's active role in shaping the county's future.

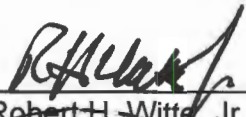
Mr. Sehl explained how that invaluable feedback was used. The data were filtered and categorized to better capture context and offered clear insight into what proves most worrisome for residents and stakeholders: protecting natural resources and managing density. A new Future Land Use designation, Prime Agriculture/Rural Conservation (PA/RC), was created. This designation is defined as land already used or suitable for agricultural uses, as well as those not anticipated for expanded infrastructure or rezoning for more intensive uses over the 20-year horizon of the plan. Intended uses include agriculture, agricultural support uses, and residential uses on larger lots, at least 5 acres. Limits on public utilities were also an important consideration for the new designation. The mechanism for

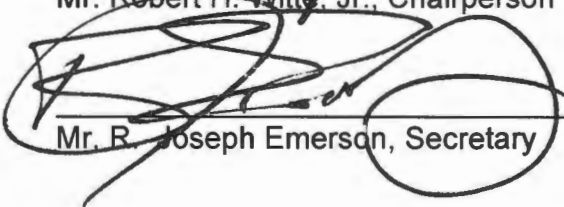
implementing these changes is a modification to the zoning ordinance. Of note, land previously designated as RR (Rural Residential) and SR-1 (Suburban Residential 1) would now be included in the PA/RC area east of White Oak Technology Park and north of Route 5 near Four Mile Creek Park and the Turner Road corridor. These changes would not impact entitled properties, but the new designation would encompass over 23,000 acres and be subject to the recommended focus policies. More than 47% of Varina would be affected. How development would otherwise be distributed in the future is yet unknown, and the consultants will be evaluating these potential shifts.

Continuing on the topic of residential and commercial development corridors, Mr. Sehl spoke about the Lakeside Design charrette held at Lewis Ginter Botanical Garden. The charrette generated a tremendous community response, with more than 400 attendees who actively participated in a series of discussions. Design elements will continue with the County's consultants. Draft plan elements will be finalized and shared with the community before either the Planning Commission or the Board of Supervisors takes any action.

Discussion continued regarding the importance of transparency, facilitating community engagement, pinpointing bottlenecks, and, most importantly, ensuring residents have a clear understanding of these new proposals and their implications.

The meeting recessed at 5:51 p.m.

  
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Mr. Robert H. Witte, Jr., Chairperson

  
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Mr. R. Joseph Emerson, Secretary