

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 4:30 p.m., September 12, 2024.

Members Present: Mr. William M. Mackey, Jr. Chair (Varina)
Mr. Robert H. Witte, Jr. Vice-Chair (Brookland)
Mr. Brian Winterhoff, (Tuckahoe)
Mr. Bob Shippee, (Three Chopt)
Mr. Jaron N. Dandridge, (Fairfield)
Mr. Tyrone E. Nelson (Varina)
Board of Supervisors Representative
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

Also Present: Ms. Jean M. Moore, Assistant Director of Planning
Ms. Leslie News, Assistant Director of Planning
Mr. John Zannino, Director, Recreation and Parks
Mr. Andrew Newby, County Attorney
Mr. Ben Sehl, Senior Principal Planner
Mr. Ben Blankinship, AICP, Zoning Division Manager
Mr. Seth Humphreys, County Planner
Ms. Rosemary Deemer, AICP, County Planner

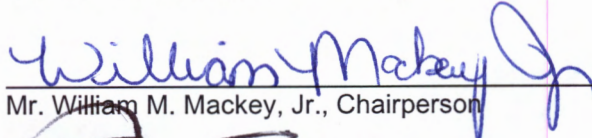
The Commission convened a work session in the Manager's Conference Room at 4:45 p.m.

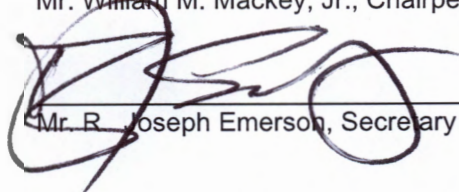
Mr. William Mackey brought the meeting to order. Mr. Joe Emerson mentioned Mr. Witte was running late. He introduced his new Administrative Assistant, Mrs. Linda Vulcanoff and Mr. Andrew Newby, County Attorney who was in attendance for the sanitary district discussion. Mr. Ben Sehl began his presentation where last month's discussion left off regarding Phase 1 of the Williamsburg Road Study. He explained Planning was asked to deliver a more in-depth presentation on the use of sanitary districts as an alternative funding source for improvements. Mr. Emerson and Mr. Newby expanded on various funding options and revenue streams and other methods of creating districts to fund specific improvements.

Mr. Ben Blankinship shared a presentation on Zoning and Subdivision Ordinance updates. Board members requested a revisit and possible reconsideration of home occupancy regulations. Mr. Blankinship spoke about those changes and implementation. The Board also recommended adding daycare facilities and churches to ordinances prohibiting vape shops locating inside 2000' of those type facilities and he explained that process. Lastly, he explained and offered examples of fencing regulations that needed updates and the changes made.

Ms. Rosemary Deemer briefly summarized the Built and Natural Environment Existing Conditions Report. The study compared zoning and future land use designations; analyzed development trends, identified major development areas; inventoried existing land uses and categorized environmental and conservation features. The information was used to determine areas with development potential which will assist in preparing future growth alternative for the 2045 Plan. She also spoke about the citizen engagement efforts held during the summer, subsequent feedback and next steps.

The meeting was adjourned at 5:48 p.m. and the Commission recessed until 6:00 p.m.


Mr. William M. Mackey, Jr., Chairperson


Mr. R. Joseph Emerson, Secretary