

1 Minutes of the Public Hearing of the Planning Commission of the County of
2 Henrico, Beginning at 6:00 p.m. Thursday, January 22, 2009. The Public
3 Hearing was held to discuss and receive public comment on the 2026 Draft
4 Comprehensive Plan.

5

Members Present: Mrs. Bonnie-Leigh Jones, Chairperson (Tuckahoe)
Mr. E. Ray Jernigan, C.P.C. (Varina)
Mr. Tommy Branin, (Three Chopt)
Mr. C. W. Archer, C.P.C. (Fairfield)
Mr. R. Joseph Emerson, Jr., Director of Planning,
Secretary

Members Absent: Mr. James B. Donati, Jr., (Varina)
Board of Supervisors Representative
Mr. Ernest B. Vanarsdall, C.P.C., Vice Chairman
(Brookland)

Also Present: Ms. Jean Moore, AICP, Assistant Director of Planning
Mr. James P. Strauss, CLA, Principal Planner
Mr. Seth Humphreys, County Planner
Mr. Benjamin Sehl, County Planner
Ms. Rosemary Deemer, AICP, County Planner
Mr. Livingston Lewis, County Planner
Mr. Ralph Cooke, Planning Technician
Ms. Sylvia Ray, Recording Secretary

6

7

8 Mrs. Jones - If you all could please take your seats. I'd like to call
9 this meeting of the Planning Commission to order, and welcome you all. Thank
10 you for coming. It's a chilly night. We appreciate your time, and we appreciate
11 your effort to be here.

12

13 This is a public hearing. It is concerning the Draft 2026 Comprehensive Plan. It's
14 a process that we respect. It's been a long process, and the citizens of Henrico
15 County have certainly been a big part of it. So, again, I thank you for being here
16 tonight to express your opinion.

17

18 The purpose of this meeting is to receive public input on this Draft 2026
19 Comprehensive Plan. This evening, we will have a brief presentation on the plan
20 from Greg Dale with McBride Dale Clarion, then we will take your comments. The
21 Commission and the staff will not be responding directly to comments that the
22 speakers pose; however, there may be some simple questions that you have,
23 things that you are just curious about, not necessarily a presentation of an
24 opinion on the plan. If you have a question that you'd like to have answered
25 that's fairly simple, there will be staff members in the lobby. We invite you to go

26 to the lobby, talk to them, and see if they can't answer whatever it is that you're
27 wondering about.

28

29 All input that we receive tonight will be recorded, and it will be transcribed. The
30 specific responses to the public comments will be addressed at a future work
31 session. I would like to ask at this time that everybody make sure that their cell
32 phones are either turned off or muted. This is just as a simple courtesy to
33 others—and that includes the Planning Commission.

34

35 I, at this time, would like to recognize Matt Neese from Channel 12, who is in the
36 back of the room. He and a crew from Channel 12 will be covering our meeting
37 tonight.

38

39 So, without further ado, I will turn the meeting over to our Henrico County
40 Director of Planning, and the Secretary of the Planning Commission, Joe
41 Emerson. He will explain the time limits and the procedures for tonight's hearing.

42

43 Mr. Emerson - Thank you, Madam Chair. As you stated, tonight is
44 the first public hearing on the 2026 Draft Comprehensive Plan. In order to
45 accommodate all public input, the Commission has established a time limit for
46 speakers. This is not unlike the time limits that are set for receiving comments on
47 rezoning cases. For the purpose here tonight, each person will have up to two
48 minutes to provide their input. The Commission may extend the time limit at its
49 discretion. Clarifying questions from Commission members are permitted, and
50 time to answer such questions will not be included within the speaker's allotted
51 time. The meeting this evening is scheduled to last from 6 to 8 p.m. The
52 Commission reserves the right to extend that time, or schedule a second public
53 hearing at a later date as a continuation of tonight's public comment period.

54

55 For the procedures we will follow tonight, the Commission's Secretary—which I
56 serve in that role—will call forward the first several speakers. When your name is
57 called, please approach the podium and speak into the microphone. Again,
58 please state your name and address for the record. You will have up to two
59 minutes to provide your input. The chairperson will notify you when you have
60 reached the time limit. The secretary will continue to call speakers in the order
61 they have signed up. If you have not signed up and you wish to speak, I would
62 encourage you to return to the hallway. I already have the first full list of speakers
63 who have requested to address the Commission.

64

65 With that, we will move on to the first item on our agenda tonight, which is the
66 presentation of the Draft 2026 Comprehensive Plan. That presentation will be
67 made by Mr. Greg Dale. Mr. Dale is a founding principal with the national land
68 use and real estate consulting firm of McBride Dale Clarion. Mr. Dale has been
69 active in the planning profession for over 25 years, and is a fellow of the
70 American Institute of Certified Planners. With a bachelor's degree from
71 Georgetown College, and a master's degree from the University of Cincinnati,

72 Mr. Dale has worked on planning projects throughout the country, and has
73 expertise in comprehensive plans, growth management plans, and land use
74 regulations. He has given expert testimony on planning, zoning, and land use
75 development, and is skilled in citizen outreach programs and multi-jurisdictional
76 coordination. Mr. Dale is the project manager for Henrico County's 2026
77 Comprehensive Plan Update. With that, I will turn the presentation over to Mr.
78 Dale.

79

80 Mr. Dale - Thank you, Mr. Emerson, Madam Chair, members of
81 the Commission. It's a pleasure to be here tonight to present a very brief
82 summary of the Comprehensive Plan. I am aware, obviously, that this
83 Commission has heard a more extensive presentation. I suspect that most of the
84 folks in the audience have heard the presentation, and certainly the plan has
85 been available for public review for quite sometime. Frankly, as a courtesy to the
86 folks who came here wanting to talk about this plan, we thought we would keep
87 this brief. We did think that it is important to provide for the public some overview
88 of the process of how we got to this point, and to talk at least a little bit about
89 some of the elements of the plan. So, I propose to try to do this within about 15
90 minutes or so. With that, let me start with an overview of the planning process.

91

92 Madam Chair, as you indicated, this has been a long process. We've been at this
93 for a number of years now. I think that's testimony to the care with which the
94 Planning Commission and the Board of Supervisors have taken in considering
95 this. It's a very complicated process, a very complicated document, and it has
96 taken some time to get to this point. I won't go through a great detail in terms of
97 these slides that show the process. I would just emphasize that what we tried to
98 do with this planning process in working with the staff, in working with this
99 Commission and the Board of Supervisors—By the way, I should also mention
100 working with a couple of very good firms that have worked with us, including
101 Kimley-Horn, which oversaw the transportation planning efforts, and TischlerBise
102 and Associates, which oversaw the fiscal impact analysis in working with us.

103

104 So, we've tried to be very methodical in working our way through a process that
105 included both the research and analysis, as planners like to say. You will recall
106 the discussion of what we call the demand and the capacity analyses. It helped
107 us understand the forces and trends that were shaping the community from an
108 economic and land use perspective, as well as the scientifically-valid survey that
109 went out to some 3100 households that helped us understand the values of the
110 community in terms of wanting to understand what folks wanted to see the
111 County become in the future. We worked very closely on a hands-on basis with
112 the Planning Commission and the Board of Supervisors. We had three different
113 joint meetings that many of you will recall that were very extensive, in many
114 cases day-long joint planning sessions with the Board. Web site, the press, the
115 notice letters. Some 370 different notice letters that went out. Five different open
116 houses that were held at different parts of the County. Two different town hall

117 presentations that were held specifically as part of Board of Supervisor's town
118 hall meetings. Extensive written comments.

119
120 One of the things that you have lying in front of you, I believe, is what's called,
121 the Comment Manual. That is a very careful recording of some 525—at last
122 count, at least—separate pieces of written comments on the draft plan, each of
123 which was responded to in terms of clarification from the staff. Many of which
124 resulted in changes to the plan. So, in many cases, staff explained why things
125 happen, in many cases the staff listened to what folks suggested, and actually
126 made changes to the plan.

127
128 What you see before you on the screen is simply a lineup of the chapters in the
129 Comprehensive Plan. It will probably please you to know that I don't intend to go
130 through each one of these in detail. In fact, what I propose to do is just to hit
131 some highlights starting really with Chapter 4—the first three chapters are really
132 background setting the stage—and getting to the meat of it. The meat of the plan
133 really starts with Chapter 4, so what I'd like to do is simply walk through each of
134 those chapters and just kind of hit a few highlights and explain what those
135 chapters are all about.

136
137 Starting with the Vision, Goals, and Objectives—and that's Chapter 4. There are
138 some themes that come out of that, categories that you see here on the screen.
139 Some of the themes that come of that vision, to set the framework for the plan,
140 including things like promoting land use patterns that promote an efficient use of
141 the land. In particular, encouraging growth and development to occur as much
142 as practical around existing developed areas, around where public services and
143 utilities are already provided, avoiding sprawled, leapfrog patterns, encouraging
144 rural preservation, encouraging infill, and in particular encouraging a very strong
145 linkage between land use, transportation, and public facilities so that over a
146 period of time, the 20-year horizon that we look at, we're trying to identify a plan
147 that is fiscally responsible in relationship to land use and public facilities.

148
149 The meat of the plan in many ways is the several chapters that focus on future
150 land use. Chapter 5 identifies future land use, and in some ways is probably the
151 one that is more familiar to folks who are familiar with your current plan, and that
152 is that it provides a future land use pattern that consists both of a map, which I'll
153 put up here in just a moment, that identifies a future geographic pattern of land
154 uses. It also includes both overall development policies, and then specific
155 policies for certain land use groups. Without going into too much detail, the
156 Commission will recall that there are 19 different land use designations on that
157 future land use map. Those 19 land use designations are then grouped into a
158 series of land use groups. Those land use groups allow us to make the
159 connection between the land use and the specific 19 categories and the broader
160 land use groups, which really set the stage for the community character chapter,
161 which I'll talk about here in just a minute.

163 First of all, this is the future land use map. Again, this is the one, for people who
164 have been involved in planning in Henrico County, that is going to be the most
165 familiar looking in that it is the traditional method of identifying a future land use
166 pattern. Those are the 19 categories that you see listed there in the legend, color
167 coded to the different land use. Again, I won't spend a lot of detail on this. What I
168 will say is what this plan attempts to do is to accommodate a forecasted growth
169 of about 20 years in what we hope is a balanced and responsible manner, and in
170 such a way that it promotes the goals that I just described a few minutes ago
171 from the previous chapter, and in such a way that it's linked pretty specifically to
172 future transportation and public facilities. Again, I won't go into detail, but the
173 Commission will recall that in some ways this map looks like colors on a map.
174 But, in fact, behind these colors on a map is a pretty extensive quantification
175 through your GIS, your Geographic Information System of mapping, tied to a
176 transportation model that links the land use to the transportation. So, we like to
177 think that we've achieved a good balance here between promoting the goals that
178 are in the plan while accommodating that 20 years worth of forecasted growth.
179

180 Chapter 6 gets into community character. That's, frankly, a new dimension of
181 planning for this county. This is a new chapter. You don't have anything like this
182 in your current plan. Those categories you see under the second bullet there are
183 the five land use groups that I referred to earlier. So, within each of those land
184 use groups are some of the specific 19 categories. They're grouped into those
185 five categories because one of the things that we wanted to accomplish with this
186 plan is do what I would think of as the third dimension of land use. We can pick
187 up two dimensions on map, but the third dimension of land use deals with that
188 issue of quality and character. The Commission will recall that there's an
189 extensive series of guidelines that relate to each of these five land use groups,
190 that relate to things like street patterns, streetscape, layout and site design,
191 architectural style, open space preservation, and resource protection. In other
192 words, it starts to look at land use as more than just a two-dimensional
193 geographic distribution on a map, and more from the perspective of the quality
194 and character of that land use. We think that's a very important addition to the
195 land use element.
196

197 Chapter 7 takes that land use from a different direction. What it starts to do is to
198 recognize that certain areas, for a variety of reasons, frankly need more attention
199 than other areas. So, we have what are called the Planning and Economic Focus
200 Areas. There are three types of geographically-specific focus areas that relate to
201 things like protecting existing character of certain areas, mixed-use village areas,
202 neighborhood enhancement and revitalization all under one category. And then
203 another category that relates is prime economic development sites. That is
204 identifying areas that, for one reason or another, given their location,
205 characteristics, proximity to the airport for example, are just what it sounds like—
206 are important in terms of the economic development opportunities for the County.
207 They should be protected and considered as an asset for that reason. The other
208 category is the Enterprise Zone, which is an area that essentially provides for a

209 partnership between the County and the State to provide certain incentives also
210 related to economic development.

211
212 This is a map that shows those, that first grouping of special focus areas I was
213 describing in terms of a combination of existing character protection, mixed-use/
214 villages, neighborhood enhancement, and revitalization. This is the map that
215 shows the prime economic development sites. It's no surprise that you see many
216 of those clustered around the airport, or at other regional transportation locations.
217 These are the Enterprise Zone locations.

218
219 Chapter 8 leaves that land use element category, and takes us into natural
220 resources. The theme is preserve, protect, and conserve natural resources.
221 There are a series of policies in the plan that are recommended related to the
222 natural resources that you see listed here.

223
224 Chapter 9 relates to parks and recreation, open space, and cultural resource
225 protection. It really follows a model of inventory, assessment, determination of
226 existing and desired levels of service, and then plan recommendations for
227 achieving those levels of service. It also includes policies related to historic
228 resource protection, and the relationship of parks and recreation and open
229 spaces to economic development.

230
231 Chapter 10 is the transportation chapter. It's supported by the Major
232 Thoroughfare Plan, which I'll put up here next. This is an element, as I described
233 earlier—We have our sub consultant, Kimley-Horn. They worked in close
234 coordination with your Department of Public Works. Again, the idea here is
235 through what planners and transportation planners refer to as a Travel Demand
236 Model—which is a sophisticated computer modeling process of tying land use to
237 transportation—it's a way to better link the Major Thoroughfare Plan to the Land
238 Use Plan. At the same time, this is not a plan that just relies upon more and new
239 and wider roads. It emphasis the multi-modal approach to planning, and in
240 particular, it emphasis what planners refer to as Transportation System
241 Management Techniques, which is a fancy way of, basically, looking at
242 measures— staggered work hours or things like that—to maximize the amount of
243 capacity that you can get out of your current roadway so as to avoid, whenever
244 possible, having to widen or build new roads.

245
246 This is the map, and again, it doesn't make a lot of sense at this scale. But if you
247 look at this, you realize that it's following a fairly traditional approach to functional
248 classifications of things like arterials, and collectors, and local streets.

249
250 Public facilities and utilities, again, is a category that is similar to the parks and
251 recreation, in a sense, in that it follows this model of inventory needs
252 assessment, level of service standards, and, in this case, locational criteria for
253 the public facilities and utilities that you see listed there.

254

255 Then finally the plan concludes with the implementation chapter in which a series
256 of specific measures are recommended, some of which are new, things like a
257 design guidelines manual, a public facilities handbook, and some of the things
258 you see listed there, and things that you already have, but frankly need to be
259 updated, such as your Zoning Ordinance. Also as part of that going back to those
260 focus area ideas we were talking about earlier, this chapter lays out the approach
261 and some ideas for methodology for those focus area plans. Part of what this
262 comprehensive plan does in some of the specifically-identified geographic sub-
263 areas is to identify the need for some additional drill-down, if you will, some
264 additional more focused planning in those areas.

265
266 Finally, there is a very sleep-inducing but important matrix that, on a very specific
267 policy-by-policy basis, creates the ability to kind of track the implementation of
268 very specific policies. I think it's an important tool that the County will be able to
269 use over time to kind of benchmark and monitor the way in which individual
270 policies are being implemented.

271
272 Madam Chair, I hope I've stayed within my 15 minutes or so. That's a lot of
273 material; we know that. But again, we know that you've spent a lot of hands-on
274 time with this. We also know that many of the folks here have read this plan and
275 don't need to hear a lot of detailed presentation. I hope we were able to strike
276 the right balance between trying to frame the issues and help the public
277 understand what's in this without belaboring the point, and allowing folks to get to
278 what they're here for, which is the comment on the plan.

279
280 I'll be happy to answer any questions.

281
282 Mrs. Jones - Thank you, Mr. Dale.

283
284 Mr. Dale - Thank you very much.

285
286 Mrs. Jones - I appreciate your comments. It's a lot to absorb, but
287 hopefully, you all have had a chance to take a look at this plan, you've been able
288 to evaluate its various parts. You know how big it is. It's a comprehensive plan,
289 and it covers all facets of Henrico County and the vision for the future. We
290 appreciate your time to be here tonight. We do have a list of folks who signed up
291 to speak. At this time, I would like to open the public hearing on the Draft 2026
292 Comprehensive Plan. I just want to remind everyone that each speaker will have
293 up to two minutes. You are welcome to use all two minutes, or if you can
294 succinctly state your opinion and input, that's fine as well. We ask that if you'd
295 like to make comments, that you make comments hopefully that are not repetitive
296 of many comments that have already been mentioned. We'd like to get as many
297 ideas as possible, and we'd like to hear individually from you. So, thank you
298 again for being here tonight. Mr. Secretary?

299

300 Mr. Emerson - Thank you, Madam Chair. As you have stated, we will
301 call out the individuals who have signed up. Currently, we have 24 on the list.
302 What I will do is I will call out the first three people. The first one in line, please
303 come forward. The second two be prepared to come forward. With that, the first
304 individual signed up is Mr. Champe Burnley, the second person is Ms. Jane
305 Koontz, and the third person is Ms. Lynn Wilson.

306
307 Mr. Burnley, if you would, state your name and address for the record.

308
309 Mr. Burnley - My name's Champe Burnley. I'm actually a resident of
310 the City of Richmond. I'm president of the Richmond Area Bicycling Association. I
311 certainly am glad to be here tonight. RABA has approximately 800 members,
312 many of whom live in Henrico County. As I said, I am a native of Richmond. I was
313 born and raised here. I was born in 1960 and I lived in the West End. The reason
314 I bring that up is I'm old enough to remember that when living in the County really
315 meant giving up certain amenities, certain benefits, and certain accommodations.
316 Though Henrico County certainly has a number of benefits to provide to its
317 citizens, when it comes to riding a bicycle or walking, I would contend that the
318 County falls a little bit short of its neighbors in the offerings that are offered
319 currently. Living in the city, I can conveniently and safely ride my bike to
320 Carytown, I can buy groceries, I can ride over to Libby and Grove for a nice
321 lunch, or ride to the mall to do some shopping. I contend that in the County right
322 now, I probably would not feel very comfortable or safe doing that. As a matter of
323 fact, I wanted to mention today that it's been a cold few weeks, and I got out
324 today, got on my bike. I did my banking today, I went and had lunch. I stopped
325 by and had a dental appointment. I could do that because the city's done a great
326 job with the accommodations and the facilities that allow people to safely get out
327 and walk up and down the streets, and to ride their bikes. I didn't have to fight
328 traffic. I didn't have to drive in circles looking for parking. I didn't generate any air
329 pollution. I didn't use any foreign oil. And I didn't raise my blood pressure fighting
330 traffic. What I did do is I got some fresh air, I got some exercise, I got my errands
331 accomplished, and I enjoyed a beautiful day. Right now, again, I really feel that in
332 Henrico that would be difficult to do, and that's why I'm here tonight. I look at
333 places like Short Pump and what's going on out there. It's really becoming, in my
334 opinion, a nightmare. I wouldn't even want to think about trying to walk across
335 Broad Street without calling my life insurance agent first to get a safety okay on
336 that. It's almost kind of a Tyson's Corner with all the sprawl and all the traffic. I
337 question if that's really what Henrico County wants to look like.

338
339 When it comes to getting around by walking—

340
341 Mrs. Jones - Mr. Burnley, you'll have to—

342
343 Mr. Burnley - Yes ma'am. Great. Let me say this. I actually have
344 some recommendations where I think the County could do a great job. First and

345 foremost, I ask that the Planning Commission embrace fundamentally bike and
346 pedestrian facilities at all levels for your plans.

347
348 Mrs. Jones - Thank you, Mr. Burnley.

349
350 Mr. Burnley - Okay.

351
352 Mrs. Jones - That's the end of your time.

353
354 Mr. Burnley - Okay. Can I give you a copy? Can I pass these out?

355
356 Mrs. Jones - You may hand that to staff.

357
358 Mr. Emerson - The next speaker will be Ms. Jane Koontz, followed
359 by Lynn Wilson.

360
361 Ms. Koontz - My name is Jane Koontz. I live at 9184 Hoke Brady
362 Road in Varina. I wish to commend Henrico's Planning staff on their hard work in
363 producing the proposed 2026 Plan, for their patience and graciousness in
364 providing time and information to us, especially Joe and Jean; and my
365 supervisor, Mr. Donati in providing extra public process with his September town
366 hall meeting. I'm pleased with the proposed 2026 Plan smart growth language
367 and its goals. If only the verbs were stronger. There should be more "shoulds,"
368 instead of "coulds." I'm also pleased with the new mixed-use categories—Urban
369 Mixed-Use, Traditional Neighborhood Design, and Suburban Mixed-Use. These
370 new land use categories move Henrico in the right direction, as long as their
371 location occurs in areas near the City of Richmond, such as Tree Hill and
372 Rocketts Landing. However, locating a dense mixed-use development at Wilton
373 or Varina Farm, or anywhere east of highway 295 is not an intelligent way to
374 grow; our existing infrastructure will simply not bear it.

375
376 I request that the planners revisit these locations. Dense mixed use land
377 categories should not be used to line the pockets of developers or large
378 landowners. Our agricultural base is being depleted through the excessive
379 targeting of future growth to Varina. We know it's coming. The last magisterial
380 district containing a significant amount of farmland and forest, and very last in the
381 County. We know nationwide—and you've heard it a thousand times—for every
382 dollar collected in revenue from the residential sector, local governments spend
383 more than a dollar to provide community services. For every dollar collected in
384 revenue from farmland, forest, and open space, local governments spend less
385 than a dollar for community services. This is a no-brainer. All Henrico taxpayers,
386 including West Enders, are going to pay through the nose for the excessive
387 growth targeted in Varina. I have some more to say, but I'm sorry. Thank you.

388
389 Mr. Emerson - The next speaker will be Lynn Wilson, followed by
390 Irvine Wilson, and then Jeanne McNeil.

391
392 Ms. Wilson - Lynn Wilson, 680 Crib Lane, Varina District. Good
393 evening. Call me naïve. I believe we all share a collective responsibility for
394 stewardship of the unique part of the planet that happens to be bounded by
395 Henrico County. Furthermore, I believe that responsible stewardship of our
396 natural resources need not conflict with economic development priorities, or with
397 meeting the County's fiscal responsibilities.

398
399 Two specifics. The Upland area south of Portugee Road is critical as a recharge
400 area for wetlands that support rare plants and communities. Most notable about
401 the plants is a globally rare swamp pink, federally listed as threatened, and in the
402 state as endangered. This rare flower and natural area are part of the Elko Tract,
403 one of the County's prime economic development sites. In recent
404 correspondence with Virginia Secretary of Natural Resource, Mr. Hazelett
405 maintains that these resources are adequately protected, and furthermore, that
406 the County has no intention of taking or permitting any action to be taken that
407 would subject the tract to environmental degradation. Yet, while the 2026 Land
408 Use Plan shows the bottom land in the area as protected, it still designates the
409 vital Upland area as Planned Industrial. At minimum, the Comprehensive Plan
410 should be amended to reflect Mr. Hazelett's promise to protect this ecologically
411 important plant community. Even better the entirety of this precious part of
412 Henrico County should be permanently protected as the White Oak Swamp
413 Natural Area Preserve as proposed by the Commonwealth. It's simply the right
414 thing to do. Thank you.

415
416 Mrs. Jones - Thank you.

417
418 Mr. Emerson - The next speaker will be Mr. Irvine Wilson, followed
419 by Jeanne McNeil, and then Richard McNeil.

420
421 Mr. Wilson - My name is Irvine Wilson. I live at 680 Crib Lane in
422 Sandston. I grew up on my family farm right there near Sandston on Meadow
423 Road in the East End. The Chickahominy River flows through the back of our
424 place, and as a consequence, I've spent my entire life exploring, and hunting,
425 and fishing, and paddling in the Chickahominy and the surrounding areas. The
426 Chickahominy is an ecological and historical gem, and Henrico is quite blest to
427 have it as a part of the County. If you fly over the County, or go to Google Earth,
428 or you even look at the future Lane Use Plan, you'll see a swath of green
429 bordering the northern part of the County. Most of that green is a largely
430 unbroken forest that is a fabulous habitat for wildlife. It helps clean our water, it
431 helps clean our air, and it's a great inspiration just to gaze upon it at the few
432 crossings where you can actually see it in the County, and a couple of parks as
433 well. That green space also happens to be one of the few large contiguous
434 blocks of forest that remains in the area. It's one of the largest blocks of
435 contiguous forest. The County, in the draft plan, has designated it as—and quite
436 appropriately so—an environment protection area. I appeal to the County to take

437 a step further and establish that as a special focus area. This Chickahominy
438 quarter should include the entire—

439
440 Mrs. Jones - Your time is up.

441
442 Mr. Wilson - Okay.

443
444 Mr. Emerson - The next speaker will be Ms. Jeanne McNeil, followed
445 by Richard McNeil, and then Tom Smith. The chairlady and I were just discussing
446 a way to possibly signal to the speaker when your time is close to up. Possibly
447 the last 15 seconds, the chair will raise her hand and kind of give you a heads up
448 that you need to be wrapping it up.

449
450 Mr. Branin - Mr. Secretary, could you just state 15 seconds? If
451 they're reading—

452
453 Mr. Emerson - I can.

454
455 Mr. Branin - —they may not see you raise your hand.

456
457 Mr. Emerson - Certainly I can. All right.

458
459 Ms. McNeil - I'm Jeanne McNeil. I live at 4600 Nine Mile Road. I'm
460 in a National Register property, one of the few in Henrico County. I have a
461 concern about the disconnect between the text of the plan and the actual land
462 use map, the proposed designation. I have one good example, which is our
463 neighborhood. We have five historic homes in our neighborhood, one on the
464 National Register, and yet in the 2026 Land Use Plan, in spite of the fact that I
465 believe in Chapter 6 you identify that you're going to look at quality and character
466 of neighborhoods, and then also historic resource identification and preservation,
467 our neighborhood with five historic homes, including one that's on the National
468 Register, on the 2026 future land use map, it's slated for Office/Service. I've
469 brought this to the attention of a number of folks. This land was in the 2010 Plan
470 zoned for Office/ Service, and it was acknowledged that that was an
471 inappropriate zoning. Since 2000, we've gotten our neighborhood zoned back to
472 residential, and then 18 acres were just zoned back to residential last year. But
473 yet the 2026 Land Use Plan shows this as Office/Service. This is one small
474 example, but my concern is how wide spread is this throughout this plan, where
475 the map is not acknowledging historic resources, natural resources. When you
476 look at the land use designations, how are they lining up with what's in the
477 neighborhoods, and how are they preserving our neighborhoods and our
478 valuable historic resources. Thank you.

479
480 Mr. Emerson - The next speaker is Richard McNeil, followed by Tom
481 Smith, and then Walter Berry.

482

483 Mr. McNeil - Chairman, thank you for taking the time. I'm Richard
484 McNeil, 4600 Nine Mile Road. I volunteer for the County, Parks and Rec, in the
485 Historic Preservation Advisory Committee, where we act in an advisory capacity.
486 We meet monthly with Parks and Rec staff, and we advise our supervisors on all
487 things historic preservation. This is information to be taken under advisement
488 only. The reason I state that is we have a wealth of historic preservation areas,
489 and cultural resources in Henrico County; however, they are not protected by
490 anything but a lick and a promise. By that I mean we're looking for some kind of
491 stronger language in the Land Use Plan to do more than acknowledge our
492 historical holdings, but actually do something to protect them for future
493 generations. What I would like to indicate that as stewards for our County, I
494 encourage everyone to volunteer and pay attention to historic resources. I
495 couldn't help but notice that in the 19 land use categories for this map, there
496 wasn't a single land use category indicating historic preservation unless it
497 happened to be a national park. What I would like to encourage the Planning
498 Commission to do is to embrace historic preservation. The present generation
499 expects this. It's what everybody is doing. It's our duty to future generations to
500 do this as well. Thank you for taking the time.

501
502 Mr. Emerson - The next speaker will be Mr. Tom Smith, followed by
503 Walter Berry, and Charlie Thomas. I will note that when I mention, you still have
504 15 seconds when I let you know, so you don't have to stop immediately.

505
506 Mr. Smith - Madam Chairwoman, members of the Commission,
507 thank you for the opportunity to speak. My name is Tom Smith. I live at 6402
508 Westham Station Road here in Henrico. I feel that it's in the best interest of the
509 citizens of Henrico County and the Commonwealth to strive for a comprehensive
510 plan that works to protect our natural resources within the County. I'm concerned
511 that two stated assumptions dealing with steep slopes and wetlands in the Draft
512 Comprehensive Plan will have direct and negative impacts on our citizens and
513 the Chesapeake Bay, and should be addressed. First, the Draft Capacity
514 Analysis in the Plan assumes that steep slope lands will be included in the built
515 area. Numerous localities throughout Virginia and beyond have enacted steep
516 slope ordinances because development on steep slopes has proven to result in
517 increased soil erosion and storm water runoff, directly impacting water quality.
518 Not only is this a problem today, but the best scientific evidence available
519 indicates a better than 90% chance that climate change will bring increased
520 storm events to Virginia, thus exacerbating the problem. The Virginia Climate
521 Change Action Plan just completed called for state agencies and local
522 governments to prepare for and adapt for climate change. Secondly, the Draft
523 Capacity Analysis assumes that development will occur on 50% of the wetlands
524 that occur outside of the floodplain. Chapter 8 in your Natural Resources Comp
525 Plan clearly states the values that wetlands provide to all of us. I couldn't say it
526 better than it's already been written.

527
528 Mr. Emerson - Fifteen seconds.

529

530 Mr. Smith - In addition, wetlands are not recognized as providing
531 very significant benefits for climate change because of the carbon sequestration
532 value—

533

534 Mrs. Jones - Thank you.

535

536 Mr. Smith - —that they provide. Thank you.

537

538 Mr. Emerson - The next speaker will be Walter Berry, followed by
539 Charlie Thomas, and then Lloyd Vye.

540

541 Mr. Berry - Walter Berry. 7021 Osborne Turnpike. Members of
542 the Commission, thanks for my two minutes. My concern is transportation. Most
543 of Eastern Henrico and anyone further out Route 60 will find a way to 64, but the
544 rest of those closer in will continue on down Williamsburg Road. Darbytown Road
545 has either been completed in the last five years or just being built—Darbytown
546 Meadows, Eagles Nest, New Market Village, Windsor Oak, Castleton—many,
547 many folks who are just being added. New Market Road, Route 5 on many plans,
548 shows its need to be four lanes in itself. Osborne Turnpike and further south
549 towards the river, starting from Rocketts Landing, Tree Hill Farm. Wilton on the
550 James, Olde Colony Estates, Villages at Osborne, Settlers Ridge, represent
551 25,000 people or more, easily. Route 60, Darbytown Road, and Route 5, all
552 these collect, basically, on a tight turn; we can call it a postpone at Main Street.
553 At that point, it's a lot of businesses and residents, 10-foot sidewalks. You got a
554 door. You're trying to take all this from Route 60, and Darbytown Road—just a
555 tremendous amount of people, traffic coming in that small little tight section.
556 There is nothing on any plan anywhere that has given us any resolution to getting
557 us into the City or onto 95. Tree Hill Farm, I spoke out against that. I went
558 because of that same issue. Being on Osborne Turnpike, you realize that we're
559 divided up in 3, 6, 12 or huge estates, this farmland. As you go down, you'll see
560 there are 60 homes basically on about 10 acres. We realize how out of place
561 that one development is. Basically, I just feel like there needs to be a good
562 resolution for this traffic before any more development's allowed in the 2026
563 Plan. Basically, what happened in the far West End, Short Pump area—

564

565 Mrs. Jones - Thank you.

566

567 Mr. Smith - —should be a testimony to why you should fix this
568 first.

569

570 Mr. Emerson - The next speaker will be Charlie Thomas, followed by
571 Lloyd Vye, and then Nicole Ellis.

572

573 Mr. Thomas - I'm Charlie Thomas. I'm at 7908 Shining Circle,
574 Henrico County, Virginia. I want to thank the Board for the opportunity to speak

575 tonight. In Henrico, I'm a driver, I'm a cyclist, and a pedestrian. I'd like to make a
576 comment on the transportation part of our plan. I think as far as roads, we are in
577 good shape for the most part except for Short Pump right here, which is Tyson's
578 Corner South now. You see a very strong lack of facilities for cyclists and
579 pedestrians. I think a couple folks mentioned cycling tonight. Many communities
580 have a lot of cycle trails and whatnot. I'd like to see it in Henrico as well. If you
581 look at the environment and transportation, we also look at our carbon footprint.
582 This is becoming a hot topic in our new plans these days. So, I would like to
583 know what the County plans to do as far as reducing its carbon footprint in terms
584 of improved traffic engineering, ultimate transportation or other means. I did
585 notice the plan dependence on GRTC as the mass transit, but is that the only
586 alternative? Another thing that was mentioned in the plan was making Broad
587 Street more walkable. I'm not sure what that meant. Of course, West Broad is a
588 VDOT road and not a Henrico Road. What can we do to improve facilities along
589 there? I note there have been several pedestrian fatalities, and bicycle fatalities
590 in the past 10 or 15 years, yet nothing's done out there. There are well-worn
591 paths on both sides of Broad Street, and also on some side roads feeding into it
592 such as Wistar where there are a number of notably new Americans who walk
593 back and forth there on narrow paths that are likely targets for pedestrian hits. I'd
594 like to see those things included in the plan, what can we do to improve these
595 things. Thank you.

596

597 Mrs. Jones - Thank you, Mr. Thomas.

598

599 Mr. Emerson - The next speaker will be Lloyd Vye, followed by
600 Nicole Ellis, and then followed by Joseph Catz, I believe.

601

602 Mr. Vye - Thank you, Mr. Secretary, Madam Chair, and the
603 Commission members. Lloyd Vye, 3015 Birchbrook Road in the Brookland
604 District right near this building. I'm the statewide vice president of the Virginia
605 Bicycle Federation, and also a member of the Richmond Area Bicycling
606 Association. I'll be concentrating on the section on transportation with the pages
607 in the 170's. I used to be criticized all the time as being from Henrico County,
608 probably the least bicycling and pedestrian-friendly place in the Commonwealth. I
609 have to say that that's starting to change, and I'm very much encouraged by
610 some of the things I've seen. We've always had U. S. Bike Route 1, and U. S.
611 Bike Route 76 come through a portion of this county. Now they are fully signed,
612 100% signed, and that's a tribute to the Transportation group here in this county
613 who's worked with me to get that done. In pedestrian matters, we do have a long
614 way to go. Right here on Hungary Spring Road, I'm thrilled to see what has been
615 done on this particular widening project from Staples Mill on to Broad Street. We
616 see sidewalks, we see pedestrian crossing signals—unheard of in this county,
617 and that's tremendous. We applaud you for that, and we hope to see it continue.
618 The verb in there that I saw—I think it's on page 177—is “require” the developer
619 to put a sidewalk along all arterials, and I applaud you for that. That will be a
620 tremendous improvement over the conditions we have on, say, Wistar Road, as

621 Charlie has just mentioned. I live and go through there all the time, and it's really
622 pitiful to see the people pushing baby carriages and so on off to the side of the
623 road trying not to get hit. So, let's keep it going for the bicycling—

624
625 Mrs. Jones - Thank you, Mr. Vye.

626
627 Mr. Vye - —and for the pedestrians. Thank you.

628
629 Mr. Emerson - The next speaker will be Nicole Ellis, followed by
630 Joseph Catz, and then Bob Gunst.

631
632 Ms. Ellis - Thank you. If possible, before you start the clock, I'd
633 like to point out that as citizens we've been asked to read multiple drafts of a
634 more than 300-page technical document, prepare a statement, and in our case,
635 hire a sitter, fight traffic, and get here to be told we only have two minutes. I think
636 that's unreasonable. And frankly, I think it's borderline insulting. I will do this as
637 efficiently as I possibly can.

638
639 This land use update process began with a survey designed to determine what
640 Henrico residents want for their county's future. The survey was conducted by
641 Mr. Dale's company. They were analyzed and distilled by that company into a 12-
642 page document.

643
644 Mr. Branin - Ms. Ellis?

645
646 Ms. Ellis - Yes.

647
648 Mr. Branin - May I interrupt you for one second?

649
650 Ms. Ellis - Sure.

651
652 Mr. Branin - State your name and address please.

653
654 Ms. Ellis - Sure. My name is Nicole Anderson Ellis. I live at 1431
655 Chaffins Bluff Lane. I didn't give my name because it's long and I don't have a
656 lot of time.

657
658 Mr. Branin - Understood.

659
660 Ms. Ellis - A couple of quotes from the survey summary
661 document created for the County. Quote, "Overall, 82% of respondents support
662 further restricting or managing new development in rural areas." I'll continue the
663 quote, "Not surprisingly, given such a large percentage, support was strong
664 across all categories of respondents that were analyzed for this summary. Those
665 categories include residents from all five districts, racial groups, and economic
666 groups." Eighty-two percent. Next. Ninety-eight percent of people who were

667 surveyed think that the minimum lot size should be at least one acre. That's a
668 compilation of those who think that it should be one acre and those who think it
669 should be more. Ninety-eight percent a minimum of one acre. Next. Fifty-three
670 percent rated environmental issues as quote-unquote, "very important." That's
671 more than rated economic development issues as important. When asked to rank
672 their top issues, 40% named land use. That's twice as many as named
673 transportation. Quote, "Items that do not appear to be of great concern are the
674 availability of housing." Quote, "There was clear-cut support for preserving
675 environmentally-sensitive areas." Quote, "The comments contributed include
676 worries about too much growth, and unraveling the social fabric." Further
677 restriction on development, protecting rural areas, less growth, lower density—
678 this is what your constituents say they want. In effect, this land use plan does the
679 opposite. Is there anyone present who would defer their two minutes to me?
680 May I continue?

681
682 Mrs. Jones - I would like to make just a small comment. In trying to
683 formulate tonight, we know that your time is valuable. We thought we would give
684 a prescribed amount of time in order to get concerns of the speakers. We
685 thought there were so many opportunities to discuss this, we thought we'd come
686 to this meeting with just the targeted comments. There are a lot of things to be
687 said. It is within our discretion to go ahead and modify this arrangement that
688 we've made tonight. However, I want you to understand that our two-minute time
689 limit was in an effort to make this an efficient input session, and that's what we're
690 trying to do, not to stifle comment. So, knowing that you had two minutes, I was
691 hoping that folks in the audience would think about their comments, and target
692 that to the two-minute time period since you knew that was what you had. That's
693 the reason behind it.

694
695 [Several mumbling voices.]

696
697 Mrs. Jones - Just a moment, please.

698
699 [Male voice speaking off mike—"She can have my two minutes.]"

700
701 Mrs. Jones - Pardon?

702
703 Mr. Emerson - I have no idea where he falls on the list.

704
705 Mrs. Jones - Okay.

706
707 Mr. Emerson - Oh, yes, we would have to do that. Now, to 27
708 speakers.

709
710 Mrs. Jones - Okay. Also, you must understand that as we planned
711 this session, we had no idea whether there would be 20 people here or 120.

712 Please understand the reasoning behind these guidelines we've drawn. Now,
713 with that in mind, if someone would like to yield their time.

714

715 Mr. Emerson - We'd have to have a name. Okay.

716

717 Ms. Ellis - I don't have that much more to say.

718

719 Mr. Emerson - All right, how many are we—Mr. Catz? Okay. All
720 right. We'll let you go with that and see if you finish in two minutes.

721

722 Mrs. Jones - Will that suit?

723

724 Ms. Ellis - Yes, thank you.

725

726 Mrs. Jones - Okay. You're welcome.

727

728 Ms. Ellis - So, to recap, that's what your constituents say they
729 want. In effect, this land use plan does the opposite. It gets rid of the prime
730 agricultural designation. It gets rid of it. It replaces it with prime agricultural slash
731 rural residential, which is an invitation to developers to come out and build more.
732 It takes the environmentally-sensitive James River corridor and converts
733 stretches to high-density development. That corridor, culminating with the vast
734 relabelling of more than a thousand acres at Varina Farms, which has been
735 mentioned already tonight, from Prime Agricultural to Suburban Mixed-Use—
736 essentially Short Pump East. That is leapfrog development, which Mr. Dale
737 mentioned earlier was trying to be avoided. In the next draft, I invite this Body to
738 correct these errors, to listen to the residents you represent, and to make three
739 changes. One, put the prime agricultural designation back on the map. Two,
740 erase the clearly inappropriate Suburban Mixed-Use designation from Varina
741 Farms and the remaining open space in the James River corridor. And three,
742 remind major landowners that while they are free to divide and develop their
743 land, it is not the responsibility of the County to rewrite the Land Use Plan to help
744 individual landowners maximize the profitability of their property, particularly
745 when the changes in question fly in the face of the vast majority of County
746 residents' desires. Thank you.

747

748 Mrs. Jones - Thank you, Ms. Ellis.

749

750 Mr. Emerson - All right. The next speaker will be Mr. Bob Gunst,
751 followed by Michael Keegan, and then Henry Nelson. I believe the Commission
752 probably has already received this, or reported it to them already, Mr. Gunst.

753

754 Mr. Gunst - This is new. This has been revised from one as recent
755 as two days ago. My name is Bob—

756

757 Mrs. Jones - State your name and address, please.

758

759 Mr. Gunst - Yes ma'am. My name is Bob Gunst. I'm here on
760 behalf of Suzanne Smith and Sharon Shiner, who are the owners of 12321 Kain
761 Road, Three Chopt District. As the handout states, we have simply been
762 studying the Concept Plan and the Thoroughfare Plan, and we believe that we've
763 found an alternative alignment which better accommodates future growth. It's
764 difficult to imagine some of this growth right now during these difficult economic
765 times, but looking down the road, we feel that this plan clearly does that, and will
766 not conflict with things such as the future interchange, and widening of 64 to
767 accommodate that. Also, it fits nicely. We would like for you to consider it
768 carefully. I yield the balance of my time.

769

770 Mrs. Jones - Thank you very much, Mr. Gunst.

771

772 Mr. Emerson - The next speaker is Michael Keegan, followed by
773 Henry Nelson, and then Margie Swart.

774

775 Mr. Keegan - Madam Chairman, my name is Michael Keegan. I live
776 at 2844 Hampton Woods Drive in Henrico County. I live just about a mile south of
777 Short Pump Mall. I've been living in that area for the last 16 years when I moved
778 to Henrico County. When I was in high school and college, I bicycled a lot,
779 including as my primary transportation to work. When I moved to Henrico County,
780 I just sort of stopped bicycling because I could not find a safe place to do so. I
781 hooked up with the Richmond Area Bicycle Association a couple years ago, and I
782 started bicycling some, mostly on the edges of Henrico County because in larger
783 numbers, you're less likely to get hit in traffic because there will be a witness if
784 you get hit. That was truly what gave me the courage to start bicycling again. I
785 started bicycling to work after studying maps for hours trying to find a safe way
786 between my house in the Short Pump area and my work just north of 64 and 95
787 on the north and east side of both of them. When I went to work, I found other
788 bicyclists would say, "How did you get here? There's no safe way to get here." I
789 found it a primary concern among bicyclists as not just the exercise portion of it,
790 but is there a safe way to do it. What I come here today to ask you is to consider
791 building bicycle corridors that would make it safe for people to bicycle. Not only
792 will the people in places like where I work come out of the woodwork and say,
793 "Hey, I'd like to do that, too," but also it would be safer for the cars. As some of
794 you may have seen, if you get five bicyclists in a row, it holds up the cars behind
795 them. It's hard to pass five bicyclists in a row. I encourage you to build bicycle
796 corridors that make it safe for people to bicycle to work. Not only would it be
797 good for environmental reasons, it would also be good for our health reasons.
798 So, my encouragement here today is to do this. It can be done, it has been done
799 in major European cities, and some United States cities, although I fully admit not
800 a lot of them. It would be an outstanding thing for Henrico County. Thank you.

801

802 Mr. Emerson - The next speaker is Henry Nelson, again followed by
803 Margie Swart, and then Sonja Ingram.

804

805 Mr. Nelson - Than you very much. I'm Henry Nelson, 3600 New
806 Market Road. There are several things I want to bring to your attention tonight
807 and format any presentation of the following chronology. One, the historic
808 preservation ordinances need to be part of this land use plan, otherwise, historic
809 preservation is left up to the good will of the current and future property owners.
810 It's not sufficient. Open space designations are not sufficient in certain areas, and
811 they need to be inclusive. Cornelius Creek in and around the Morton Property
812 needs to be inclusive, including the abandoned Bickerstaff Road, otherwise infill
813 subdivision development will happen, like it's happened similar to nearby
814 properties. Turkey Island Creek south of Route 5 needs to be included, very
815 historic. And Runnymede property, currently owned by the County, 1,000 acres,
816 needs to be designated Recreation, along Willis Church Road. I'm opposed to
817 the Commercial Arterial designation of 295 and Route 5 southwest quadrant. I
818 feel like this would give a big box destination to Route 5, which we do not want,
819 nor do we desire. I believe it should be frozen with its current designation on the
820 land use map of 2010, which is office space development, Office/Service, and
821 Rural Residential. Route 5 we hope to service local residents with tourism and a
822 commercialism sufficient for the residents in and of the community. Also, I'm
823 concerned about open space further in that, and the Suburban Mixed-Use,
824 Traditional Neighborhoods, and Urban Mixed-Use, that percentages of open
825 space be inclusive and specific. I would recommend 30 to 40% in each of those
826 categories because we believe in having density, but not without amenities. No
827 one wants to just walk out into an open faced wall when they leave their
828 residential area, nor should they. So, I think we need to do the various things
829 that we've included—encouraging rural preservation, protecting natural historic
830 resources, and making those inclusive percentages part and parcel of that which
831 we do. Otherwise, what we may find is that what we've designated is simply a
832 placebo and not a plan at all. Thank you.

833

834 Mrs. Jones - Thank you very much, Mr. Nelson.

835

836 Mr. Emerson - The next speaker is Margie Swart, followed again by
837 Sonja Ingram, and then followed by Nelda Snyder.

838

839 Ms. Swart - Good evening. I trust that the planners that I spoke
840 with in the last couple of days will take my comments into consideration, and I'll
841 also have a few words with Mr. Branin after the meeting. I would like to defer my
842 two minutes to those that worked so hard and prepared their information to be
843 presented. Specifically any of the eight or nine that were cut off before me, I
844 would like for them to have my time. I was particularly interested in the first
845 gentleman that seemed to have a lot more to say and was cut off.

846

847 Mrs. Jones - Thank you, Ms. Swart.

848

849 Mr. Emerson - The next speaker will be Sonja Ingram.

850

851 Ms. Ingram - Hello. My name is Sonja Ingram. I am the field
852 representative for APVA Preservation Virginia. APVA is based out of Richmond.
853 It was formed in 1889, and it is the oldest statewide historic preservation
854 organization in the country. I'm here to speak in support of protecting the historic
855 resources in Henrico County, and archeological sites. I'm not a Henrico County
856 resident, but I am speaking from a statewide preservation perspective. I just want
857 to make a couple of quick points. Historic preservation and land preservation are
858 not obstacles to progress. People often see historic preservation as the halting of
859 the use of a property, but this is not true. All across the United States and
860 Virginia, historic structures have been saved, renovated, and are being used for
861 a variety of individual and viable community uses. So, not only does historic
862 preservation and land preservation through PDR or TDR programs preserve
863 what is unique about a community, it also can enhance the economic viability of
864 a community through, for example, heritage tourism. We've seen this done all
865 over Virginia in Albemarle County and Halifax County. I also want to point out
866 that the historic resources and archeological sites here in Henrico County are no
867 less important than the sites in the communities that have used historic
868 preservation effectively. Another quick point that I want to make is that ATVA
869 strongly feels that historic preservation needs to be and can be melded
870 effectively with all areas of planning. This is, you could say, a new era, and all
871 counties and towns and communities need to think progressively and intelligently.
872 Comprehensive plans are meant to plan for the future. Henrico County needs a
873 smart process to utilize and save their historic scenic assets.

874

875 Mrs. Jones - Thank you, Ms. Ingram.

876

877 Ms. Ingram - Thank you.

878

879 Mr. Emerson - The next speaker is Nelda Snyder, followed by A. R.
880 Goodwin, and then Annette Price.

881

882 Ms. Snyder - Good evening, Madam Chairperson, Commissioners,
883 Mr. Jernigan, Mr. Emerson. And thank you, staff, for all your work. I am Nelda
884 Snyder, and I am representing the Varina Beautification Committee, and would
885 like to speak to you specifically about our Route 5 corridor. This is Henrico's
886 historic byway. Its preservation is so important, and it's enhancement. It is what
887 we have that could be of such benefit to us. If you would close your eyes for just
888 a minute and try to see a woodland path along the north shore of the James
889 River, and Chief Powhatan striding along. That's this byway. That is its origin,
890 and that's our history and what we have to promote. It can do so much for
891 Henrico, the historic preservation, the historic sites along the byway. It's tourism.
892 It's dollars. And it preserves our history at the same time. To do this, it's inherent
893 to envision, and to take action. As suggested in the 2026 Plan, Chapter 7, this is
894 #5 New Market Road Corridor Focus Area. Let us help you to do that detailed
895 study that we suggested, that visual inventory, and suggestions for standards

896 under an overlay district. Please, let's not waste any more time or any history.
897 There is a lot of indecisive language we can get rid of in there. We want to
898 change the "might," we want to change the "ifs, the "coulds," and the "potential,"
899 and we want to make all of those into actions. Let's make this unique, old,
900 historic highway into a treasure for Henrico County.

901

902 Mrs. Jones - Thank you very much.

903

904 Ms. Snyder - And get rid of the commercial arterial, okay? And put
905 in a bike trail.

906

907 Mr. Emerson - Next speak is A. R. Goodwin, followed by Annette
908 Price, and then Stephen Winks.

909

910 Ms. Goodwin - Madam Chairwoman, ladies and gentlemen. I'd like to
911 say before I start very quickly that in November of last year I spoke before the
912 Board of Supervisors to introduce a historic preservation study that I've
913 undertaken, and turned into them. I'm sorry. My name is A. R. Goodwin. I live at
914 1107 Greenview Drive. Pardon me?

915

916 Mrs. Jones - Thank you.

917

918 Ms. Goodwin - Thank you. Anyway, last November, I spoke before
919 the Board of Supervisors because I've done a historic preservation study. I had
920 an associated online petition searchable under Henrico Historic on
921 iPetitions.com. But somehow, no mention of the statistics I'm about to give, or
922 the petition I introduced made it into the Board minutes. So, I'm here again. In
923 Henrico, we have physical evidence remaining from over 300 years of history,
924 not just locally, but nationally-important history. In 1975, Henrico County
925 undertook a survey of our county's historic resources. The resulting survey was
926 published in 1976, and again in 1978 under the Inventory of Early Architecture
927 and Historic and Archeological Sites in Henrico County. The survey gave
928 background information on 183 sites and structures in Henrico. By 1998, at least
929 85% of those resources were lost. In 1998, Henrico County published a new
930 inventory of early architecture, again detailing 183 resources. How is this
931 possible? Eighty-five percent of the 1998 inventory content was comprised of
932 newly-named sites and structures. Now, I don't begrudge anything that's been
933 newly listed, or is listed in the future; I think that's great. But as the evidences of
934 our county's rich history continue to be lost, new sites and structures are
935 proclaimed historic. We're up into the 1920's, 30's, and 40's now, by the way. By
936 early 2006, 15% of the 183 newly-named resources had also been lost. This
937 pattern still continues. I understand that the County is currently in the process of
938 planning—

939

940 Mr. Emerson - Fifteen.

941

942 Ms. Goodwin - —for a historic resources inventory update to be
943 undertaken. Making an inventory is not enough. If you face the extinction of
944 anything only by taking inventories, you'll end up with a list. And that's all we
945 have in Henrico now, sadly, a dwindling list. This takes active tools. If you review
946 the material I'm about to hand in, in my petition, I've come up with some tools
947 [goes off mike – inaudible].

948

949 Mrs. Jones - Thank you very much, Ms. Goodwin.

950

951 Mr. Emerson - The next speaker is Annette Price, followed by
952 Stephen Winks, and then Andy Edmunds.

953

954 Ms. Price - Hello, Annette Price, 6551 Barksdale Road. I don't
955 have anything prepared, but I'm just curious to know are people here who have
956 agricultural land already zoned, will we be required to rezone these lands into
957 these different fabulously colorful things that you're showing up there like
958 Traditional Neighborhood Development? I can't see my agricultural land with a
959 multi-story building on it. That's not going to happen. Also, next door to me
960 you're going to have higher-developed land with more multi-story buildings,
961 neighborhoods, residential things, but I'm seeing environmentally-protected
962 streams and creeks there. Who's going to monitor the runoff into those creeks?
963 That's a question. Who's going to monitor the runoff into those creeks?
964 Somebody? I've been monitoring mine.

965

966 Mrs. Jones - We are getting your input tonight. This is not a back-
967 and-forth question-and answer. We'd like your concerns.

968

969 Ms. Price - Okay. That is a major concern because I've been
970 having my water tested ahead of time to see what's going to happen later on.
971 Mostly, just where is the person who's saying, hey, your land is going to be this,
972 when I've already designated it as agricultural and I want to keep it agriculture.
973 That's what Varina is, agriculture, especially along the river corridor where we
974 are. Okay. If I have any time left, give it to somebody else who knows what
975 they're talking about.

976

977 Mrs. Jones - Thank you, Ms. Price.

978

979 Mr. Emerson - Ms. Price, you might want to visit with staff out in the
980 lobby. They can probably answer those questions rapidly for you. The next
981 speaker is Stephen Winks, followed by Andy Edmunds, and then Stewart
982 Goodwin.

983

984 Mr. Winks - Hi. Steve Winks. My family has been a long-time
985 resident of Varina. I'm now a resident of Richmond, but I'm a taxpayer in
986 Henrico. I own property in Henrico. I have three or four concerns, one of which is
987 the river frontage of Varina. We have roughly 20-some miles of river frontage. It's

988 probably one of the most important economic resources the county has in terms
989 of future potential for development, and very high-end development. My concern
990 is that when you look at the master plan here, I don't see how people would pay
991 a half million bucks for a lot, and put a million dollar house on a piece of property
992 looking at the river, and not have access to a lot of the amenities that were
993 perhaps available to other parts of the County. Particularly speaking, I'm
994 concerned about schools, where these people send their kids to school. And I'm
995 particularly interested in the whole context of what will this quality development
996 look like. So, the thought there is I'm hopeful that when you look at this master
997 plan, you might consider having some sort of constraints, or some sort of thought
998 put into what you expect to see from that particular vantage. The second thing is
999 history. Ditto to Nelda Snyder. When you talk about Henrico County, particularly
1000 Varina going back to 1611, we have more history in Varina than probably most
1001 states have. I believe that this is not only an important asset for Varina, but if one
1002 were to look at the city limits all the way through to Charles City County, we could
1003 literally have a presidential parkway that would honor—
1004

1005 Mr. Emerson - Fifteen.

1006
1007 Mr. Winks - —a lot of the presidents. The Randolph family hails
1008 from Turkey Island. Church Hill's mother was a Randolph, etcetera, etcetera,
1009 etcetera. So, I do think that we really should consider not just where we're going
1010 to have to have wider roads, but I think we should consider when we build these
1011 roads, actually do something dynamic like making a presidential parkway, or
1012 having traffic circles, the things that are very dynamic that would do some
1013 wonders for Henrico County, it would be a very, very big draw in terms of tourism
1014 and history, and with the reproduction of the old Henrico County Courthouse on
1015 Route 5, that could be part of one station in a series of stations that would take
1016 you through a series of historic sites. Thank you.
1017

1018 Mr. Emerson - The next speaker is Stewart Goodwin, followed—I'm
1019 sorry. Andy Edmunds. Excuse me. The next speaker is Andy Edmunds. I had a
1020 check by his name from an earlier comment. Andy Edmunds, followed by Stewart
1021 Goodwin, then Michael Czekajlo, I think. I can't read the spelling exactly.
1022

1023 Mr. Edmunds - Hi, I'm Andy Edmunds, 9510 Osborne Turnpike.
1024 Thank you for the opportunity to speak to you. Three words: rural historic district.
1025 This is a federal designation that would provide the opportunity for Mr. Emerson
1026 to put in his toolbox, the tools required to put out all the architectural standards
1027 and the guidelines that we need to protect especially the Route 5 corridor, from
1028 Route 5 to the river, from Curles Neck to Rocketts. This unique piece of land that
1029 we all are talking about, and know and love, has a great opportunity to be an
1030 economic development tool to attract more businesses to Henrico County.
1031 Quality of life is one of the number one things that businesses look for in trying to
1032 decide where they're going to relocate. We can create just an unbelievable,
1033 unique opportunity with bike trails, certain signage, a parkway with roundabouts,

1034 as everyone has mentioned. We have one chance to do this right, and it's
1035 already being squandered. Across from Tree Hill, which I think is a really nice
1036 development, vinyl boxes are being put on Route 5 now, it's just—The whole
1037 nature of the corridor is already starting to denigrate now. So, if we don't put tools
1038 in place now—I think overall I think they've done great work on the Comp Plan.
1039 It's a very thorough, well-thought-out plan, but there are certain tools that are not
1040 in the toolbox. As everyone has mentioned, there are a lot of what I would call
1041 namby-pamby language in here about "could," and you know, "possibly could,"
1042 instead of "will" and "shall". "Could" is a pacification word. "Shall" and "will" are
1043 satisfaction words. Those are my two recommendations. Rural historic district.

1044

1045 Mrs. Jones - Thank you, Mr. Edmunds.

1046

1047 Mr. Emerson - The next speaker is Stewart Goodwin, followed by
1048 Michael Czekajlo, and then Frederick Fisher.

1049

1050 Ms. Goodwin - Stewart Goodwin. I live at 6401 White Oak Road. The
1051 house that I live in could be considered historical, but I have not had it
1052 designated because it was hand-built by the original settlers of Elko. When I
1053 moved to Henrico County in 1979, I chose to live in Varina. During the 16 years
1054 that I lived in Varina, I got used to going out to downtown Short Pump, which we
1055 all know used to be wooded. I left the County in 1995 and returned in 2005, and
1056 was appalled at what I saw at the Short Pump area. I do not want Varina to
1057 become Short Pump. I've been reviewing the Comprehensive Plan. There is
1058 minimal open space and preservation because what's there is already there.
1059 There is nothing new added to it. If you've not been to Varina at night, you
1060 should go out there and watch the billions of stars, the cathedral of trees on Willis
1061 Church Road. People have moved out to Varina by choice because they want
1062 quiet, and they want the beauty of open spaces. The one thing that I'm asking
1063 you, which we have heard over and over again, is protect our open spaces. I also
1064 discovered today—I was told two years ago that White Oak Road during the
1065 sewer project on White Oak Road that there were no plans to widen White Oak
1066 Road. I have a County memo from a County employee stating that White Oak
1067 Road is targeted to be enlarged to a four-lane highway in 2011, which is only two
1068 years from now. I was lied to two years ago. I believe that the majority of the
1069 people who have input to the County have been ignored. We're just asking that
1070 you listen to what we have to say, and take into consideration and do what we
1071 ask. Thank you.

1072

1073 Mrs. Jones - Thank you, Ms. Goodwin.

1074

1075 Mr. Emerson - The next speaker is Michael—and if you'll help me
1076 with your last name, I would appreciate it. I don't want to murder it any more than
1077 I already have.

1078

1079 Mr. Czekajlo - [Off mike – inaudible.] [At mike.] I think I can do this
1080 presentation in either English or Polish, however you want it. All right. Thank you
1081 for giving me the two minutes. A wise man once told me everything looks good
1082 on paper. I commend everybody on their work. Not to begrudge the point, but I
1083 think a lot of you mentioned the wording being a little bit on the weak side. When
1084 I looked at the plan, just some general things before I get into specifics. I think a
1085 lot of the premises that were made were probably well before the current
1086 economic and energy crisis, which would address a lot of things in recreation,
1087 transportation, and so forth. I live out in the West End on the Nuckols Road
1088 corridor. In essence, what I wanted to use my two minutes for is to address
1089 concerns for my three kids in regards to recreation. There is a lot of building
1090 going on in the West End. It's been built up, you know, in that whole Short Pump
1091 area over time. There are a lot of people who are bikers out there. I'm a fellow
1092 cyclist. I'm afraid that we're not going to have any place to bike when you build
1093 more houses out in that area. It's getting tight already as it is. As it is, I can't walk
1094 to a park with my kids; I have to drive somewhere, which is a concern. Where do
1095 my kids go bike and play when I have construction going on two sides of my
1096 development, and eventually it will be on four corners. You can't cross Broad
1097 Street when I go shopping with them. So, if I'm over in Target, I can't cross the
1098 street without driving to go over to Whole Foods, which I think is idiotic,
1099 personally. I mean, it should have been planned for some walking bridges or
1100 crosswalks. I think there's a general disconnect between the plan and the quality
1101 of life people want based on your own statistics in the report, and based on the
1102 comments here. Just a thing about the environment, because people mentioned
1103 it. I'm not too concerned about destroying the environment, because you destroy
1104 enough of it, we won't be able to suffice as human beings. We die and the
1105 environment goes on, so I'm concerned about that. I am concerned about
1106 historic preservation, because we can do something about that now. My only
1107 recommendation here is—I'm sure that everything that's put in the plan is within
1108 rules and regulations, but instead of following trends of other places in the
1109 country, why doesn't Henrico be a trend setter?

1110
1111 Mrs. Jones - Thank you very much.

1112
1113 Mr. Emerson - The next speaker is Frederick Fisher, followed by
1114 Sheila Sheppard, and then Jason James.

1115
1116 Mr. Fisher - My name is Frederick Fisher. I live at 7000 Westover
1117 Road in Charles City County. I've been driving all of my life through Varina. I've
1118 enjoyed it very much. I have been the Charles City representative on the Varina
1119 Beautification Committee for 20 years. I would like to speak in favor of Route 5
1120 and of rural Varina, and particularly preserving your prime agricultural land. That
1121 adds greatly to Route 5, but it also adds to the quality of life in Varina. I think
1122 everybody who lives in Henrico would be better off if an area in Varina is
1123 preserved for agriculture, for forest, for a historic scenic highway. Thank you.

1124

1125 Mrs. Jones - Thank you very much, Mr. Fisher.
1126
1127 Mr. Emerson - The next speaker is Sheila Sheppard, followed by
1128 Jason James.
1129
1130 Ms. Sheppard - Good evening, and thank you for the opportunity to
1131 speak. My name is Sheila Sheppard and I live at 800 North 27th Street in Church
1132 Hill. I'm a resident of the city. I'm here to represent Partnership for Smarter
1133 Growth, a regional organization, a non-profit dedicated to smarter growth in the
1134 Richmond region. I would like to comment on the 2026 Comprehensive Plan. I
1135 would like to offer to everyone here tonight, and to you all, a word of advice that
1136 someone gave me about a year ago. That is, bring us in early and we'll be with
1137 you, bring us in late, and we'll be against you. I feel like in this case, even though
1138 the Comprehensive Plan has been up for review for several years, there hasn't
1139 been as much of a collaborative process as perhaps some people would have
1140 liked. I think there is evidence of that in the comments that we've heard tonight. I
1141 think it's commendable the efforts the staff have made in reaching out to the
1142 public and in also responding to our inquiries; however, I think we can do much
1143 better. I think that Henrico is a leader in so many other instances, and you can
1144 also be a leader in this. The City of Richmond with the recent Downtown Master
1145 Plan process and the charette process, really allowed citizens to roll up their
1146 sleeves—business owners, citizens, everybody—and say what do we want, what
1147 is our vision for the community. Offering to the public, hey, we've worked this
1148 out, we heard your survey. We didn't necessarily respond to all of that. Now
1149 wade through this 300-page document, try to make sense of this, and then get
1150 back to us on two opportunities. We would like a public discourse where people
1151 could ask you questions, and you could answer, and the whole group could hear
1152 what kind of questions were being asked, and what the answers were.
1153 Otherwise, what we're doing is we're operating in silos. And so many different
1154 groups and people are asking questions. There is no way for everybody to really
1155 participate and collaborate. So, I ask you in the next Comprehensive update
1156 process, and in other plans that you do, to be a leader in this and truly enliven
1157 the democratic process in this exciting time. As for specific comments, I'd like to
1158 echo so many of the comments that have been made today. I would like to
1159 request a map of potential infill development in some of the more built-up areas. I
1160 think that what we can do to mitigate and to reduce the need to expand—If it's
1161 okay, may I take some extra time offered up by some others here, just a few
1162 extra moments?
1163
1164 Mr. Emerson - We do have the one last speaker.
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1166 Ms. Sheppard - I'm sorry?
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1168 Mr. Emerson - We do have one last speaker.
1169
1170 Ms. Sheppard - Okay. So, I can take—

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Mrs. Jones - A little extra time that I'll grant you from—

Ms. Sheppard - Okay. Thank you, ma'am. I'd like to mention the need for a map identifying infill development opportunity. So, that's unused parking lots, and land if it's already developed that isn't being used to its highest and best use. So, the goal here that this land use map should reflect is that every single piece of land that we have in this County should be its highest and best use. So, some may be prime agricultural, and some may be for residential. Why don't we connect those areas? We've heard so much about the need for pedestrian/bicycle infrastructure. It costs 50 million dollars for one four-lane mile of highway, and it also costs 50 million dollars to retrofit an entire area for bicycle and pedestrian. So, we can afford to do this. In the West End, we need to connect with pedestrian and bicycle infrastructure, and perhaps explore some transit options such as Williamsburg Road. I'd also like to mention bringing it home to our children and our future generations that asthma rates have increased, obesity rates have increased, our air quality and water quality is at stake, and we really need to respond to the current economic crisis in investing in the communities that we already have, and not taking away from existing communities by building into new areas. Thank you very much.

Mr. Emerson - The next speaker is Jason James.

Mr. James - Good evening. Thank for the opportunity to address you. My name is Jason James. I live at 1401 Greycourt Avenue in Richmond. I spend a fair amount of time in Henrico County shopping, trying to ride my bicycle. I do ride my bicycle up Bike Route 1, and enjoy it a great deal. I've actually attempted to ride my bicycle on Broad Street, on Hungary Spring Road. I wouldn't do it again. I am an experienced bicyclist, but it's taking your life in your own hands. That's my way of simply suggesting that with regard to transportation, particularly—that means public transit, bicycling, pedestrian—that to me, I have to say the plan does not look like 2026. It looks like maybe 2006 or 1996. In other words, there's almost no commitment, from what I can tell, to making walking, biking, or public transit any real option for residents of Henrico. It's mentioned, but there's actually no real commitment. I think it's fairly clear, if you look at the data, that the kind of development that we have now and the kind of transportation that we use now is not the way we'll be doing it 20 years from now. It's just not. The realities are going to change, and we have to change with them. Thanks.

Mrs. Jones - Thank you, Mr. James. Is there anyone in the audience who wanted to sign up to speak and has not up to this point? Any further speakers? Have you been to the microphone to speak yet? You have two minutes.

1216 Ms. Lipford - My name is Virginia Lipford. I live at 6631 Osborne
1217 Turnpike. I agree with a lot of what the people have said here, but I'd like to make
1218 just one point, which I know Mr. Jernigan has heard me make before. As far as
1219 historic preservation goes, maybe we don't need to save every square inch of
1220 every battlefield everywhere. But please remember if you pave it over, you can't
1221 get it back. Please consider the historic resources in Henrico before we do a
1222 whole lot of new development that maybe we don't need. Thank you.

1223
1224 Mrs. Jones - Thank you very much, Ms. Lipford. Mr. Burnley,
1225 would you like to continue your comments? You've been given extra time by
1226 another one of our speakers.

1227
1228 Mr. Burnley - [Off mike – inaudible.]

1229
1230 Mrs. Jones - Sure. While he's getting ready to come back up to the
1231 microphone, this is what I'd like to do. Based on the number of folks that we
1232 have here tonight, and the time, if you've already spoken but would like to come
1233 back up to the mike to reemphasize a point, or to make a further point that you
1234 couldn't, anyone who would like to do so will have an extra minute to do that. I
1235 think that's the best we can do at this moment to accommodate within the
1236 timeframe that we have set for this hearing. Then we'll see how we are. Mr.
1237 Burnley?

1238
1239 Mr. Burnley - Thanks very much. Again, what I did want to say is I
1240 would ask that the Commission take a look at the Richmond Metropolitan
1241 Organization's Bike and Pedestrian Plan, which was drafted in 2004. It's a great
1242 document. There are some great recommendations. I would hope that you all
1243 could incorporate that in. And also, I had passed out an ordinance passed by the
1244 City of Richmond in terms of embracing bike/pedestrian facilities, green ways,
1245 blue ways, and paths. Again, I would hope that on a regional basis, we could
1246 work to connect these and form a network so that we can get some cars off the
1247 streets, and get some bikes out, and get people walking. Again, there are a lot of
1248 obese kids out there. Let's give them safe facilities so they can lead a healthy
1249 lifestyle. Thank you.

1250
1251 Mrs. Jones - Thank you, Mr. Burnley. Would someone else like to
1252 come forward? If so, you may want to come down towards the front of the
1253 auditorium, and then one by one come on up. Yes sir.

1254
1255 Mr. Wilson - I'm Irvine Wilson, and I spoke about the
1256 Chickahominy as a special focus area. I just wanted to finish my comments
1257 about that. The corridor should include the entire Chickahominy really very much
1258 as is shown on the map. It should include its major tributaries and wetlands, but
1259 also include a significant upland buffer. That's not really reflected in the map that
1260 is currently there. This special focus area should have as a vision to preserve

1261 the ecological, the historical, the aesthetic qualities of the Chickahominy, as well
1262 as the traditional uses of the area. Thank you.

1263
1264 Mrs. Jones - Thank you so much.

1265
1266 Mr. Vye - Lloyd Vye from the Brookland District again, just to
1267 finish with what I wanted to say before regarding interstate Bike Route 76, which
1268 goes, actually, all in Varina after it comes in from Hanover County. This is the
1269 Transamerica route. It is a big tourism attraction for people from all around the
1270 world. Coming from Astoria, Oregon, if they're going from west to east and
1271 ending up at Yorktown, which someone in their wisdom thought was the Atlantic
1272 Ocean. So, they're going coast to coast. I understand that Elko Road is on this
1273 plan to be made into six lanes. Elko Road carries interstate Bike Route 76 on it. If
1274 and when that happens, please have them put a shoulder or a bike lane. We
1275 don't have any bike lanes in the County, but a wide enough shoulder so that they
1276 can safely get through there if it becomes a high-speed highway. Then it goes on
1277 down by Willis Church Road, and Malvern Field Battlefield, and onto what will be
1278 the Virginia Capital Trail. That will be very nice for the last 50 miles of their route.
1279 So, thank you very much.

1280
1281 Mrs. Jones - Thank you so much.

1282
1283 Mr. Berry - Walter Berry, 7020 Osborne Turnpike. I know this is
1284 going to sound a little bit on the scathing side, but I do agree that some of the
1285 tighter densities of land use should be much closer to the city than further out. I
1286 did speak out against Tree Hill Farm mainly because of the idea of the traffic.
1287 The County's Land Use Plan for Tree Hill was suggested a maximum density of
1288 2.4 residents per acre. Tree Hill Farm ended up at 8.7, and it was approved.
1289 Anyhow, for those of us who have been in the County for a number of years,
1290 either grown up all of their life or been there lots of years, water and sewer goes
1291 past many of us in a lot of these new developments. As it goes past us, basically,
1292 we're shown the middle finger. Ignoring your own findings, and ignoring those of
1293 us who have been established in the County for a numbers of years, I just feel
1294 like that in itself together has shown that our residential devaluation—the current
1295 market's gone 13% while the rest of the County's gone down, you know, 2 to 5%.
1296 These decisions are basically made from the 2011 Plan. Don't allow this 2026
1297 Plan to do the same thing to us again.

1298
1299 Mrs. Jones - Thank you very much.

1300
1301 Mr. Kaatz - Hi. My name is Noah Kaatz, 2600 Yarnell Road,
1302 Varina. I have to say I was looking at the plan briefly last night, and what caught
1303 my attention was that you're looking at widening Charles City Road, widening
1304 Elko Road. I'm a member of Richmond Area Bikers Association, and I have to
1305 say that I hope that you're strongly considering putting bike lanes in. Right now I
1306 can almost ride my bike to where I work; that's one of the most attractive things.

1307 Other people have echoed on that sentiment here. I really hope you're
1308 considering making it easier for alternative forms of transportation—walking,
1309 biking—because it promotes so many good things—active lifestyles, getting cars
1310 off the road. I just hope you'll take a serious look at it. Thanks.

1311

1312 Ms. Goodwin - My name is A. R. Goodwin. I spoke before, and I just
1313 had one other quick thing to say. I live in Marion Hill. It's up off of Route 5. I
1314 guess we're right up above the Tree Hill lowlands. When my husband and I
1315 bought our house in 2006 and moved my 96-year-old grandfather in with us, I
1316 knew we were there for the long-term. I started working immediately in the
1317 neighborhood towards historic preservation goals. I was assured at that time by
1318 the Board of Supervisors and representatives of the Planning Department that
1319 during the Comprehensive Plan, our neighborhood would be looked at.
1320 Unfortunately, when I first saw the land use map, there was a TND (Traditional
1321 Neighborhood Development) over our area. Since then, the house I live in has
1322 also been added to the state and national landmarks—rather, the Register of
1323 Historic Places. Yet, the work that we've done in my neighborhood, getting a lot
1324 of people together, has sort of been ignored in that the TND designation has
1325 been downscaled, but only for part of our neighborhood, and not for the part in
1326 which my house sits and other potentially nationally- and state-listed properties
1327 site. I was at one work session of the Planning Commission and the Board of
1328 Supervisors last year in which Frank Thornton suggested that perhaps some
1329 residents could be put on an advisory panel. I see a lot of the same faces here
1330 tonight that I've seen over and over, and so that's just another idea.

1331

1332 Mr. Jernigan - Ms. Goodwin, before you leave, when you spoke to
1333 me about the TND designator in a meeting with Mr. Emerson, we pulled that off.
1334 If it's not completely off—

1335

1336 Ms. Goodwin - It's not that the TND is gone, it stepped most of our
1337 neighborhood down to SR-1. Unfortunately, that's like my and my closest
1338 neighbors having worked for over two years to protect something that's two
1339 blocks away from us. There was a list on that map saying these are the historic
1340 bounds of Marion Hill, outside of which myself and some of our neighbors fall.
1341 We all consider that our neighborhood, and live in that area. Like I said, our
1342 house is listed, other houses in our portion of the neighborhood are potential for
1343 the state and national registers, but that's still SR-2. That's not really good for a
1344 historic overlay district.

1345

1346 Mr. Jernigan - Mr. Donati was in the meeting with us. We discussed
1347 that and pulled off the TND. I think what you told me the time before was you
1348 wanted to go back to the designator it was before. I thought that's what we
1349 changed it to, but I will look into it for you.

1350

1351 Ms. Goodwin - There's a line on the map. I've sent it to staff, and
1352 they've been very helpful. Thank you for your question.

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Mr. Jernigan - We'll look into it.

Mr. Nelson - Henry Nelson. I just wanted to expand on a couple of things I'd mentioned earlier. One, the Runnymede property we currently own, the County does 1,000 acres, we wanted that designated for Open Space/Recreational because if we look at the potential Henrico has for a designation for Civil War history, Runnymede is essential for that preservation element because of the fact that it's in between Glendale and Malvern Hill, which is a very important site throughout the nation, and perhaps is significant, if not more so, than Gettysburg and others that we recognize. Also, in adding open space to some of those density areas that you have with percentages, it gives a person a chance to have some amenity they currently do not have. Please, look at Route 5 as a special corridor interest that we have, and we do not want it to be a box designation as commercial arterial would be. We want to give that special emphasis—do not want, do not want. Thank you.

Ms. McNeil - Hi. Jeanne McNeil. I have one other issue. We want to know what the fiscal impact of the changes in this plan are on a per-annum basis over the next ten years, and who will be paying for them. The neighborhoods and the taxpayers in the existing communities are likely to foot the bill, but not realize any of the benefits in the neighborhoods. When I see new developments that are proposed and projected, I know my taxes will go to pay for the infrastructure for those new neighborhoods. I know my neighborhood is not going to be considered, and is not going to benefit from that increase in taxes. That's a concern. Thank you.

Mrs. Jones - Thank you. Is there someone else who would like to address the Commission at this point? Yes.

Rev. Martin - Reverend Marcus Martin. I reside at 3840 Dominion Townes Circle. Pastor of New Bridge Baptist Church, 5807 Nine Mile Road. I am here with concern to the existing infrastructure that exists in the New Bridge community up and down the Nine Mile/Fairfield corridor. We have crime there. We are plagued with certain illnesses. My concern is that persons are not able to get out of the community who do not have transportation. It is not accessible to them, and I don't see anything in the plans that will provide sidewalks, biking trails in those areas as well for those persons to have access to White Oak down Laburnum where the transit does not run. My concern is that while we're building, we're not pouring into the existing infrastructure to provide outlets for persons that are in these areas to get out. I also have concern that in my area there are no jobs for young people or persons in the area that they might access if you don't have a car, or if you can't make it out a great distance. Therefore, as you look up and down that Nine Mile corridor, you have a lot of mom-and-pop stores and things that cannot ultimately provide funding and jobs for those who live in that area. Therefore, those in New Bridge, and those persons that are in those

1399 apartments find themselves living on the system, and we want to provide an
1400 opportunity for them to get off the system, and to feel good about themselves.
1401 So, please take this into consideration as you look at this 2026 Plan. Thank you.

1402

1403 Mrs. Jones - Thank you, Reverend Martin.

1404

1405 Mr. Dallas - My name is Dave Dallas. I live at 1410 Westbriar
1406 Drive. One of the things I see on this draft is that John Rolfe Parkway is not even
1407 included, and it's under construction. It would connect to 295, if it was well
1408 planned, and help reduce some of the congestion there in the Broad Street area.
1409 A second point, when will we ever finish some of these roads that are partially
1410 built, and then skip a spot, and not built for 20 or 30 years? There are quite a
1411 few of them around town, especially in West End. Thank you.

1412

1413 Mrs. Jones - Thank you, Mr. Dallas. Is there anyone else who
1414 would like to address the Commission with comments or clarification?

1415

1416 Mr. Jernigan - Madam Chair, I have something to say if all the
1417 speakers are finished.

1418

1419 Mrs. Jones - I believe they have.

1420

1421 Mr. Jernigan - Okay. A couple of things. We wanted to let
1422 everybody speak so we could get the input. One thing about the bicycling, and it
1423 seems that quite a few people are interested in that. What you all have to realize
1424 is these roads have been here for a long time, and the cycling hasn't been that
1425 popular. Now, it's getting more popular, and we try to adjust to it where we can.
1426 But the roads that have been existing, it's almost impossible to go back and put
1427 bike lanes in there because the right-of-ways that we have, a lot of times it's only
1428 five or six feet from the edge of the road now. And in that right-of-way, you have
1429 your utilities. So, you can't pave over that because they have to have access for
1430 our people to go out there and dig it up. I'm going to speak more for the Varina
1431 District because that's where I'm from. When roads are coming out there, we're
1432 sensitive to that, to try to have a bike lane in. The Capital Program that runs to
1433 Williamsburg, you know, on down Route 5—the drugstore that's being built down
1434 there, we made sure there was an ample bike lane there.

1435

1436 The second thing on bikes, talking to people that bike all the time, especially the
1437 people that are doing the weekends and the long trips, some of them say they
1438 won't even use the bike lane. They still want to be on the road because they feel
1439 that they will be impaired. The Capital trails, they told us that they probably won't
1440 ride on that. So, they're going back on the road. The way that I've been told is the
1441 bike lanes that they're going to build are more or less for the novice guy that
1442 goes out, rides on the weekend and takes his kids with him. So, I just wanted to
1443 tell you first of all why we can't just have bike lanes everywhere.

1444

1445 Ms. McNeil said something a few minutes ago about the infrastructure costs.
1446 When developers go in and build their projects, the developer has to pay for the
1447 infrastructure costs; the County does not pay for that. When water, sewer, and
1448 all that is put in, when roads are put in, that burden is paid by the developer. It
1449 hooks onto existing facilities, into sewer and water, the roads are dedicated to
1450 Henrico County, and Henrico takes care of them at that point. But the County
1451 doesn't pay for costs. That's an important thing to know.

1452

1453 [Female speaker off mike – inaudible.]

1454

1455 Mr. Jernigan - They're not required to pay anything off site, but—

1456

1457 [Female speaker off mike – inaudible.]

1458

1459 Mr. Jernigan - But the road is already there. They have to pay for
1460 what they build. I just want to make that clear that the County doesn't pay for the
1461 infrastructure that goes in on a new project.

1462

1463 [Male speaker off mike – inaudible.]

1464

1465 Mr. Branin - Sir, sir?

1466

1467 Mr. Jernigan - Okay. They can't hear you.

1468

1469 Mr. Branin - Real quick. The guy in the back, the AV guy, every
1470 time you guys speak, he throws his hands up and goes like this because we're
1471 supposed to have it all on record. When you guys speak from the back, it's not
1472 recorded, so we don't have it on record. If you are going to make comments—
1473 ma'am, ma'am—if you're going to make comments, we're not saying we don't
1474 want your comments, we're just asking you to please come down and say it in
1475 the microphone so we get you as public record.

1476

1477 Ms. Ellis - Mr. Jernigan.

1478

1479 Mr. Jernigan - Yes ma'am.

1480

1481 Ms. Ellis - Ray.

1482

1483 Mr. Jernigan - Yes ma'am.

1484

1485 Ms. Ellis - You know how much I like you.

1486

1487 Mr. Jernigan - Okay.

1488

1489 Ms. Ellis - But you have this habit where there's a public
1490 hearing, and then you start—

1491
1492 Mr. Jernigan - You're very nice to me. Yes you are, Ms. Ellis.
1493
1494 Ms. Ellis - —doing the counterpoint. And I don't think that this is
1495 the forum for that. We're supposed to be making—I mean, it's not
1496 point/counterpoint. We were very limited with the time we had, although you
1497 were generous and flexible, and I acknowledge that and I appreciate it. I want
1498 that on the record. All right. But, I do feel like that—A lot of people have left and
1499 now it's being debated. I'm not sure that that's appropriate.
1500
1501 Mr. Jernigan - No. I didn't mean it for a debate. I just wanted to state
1502 that I don't want people thinking that the County pays—every time that there's a
1503 new project that goes in that the County's footing the bill on it.
1504
1505 Ms. Ellis - But they're footing the bill for all the additional
1506 services. Perhaps the issue is with the word, "infrastructure." We do have to
1507 provide fire. We do have to provide police. And we do have to provide schools.
1508 And we do have to provide the connecting road. The developers don't pay for
1509 that.
1510
1511 Mrs. Jones - Here's what I'd like to suggest. I do think your points
1512 are well taken. I think Mr. Jernigan has obviously been a focal point of a lot of the
1513 discussion for the Comprehensive Plan because the Varina District—
1514
1515 Ms. Ellis - He gives out his number, and he answers the phone,
1516 which is great.
1517
1518 Mrs. Jones - That's nice to know.
1519
1520 Mr. Jernigan - Thank you, Nicole.
1521
1522 Mrs. Jones - I do thank you very much for the discussion points. I
1523 think everybody has had very, very valid concerns. I'm seeing one more face.
1524 Are you coming to make a comment or?
1525
1526 Mr. Kaatz - I just want to say something to what Mr. Jernigan said
1527 about the cycling trails.
1528
1529 Mrs. Jones - Ten seconds.
1530
1531 Mr. Kaatz - Okay. I'm from a city where they have biking trails,
1532 and people of all levels enjoy them. If you build them, it's the way to introduce
1533 the sport to anybody that wants to be introduced to it.
1534
1535 Mrs. Jones - Thank you. I think we've all heard you loud and clear.
1536 As you know, with any project and with any plan the devil's in the details. How to

1537 accomplish one person's goal while not trading off another person's rights as well
1538 is where all of this will hopefully strike a balance that we all can be proud of.
1539 Without going any further because this is not a wrap-up meeting, we appreciate
1540 your input. What I'd like to do now is to have our secretary explain what now, the
1541 next step of the process.

1542

1543 Mr. Jernigan - I do have one more thing I want to say.

1544

1545 Mrs. Jones - Ten seconds, Mr. Jernigan.

1546

1547 Mr. Jernigan - Well, I look through the expansive list that Ms.
1548 Goodwin had made before, and which I was reading over it last night. You did an
1549 excellent job on the amount of historical sites. I want people to know that every
1550 zoning case—and I'm going to speak for my district, but I know that the rest of
1551 the Commissioners do it, too. Any zoning case that comes up, being as there is
1552 so much history in Varina, the first thing that we make them do, the very first
1553 thing, is do a Phase 1 Archeological Study. The Planning Commission requires
1554 this of every developer. They have to go in there. They have a team that goes in
1555 there. Whoever does this, I'm not sure who the people are. But they go in and
1556 they study to see if there was any Civil War action—Indians or whatever—on this
1557 site. If it is, it's identified. During the process that they come for a zoning
1558 application, they have to preserve these, the trenches and things like that. A fine
1559 example, you had on here Camp Hill, which you showed as one of the sites. I do
1560 want to let you know that any Camp Hill project, Mr. Bob Attack conveyed that
1561 property to Henrico Parks and Recs, which probably encompasses maybe two to
1562 three acres. That will be in pristine condition when that project is developed down
1563 there. We do try to watch out for historic sites. I'm not saying that when you have
1564 a historic site, something can't be close to it, because we have to follow the law
1565 on that. We are sensitive to historic sites. Okay.

1566

1567 Ms. Goodwin - May I make a response to that, since he directed part
1568 of that to me.

1569

1570 Mr. Jernigan - I had ten seconds, you get ten seconds.

1571

1572 Ms. Goodwin - Okay. I just want to tell you what happened next to
1573 where I live after our house was put on the state and national list of historic
1574 places. The developer, who has never re-contacted me or any of our neighbors
1575 in over two years, actually allowed—either sold tickets or called out and invited a
1576 group of relic hunters who came like a swam across the adjacent property that
1577 he's developing, which had on it until last week a listed historic Henrico County
1578 resource, a house that only dated to 1915. But last week, they took the roof off,
1579 irrevocably changing it. It's no longer a historic resource. So, across this property
1580 crawled, I don't know, 30-some people who were just hunting for relics. When
1581 that POD was passed, there was no requirement for an archeological survey,

1582 Phase 1, anything like that. And that's occurred in many of the meetings that I've
1583 read about. I mean, after they'd happened, granted.

1584
1585 Mr. Jernigan - I'll say that was not a zoning case; that was a POD
1586 case. We can't require that on a POD case.

1587
1588 Ms. Goodwin - No, but you can do better than simply suggest. My
1589 whole point in coming here is that I'm trying to tell you that places that have gone
1590 through rigorous process and acceptance, that are listed at the state and national
1591 level are not recognized by Henrico County for their historic merit.

1592
1593 Mr. Jernigan - I wanted you to know you did a nice job on that.

1594
1595 Mrs. Jones - Thank you very much. Mr. Secretary?

1596
1597 Mr. Emerson - Madam Chair, the next part of this process will be up
1598 to staff. Of course, we've recorded all the comments that were made. We will
1599 compile them and come back to you in a work session to discuss with you the
1600 comments and how you wish to proceed regarding those. As soon as the
1601 document is compiled—I don't know that we'll go quite as extensively as we did
1602 with the Comments Manual, but as soon as we compile these comments, look
1603 them over, and prepare some recommendations, we'll come forward to you with
1604 a work session. We will request you schedule that work session. Of course, that
1605 will be publicly announced. From there, you will need to make a decision
1606 regarding the furtherance of this process.

1607
1608 Mrs. Jones - Thank you, Mr. Secretary. I look forward to the
1609 process moving forward. I look forward to thinking about all the comments we've
1610 heard here tonight, and giving them real thought and consideration. I appreciate
1611 all of you coming tonight and taking your time.

1612
1613 Mr. Archer - Madam Chair, are you getting ready to close?

1614
1615 Mrs. Jones - Just about.

1616
1617 Mr. Archer - Okay. May I make a small comment? I just want to
1618 commend everybody for coming, especially since none of you all specifically
1619 picked on me. I do want to say that this is the process. This is why we have
1620 these public hearings, why we had the public hearings in the respective localities,
1621 so that you all can say what you have to say. We've listened, and we do hear
1622 you. You've been good public stewards and good citizens, and we thank you for
1623 being here.

1624
1625 Mrs. Jones - Thank you, Mr. Archer.

1626
1627 Mr. Archer - Maybe they won't pick on me next time either.

1628
1629 Mrs. Jones - With that, I will entertain a motion for adjournment.
1630
1631 Mr. Archer - So move, Madam Chair.
1632
1633 Mr. Branin - Second.
1634
1635 Mrs. Jones - Motion by Mr. Archer, seconded by Mr. Branin. All in
1636 favor say aye. All opposed say no. The ayes have it; the motion carries.
1637
1638 Meeting's adjourned.
1639
1640
1641
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1643
1644

Mr. R. Joseph Emerson, Jr., Secretary
1645
1646
1647
1648
1649
1650

Mrs. Bonnie-Leigh Jones, Chairperson
1651