Henrico NEXT

2045 COMPREHENSIVE PLAN





Adopted
July 28, 2026

ACKNOWLEDGEMENTS

Title

HenricoNEXT 2045 Comprehensive Plan

Author

Department of Planning

County of Henrico, Virginia

Adoption Date July 28, 2026

Effective Date July 28, 2026

CONTRIBUTORS

The Department of Planning thanks all who contributed to the HenricoNEXT 2045 Comprehensive Plan. We appreciate the consultants, County staff, and especially the residents of Henrico County whose input and vision helped shape this Plan. Special thanks to those who assisted in various ways, including those not named here. We also thank the County Manager, Board of Supervisors, Planning Commission, and their staff for their support throughout this process.

BOARD OF SUPERVISORS

Roscoe D. Cooper III, Chair

Misty D. Roundtree, Vice Chair

Jody K. Rogish

Tyrone E. Nelson

Daniel J. Schmitt

Tommy Branin (Former)

Patricia S. O'Bannon (Retired)

Frank J. Thornton (Retired)

PLANNING COMMISSION

Jaron N. Dandridge, Chair

Bob Shippee, Vice Chair

Christopher Phelps

Brian Winterhoff

William M. Mackey, Jr.

C. W. Archer (Former)

Gregory R. Baka (Former)

Melissa L. Thornton (Former)

Bob Witte, Jr. (Former)

COUNTY MANAGER

John Vithoulkas

PROJECT TEAM STAFF

R. Joseph Emerson, Jr., AICP, Director

Jean M. Moore, Assistant Director

Ben Sehl, Assistant Director

Rosemary D. Deemer, AICP

County Planner IV, Project Manager

Seth D. Humphreys, County Planner IV

Livingston Lewis, County Planner IV

Molly Mallow, County Planner II

Kelly Drash, County Planner II

Ali Hartwick, County Planner II

Neha Shinde, AICP, County Planner III

Han Vu, County Planner I

Carmen Rabago, Office Assistant

CONTRIBUTING COUNTY AGENCIES

Department of Communications

Department of Community Revitalization

Department of Finance

Division of Fire

Division of Police

Department of Public Utilities

Department of Public Works

Division of Recreation/Parks

Henrico County Public Libraries

Henrico County Public Schools

CONSULTANTS

Clarion Associates

EPR, PC

Kimley-Horne and Associates, Inc.

The Corradino Group

Tischler-Bise

Survey and Evaluation Research Laboratory of Virginia Commonwealth University

CONTENTS

CHAPTER 1: INTRODUCTION 8

About the 2045 Comprehensive Plan 9
Process for Developing the Plan 11
2045 Plan Framework 13

CHAPTER 2: KEY PLANNING INFLUENCES AND COMMUNITY VISION 14

Introduction 15
Key Planning Influences 15
Community Vision 28

CHAPTER 3: OUR ENVIRONMENT 29

Introduction 30
Environmental Conservation 32
Environmental Inventory: Land 33
Environmental Inventory: Air 72
Resilience and Sustainability 77

CHAPTER 4: MANAGED AND SUSTAINABLE GROWTH 89

FUTURE LAND USE 90

Introduction 90
Future Land Use Classifications and Map 103

PUBLIC FACILITIES AND SERVICES 141

Introduction 141
Public Facilities and Services Goal 144
Henrico's Facilities and Services 144

CHAPTER 5: SAFE AND CONNECTED SPACES 171

Introduction 172
Transportation and Mobility 180

CHAPTER 6: HIGH- QUALITY LIVABLE PLACES 232

COMMUNITY CHARACTER 233

Introduction 233
Community Character Goal 234
Identifying Character 235
Character Guidance 236
Character Categories 238
General Character Policies 264

RECREATION, PARKS, OPEN SPACE, AND CULTURAL RESOURCES 267

Introduction 267
Recreation, Parks, Open Space, and Cultural Resources 271

CHAPTER 7: IMPLEMENTATION 282

Introduction 283
Implementation Matrix 286
Monitoring Progress & Updating the Plan 300

APPENDICES **301**

Comprehensive Plan Appendices 302

CHAPTER 1: INTRODUCTION



ABOUT THE 2045 COMPREHENSIVE PLAN

The Henrico County 2045 Comprehensive Plan (referred to as the Plan or HenricoNEXT) is the overarching guide for the future development and protection of natural resources in Henrico County. It provides a long-range vision and policy direction of intended outcomes and reflects the community's specific values and needs throughout the next 20 years. The Plan was developed after extensive public engagement and detailed assessments on a broad spectrum of topics. The 2045 Plan is used as a guide for land use decisions, informing special studies, and determining future needs for infrastructure and services.

Henrico County has changed significantly since the previous plan, the Vision 2026 Comprehensive Plan, was adopted in 2009. Looking to the future, this Plan builds upon the County's strong foundation to envision the next two decades by:

- Defining Henrico County's priorities for the future;
- Revisiting and updating the county's vision and goals on a range of issues; and
- Outlining a path to success for coming decades.



Planning is a continuous cycle; it begins by identifying a long-range vision and developing policy guidance through the Comprehensive Plan. Next, shorter-term priorities are identified that support the vision and policy direction, often through departmental work plans and updates to development regulations. Using these, the County identifies funding priorities to create its annual budget and make decisions on capital improvements. It then implements capital projects and operations to enact the community's vision and achieve its goals. Henrico then assesses implementation to measure and evaluate progress. Subsequently, the cycle restarts to plan for the upcoming 20 years. Throughout this cycle, the community provides ideas and shares their feedback.

HOW TO USE THE PLAN

This comprehensive plan is a long-range policy document that will be used widely by the community to guide decision-making and capital investments related to land use and development, recreation and parks, transportation, and public utilities and services.

- The **Planning Commission** and **Board of Supervisors** will consider the Plan's guidance related to physical planning in the community, including capital investments, and will assess any related trade-offs when making development and infrastructure decisions.
- **Henrico County staff** will use the Plan to evaluate development proposals and capital investments in parks and recreation, transportation, and utilities. The vision, goals, and policies included within this plan will be assessed and referenced in staff reports responding to development applications and in other related studies and plans.
- **Landowners** and **prospective businesses** can gain a better understanding of the County's plans for the built and natural environment and make individual property investment decisions in consideration of the Plan's objectives.

LEGAL CONTEXT

The Code of Virginia (Section 15.2-2223) requires localities to adopt a comprehensive plan for the physical development of a jurisdiction. Comprehensive plans must:

- show long-range recommendations for general development of territory;
- incorporate strategies that promote manufactured housing as a source of affordable housing;
- include a map of the area covered by the plan;
- include a transportation element; and
- have a website that clearly describes how the public may access information regarding the plan.

Other location specific requirements that apply to Henrico County include:

- **A population greater than 100,000 residents:** the Virginia Code also required consideration for incorporating transit-oriented development for the purpose of reducing greenhouse gas emissions.
- **A county with at least one designated urban development area:** Henrico County must identify any urban development area(s) within the comprehensive plan and on future land use maps; incorporate principles of traditional neighborhood design; describe financial incentives for development in the urban development area; guarantee that federal, state, and local transportation, housing, water and sewer, economic development, and other public infrastructure for new and expanded

facilities be directed to urban development areas or growth areas similar to urban development areas.

- **A county in the Tidewater region:** Henrico County must include coastal resource management guidance as part of the comprehensive plan. The Virginia Code states that any locality in Tidewater Virginia shall incorporate the guidance developed by the Virginia Institute of Marine Science. The Department of Conservation and Recreation, Virginia Marine Resources Commission, and the Virginia Institute of Marine Science shall provide technical assistance to any such locality upon request.

PROCESS FOR DEVELOPING THE PLAN

Launched in 2021, HenricoNEXT was the public engagement process to create the 2045 Comprehensive Plan and also serves as the name of the document. Through this initiative, the County accomplished the following:

- Provided several meaningful opportunities for residents to share their ideas and values to help shape development of the new comprehensive plan;
- Identified and evaluated the new issues and opportunities that should be addressed in the Plan;
- Established a cohesive vision to guide Henrico County land use and infrastructure decision-making over the next 20 years;
- Updated goals and policies to ensure they reflect both countywide and area-specific priorities; and
- Developed an actionable implementation strategy to achieve the vision.

The HenricoNEXT planning process was comprised of five phases with opportunities for engagement provided throughout.



Initial efforts to engage the community began in 2021 with the launch of a project website and two statistically significant surveys. A community visioning workshop and a mapping exercise in support of a Bike Plan were held in 2022. In 2024, Henrico County embarked on a second round of public engagement that included a relaunch of the visioning survey, listening sessions across the County, and participation at numerous community events. In 2025, Department of Planning staff held suggestion sessions to gather feedback on proposed changes to the 2026 Future Land Use Map. In March 2026, a meeting was held to review the goals of each chapter and discuss a Varina-specific Future Land Use designation. Department staff also held countywide open houses to present the draft chapters and collect additional community input in June 2026. The Planning Commission received public comments on the Plan during their June 11, 2026, meeting and recommended adoption of

the Plan to the Board of Supervisors on July 9, 2026. Following public comments during their July 28, 2026, public hearing, the Board of Supervisors adopted the HenricoNEXT 2045 Comprehensive Plan.

The survey responses and engagement feedback provided by residents are summarized in the following reports. The themes identified in these documents were used as the foundational guidance for preparing the updated Plan.

- Residents' Survey Results Report
- Recreation and Parks Survey Results Report
- Initial Engagement Summary Report
- Summary of Public Engagement for the Bicycle and Trails Plan
- Second Public Engagement Summary Report
- Third Public Engagement Summary Report

For more detailed information about the HenricoNEXT public engagement efforts, please see Chapter 2: Key Influences and Community Vision.

2045 PLAN FRAMEWORK

The Henrico County 2045 Comprehensive Plan framework is the set of key plan components that describe the intended policy direction and implementation ideas in the Plan. Organized in a hierarchical manner, the Plan framework includes:

