

A group of five people are gathered in a school hallway, which is lined with grey lockers. They are focused on a large map spread out on a folding table. One man in a grey blazer is pointing at the map. A woman in a blue shirt and brown pants stands nearby. To the right, a large map is displayed on a black tripod stand. The hallway has a tiled floor with a blue and green pattern in the foreground. The text "HenricoNEXT Updates" is overlaid in white, semi-transparent font across the upper middle of the image.

HenricoNEXT Updates

Spring/Summer 2025

Engage – Revise – Progress



Third Engagement Period

Held at 5 county high schools:

Deep Run, Freeman, Hermitage,
Henrico, and Highland Springs

Movie and Popcorn!

Opportunities to discuss all planned
changes with staff

Comments could be provided via
online mapping tool



Feedback From HenricoNEXT Suggestion Sessions



Community Engagement

The HenricoNEXT suggestion sessions allowed over 130 residents to voice their opinions on draft future land use maps at one of 5 meetings.

Feedback Received

Over 50% of the 195 comments were related to managing development intensity, including desires for preserving land for active farming, protecting rural character and open space, and supporting the use of conservation easements.



Reflecting Community Values

What larger changes could be made in addition to possible property-specific revisions to the draft future land use maps?



Three Chopt

Monday, April 14, 2025

5:00PM-7:00PM

Deep Run High School
4801 Twin Hickory Rd, Glen Allen, VA 23059

Tuckahoe

Wednesday, April 16, 2025

5:00PM-7:00PM

Freeman High School
8701 Three Chopt Rd, Henrico, VA 23229

Potential Land Use Revisions

Brookland

Monday, April 21, 2025

5:00PM-7:00PM

Hermitage High School
8301 Hungary Spring Rd, Henrico, VA 23228

Fairfield

Monday, April 28, 2025

5:00PM-7:00PM

Henrico High School
302 Azalea Ave, Henrico, VA 23227

Varina

Monday, May 5, 2025

5:00PM-7:00PM

Highland Springs High School

****Please note the same information will be presented at each session. Community members only need to attend one session for their feedback to be noted. Consider bringing your smartphone or tablet to allow easy access***

Resident Input – Vital to the Process

- Direct comments on specific properties
- General comments on land use policies

2045 Land Use Suggestions

Welcome to the HenricoNEXT Public Engagement Portal. The Planning Department is updating its current comprehensive plan, a guide for the long-term growth and development in Henrico County. Public engagement is a key element of the planning process, and we encourage you to share your thoughts. Please ensure your comments are limited to the Draft Future Land Use Designations. Opportunities to comment on pedestrian/bicycle infrastructure, road improvements, public utilities etc., will be available later in the process. Comments placed on the map will be compiled for review as the process continues; however, specific responses will not be provided.

Opportunities for community input will be available for other Plan elements (Public Utilities, Natural Resources, Major Transportation Plan) are produced. If you have suggestions about the HenricoNEXT process, email henrico@gov

To add a comment, please follow the steps below:

1. Click on the map to the desired location.
2. In the address field, start typing in the Find address or place.
3. Select the closest suggestion or select the glass icon to zoom to the location.
4. Click on the comment button.

Click on the map to add 2045 Future Land Use Suggestions.

Create features

New Land Use Designation: **Prime Agriculture/Rural Conservation**

Prime Agriculture/Rural Conservation includes land currently used for agricultural purposes and areas suited for agricultural use due to soil conditions. Also included are other properties where, due to their location and proximity to existing infrastructure, rezoning for more intense development is not anticipated over the life of the Plan. Development in Rural Conservation areas should be limited to that allowed by a property's existing zoning and should consist of agriculture, agricultural support uses, and residential uses on large lots.



Prime Agriculture/ Rural Conservation

Focus Policies

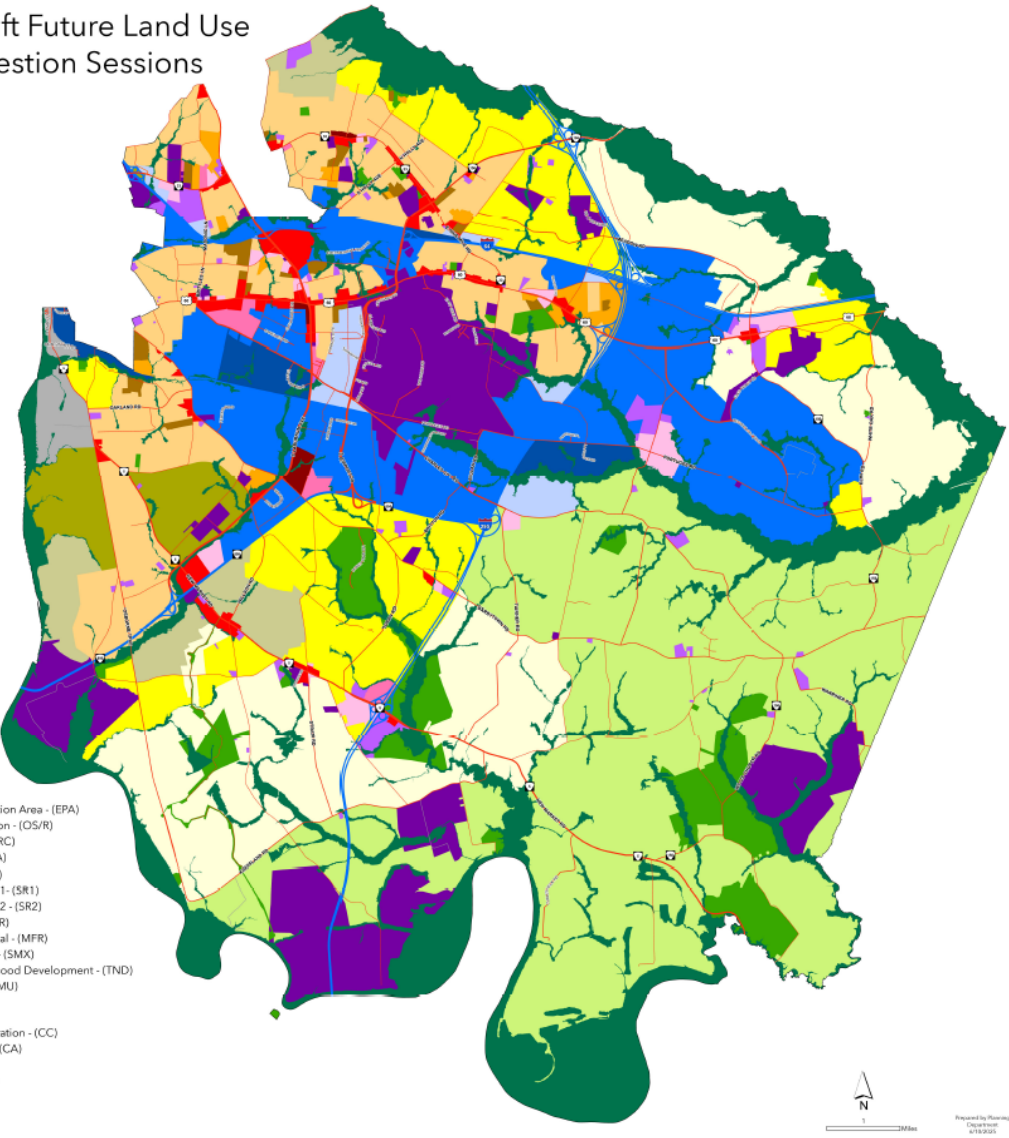


1. Promote a continuation of the historic, rural pattern, including farms, pasture land, and preserved natural and historic sites as the desired character for these areas. Accommodate new residential development but encourage it to occur on larger lots.
2. Consider the use of regulatory measures such as increased minimum lot areas, lot widths, and building setbacks to ensure the character of Rural Conservation areas is maintained. A minimum lot area of 5 acres and lot width of 300' should be considered for new residential subdivisions.
3. Limit public sewer and water extensions in areas designated Prime Agriculture/Rural Conservation and consider a prohibition on new utility connections to limit residential density.
4. Encourage the private conservation of land through conservation easements or other measures. Easements and transfers should provide for future infrastructure as needed.



Areas Proposed for New Prime Agriculture/Rural Conservation Designation

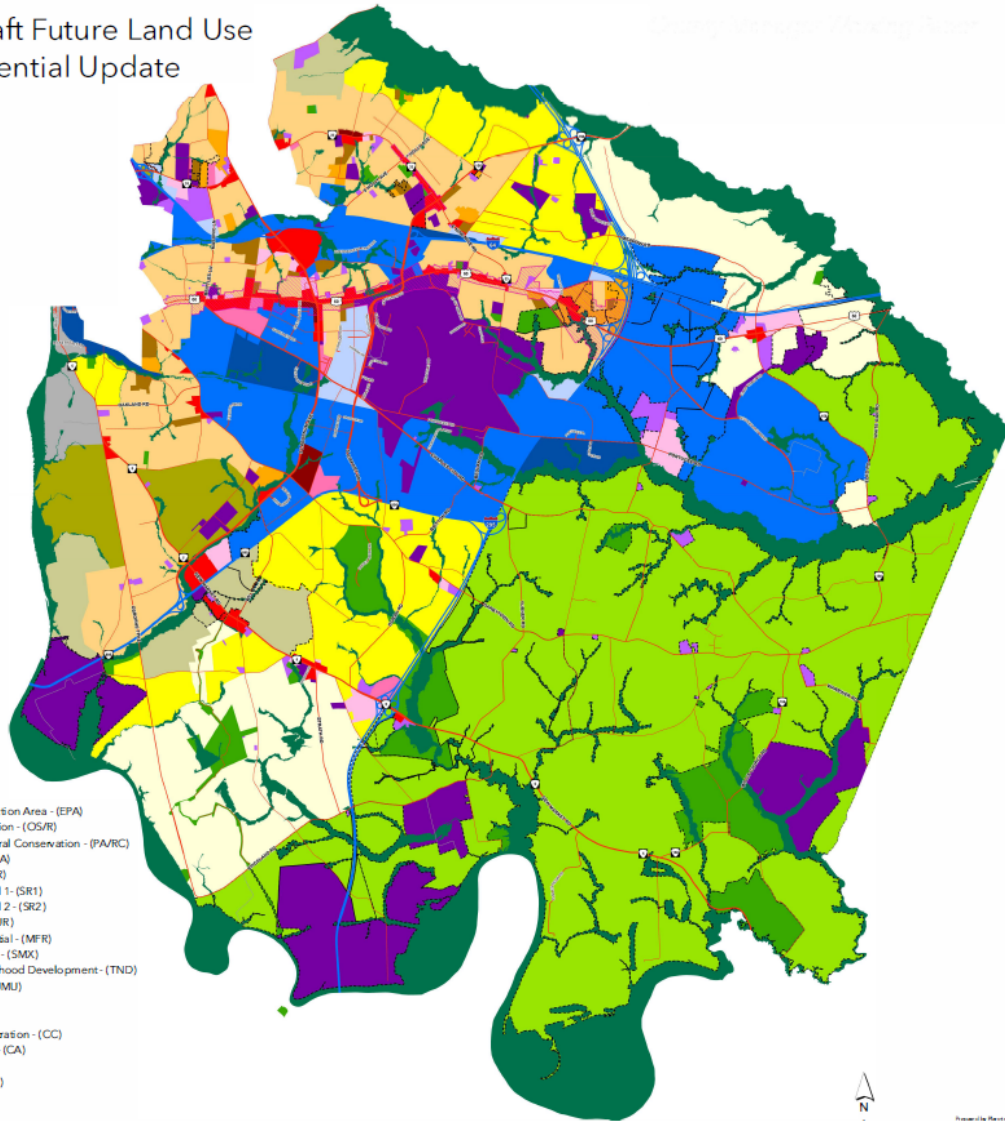
2045 Draft Future Land Use
Suggestion Sessions



**Draft 2045 Future
Land Use Map as
Presented at the
Spring Suggestion
Sessions**

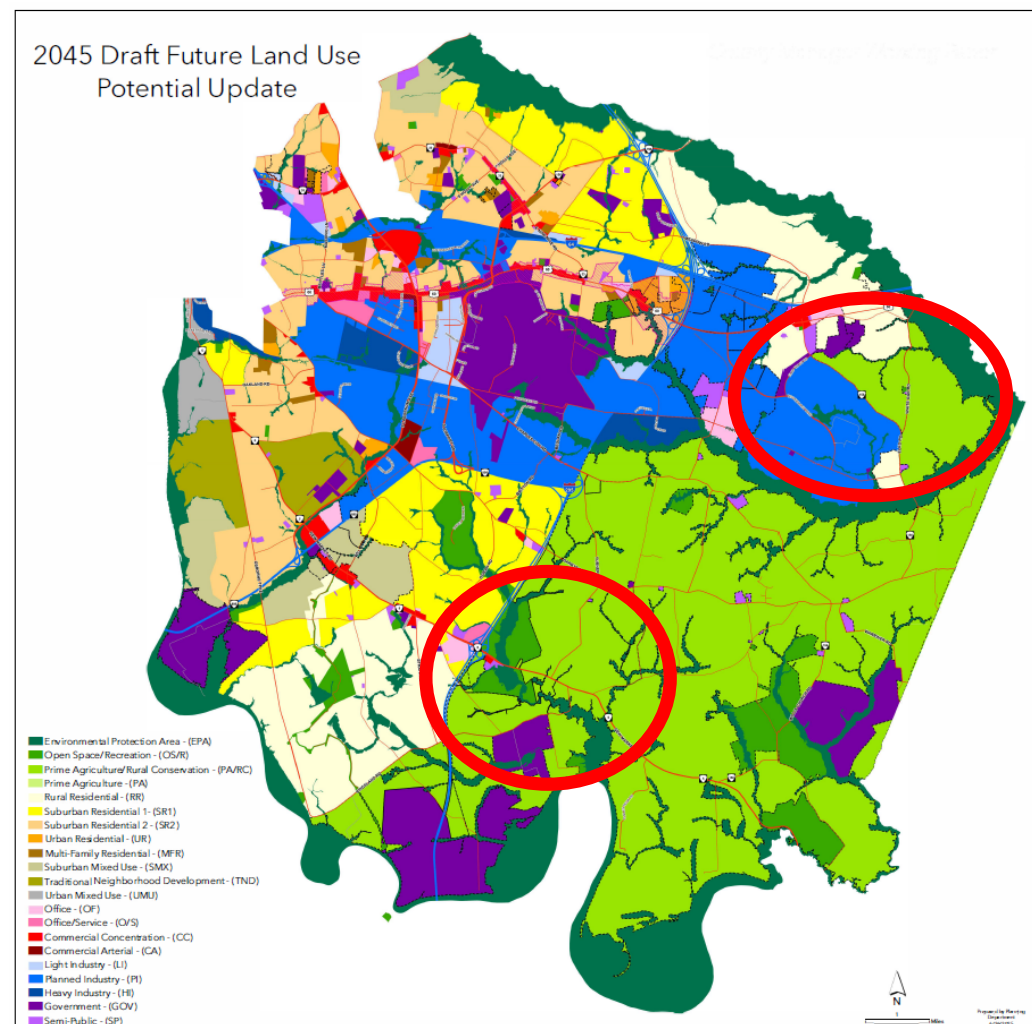
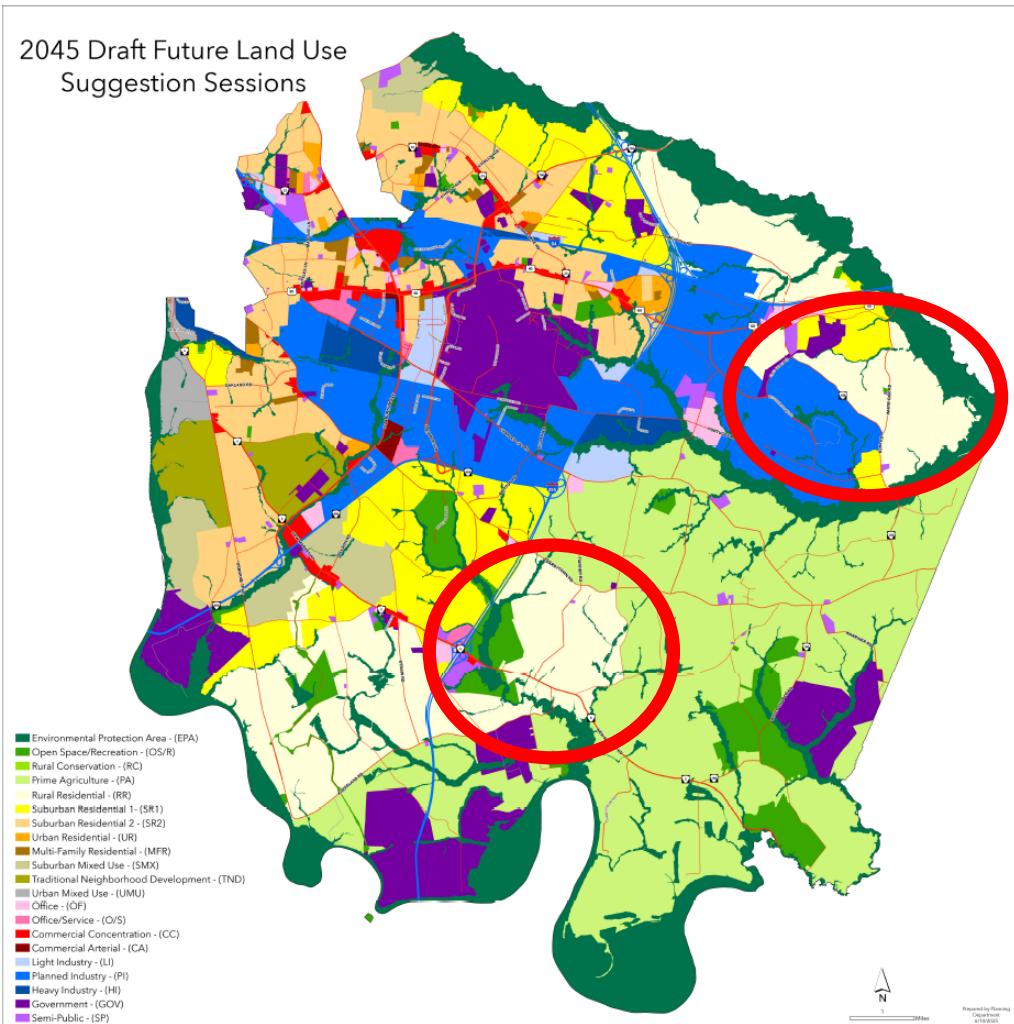
2045 Draft Future Land Use Potential Update

County Manager: Michael R. Roper



Proposed Revisions to the Draft 2045 Future Land Use Map Based on Community Feedback

Notable Areas of Change





Results of Update

Total Acreage Designated PA/RC

- Approximately 23,000 acres would be designated for this future land use

Other Uses East of Interstate 295

- Government (GOV) – 3,100 acres
- Open Space/Recreation (OS/R) – 1,800 acres
- Environmental Protection Area (EPA) – 9,400 acres
- Rural Residential (RR) – 3,000 acres

Scope of Changes

- Over **Approximately 27% of Varina** would be designated PA/RC
- 40,000 acres east of I-295, or **47% of total land area in Varina**, are designated for PA/RC, GOV, OS/R, EPA, or RR
- **Almost 26% of Henrico** included in this discussion



Impact on Varina and the County

Growth still anticipated

Modeled growth should still be accounted for, potentially impacting residential, commercial, and agricultural areas elsewhere.

Reallocation of development

Land use designations in this area will impact how land is utilized in Varina and the rest of Henrico County.

Reduction in land available for future growth

Initial modeling indicated over 9,300 residential units could be accommodated within area being discussed. Modeling continues, but proposed change would reduce development possibilities to 4,300 units in this area.

Other potential impacts

Baseline studies and reports presented as part of HenricoNEXT showed how additional housing supply could positively benefit affordability in the county.



Next Steps

Present Findings to Planning Commission

October 9th Work Session

Incorporate New Land Use Into Draft Comprehensive Plan

***Work ongoing on various plan
elements:***

Introduction

Key Planning Influences

Our Environment

Managed and Sustainable Growth

Safe and Connected Spaces

High Quality Livable Places

Implementation

***Consultant complete work on
plan elements – to be updated
based on this discussion***

Community Engagement

***Draft plan chapters
incorporating changes
presented to public***