

**HENRICO COUNTY
NOTICE OF SPECIAL MEETING
BOARD OF SUPERVISORS**

Please take notice that a special meeting of the Board of Supervisors will be held on **Tuesday, October 14, 2025, at 3:45 p.m.** in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

The matters to be reviewed by the Board at this time are:

3:45 - 4:00 p.m.	Honoring Marvin L. Harris
4:00 - 4:30 p.m.	Update on St. Luke's Apartment
4:30 - 4:45 p.m.	Review and Update of Cumberland County Agreement
4:45 - 5:00 p.m.	Animal Cruelty Register
5:00 - 5:15 p.m.	Federal Government Shutdown Impacts

Tanya N. Brackett

Tanya N. Brackett, CMC
Clerk, Henrico County Board of Supervisors
October 9, 2025

COUNTY OF HENRICO, VIRGINIA
Henrico County Board Room
Board of Supervisors' Agenda
October 14, 2025
6:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION

APPROVAL OF MINUTES – September 23, 2025, Regular and Special Meetings

MANAGER'S COMMENTS

BOARD OF SUPERVISORS' COMMENTS

RECOGNITION OF NEWS MEDIA

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMITS

249-25 REZ-2025- 101722 Varina	Elderhomes Corporation: Request to conditionally rezone from B-3 Business District and R-3 One-Family Residence District to R-5AC General Residence District (Conditional) (8.99 acres) and R-5BC General Residence District (Conditional) (8.51 acres) Parcels 817-726-9388, 817-727-7702, and 818-726-1688 containing 17.51 acres located at the northwest intersection of Nine Mile Road (State Route 33) and Newbridge Road. The applicant proposes single-family detached homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre, and Commercial Arterial. A portion of the site is located in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors <u>deny</u> the request. (Deferral Requested to the November 12, 2025, meeting.)
250-25 PUP-2025- 101460 Varina	Wagner Urban Logistics, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4328 of Chapter 24 of the County Code to allow data centers on part of Parcel 812-704-4612 located on the north line of Darbytown Road approximately 550' south of its intersection with Fergus Boulevard. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Planned Industry and Environmental Protection Area. A portion of the site is located in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors <u>deny</u> the request.
251-25 REZ-2025- 101192 Three Chopt	Imperial Health Services LP: Request to conditionally rezone from O-2C Office District (Conditional) to O/SC Office Service District (Conditional) Parcel 758-752-8262 containing 11.73 acres located on the north line of Mayland Drive approximately 315' south of its intersection with N. Parham Road. The applicant proposes an office/warehouse use. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. The Planning Commission voted to recommend the Board of Supervisors <u>grant</u> the request.
252-25 REZ-2025-	Wilton Commercial II LLC: Request to conditionally rezone from B-1C Business District (Conditional) and B-2C Business District (Conditional)

101725 Tuckahoe	to R-6C General Residence District (Conditional) Parcel 741-741-1794 containing 2.66 acres located on the south line of Patterson Avenue (State Route 6) approximately 220' west of its intersection with Pump Road. The applicant proposes a master-planned development with multi-family apartments and office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The Planning Commission voted to recommend the Board of Supervisors <u>grant</u> the request.
253-25 PUP-2025- 101724 Tuckahoe	Wilton Commercial II LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315 of Chapter 24 of the County Code to allow zoning modifications and commercial uses as part of a master-planned development on Parcel 741-741-1794 on the south line of Patterson Avenue (State Route 6) approximately 220' west of its intersection with Pump Road. The existing zoning is B-1C Business District (Conditional) and B-2C Business District (Conditional). R-6C General Residence District (Conditional) zoning is proposed with REZ-2025-101725. The 2026 Comprehensive Plan recommends Commercial Concentration. The Planning Commission voted to recommend the Board of Supervisors <u>grant</u> the request.
254-25 PUP-2025- 101423 Tuckahoe	Mohammed Ahmed: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315 of Chapter 24 of the County Code to allow an indoor recreation facility (snooker hall) on Parcel 762-753-1192 located at the southeast intersection of Old Parham Road and Blankenship Road. The existing zoning is B-1C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The Planning Commission voted to recommend the Board of Supervisors <u>grant</u> the request.
255-25 REZ-2025- 101470 Tuckahoe	Main Street Homes of VA, Inc: Request to conditionally rezone from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional) Parcels 737-753-9991 and 738-754-2656 containing 7.25 acres located at the southwest intersection of Church Road and Covey Run Drive. The applicant proposes single-family homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre. The Planning Commission voted to recommend the Board of Supervisors <u>grant</u> the request.
256-25 REZ-2025- 101721 Brookland	Staples Mill Road Partners LLC: Request to conditionally rezone from B-2C Business District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 772-749-6261 containing 2.70 acres located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of its intersection with Bremner Boulevard. The applicant proposes a conservation area. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office. The site is located in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors <u>grant</u> the request.
226-25 REZ-2025-	RJM Land LLC: Request to conditionally rezone from A-1 Agricultural District and RTHC Residential Townhouse District (Conditional) to R-

100597
Fairfield 5BC General Residence District (Conditional) Parcel 809-728-8150 and part of Parcels 809-728-8732, 810-727-1699 and 810-728-3149 containing 7.713 acres located on the east line of N. Laburnum Avenue approximately 1,500 feet south of its intersection with Creighton Road. The applicant proposes a single-family development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre, and Environmental Protection Area. The site is located in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request. **(Deferred from the September 9, 2025, meeting.)**

257-25
REZ-2025-
101467
Fairfield HHHunt Land LLC: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcel 775-766-6864 containing 8.62 acres located at the southwest intersection of Mountain Road and Woodman Road. The applicant proposes townhomes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

258-25
REZ-2025-
101469
Fairfield Ridge Homes LLC: Request to conditionally rezone from B-3 Business District to R-4C One-Family Residence District (Conditional) Parcels 781-761-9506 and 781-761-9700 containing 0.37 acres located at the northwest intersection of Mountain Road and North Run Road. The applicant proposes a single-family home. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

PUBLIC HEARINGS - OTHER ITEM

259-25 Ordinance - Vacation of Drainage and Utility Easement - 7709 Dartmoor Road - Westham Subdivision - Tuckahoe District.

PUBLIC COMMENTS

GENERAL AGENDA

260-25 Resolution - Signatory Authority - Appropriation of Funding - Acquisition of a Portion of 5301 Francistown Road Abutting Echo Lake Park - Brookland District.

261-25 Resolution - Acceptance of Open-Space Easement - Woodland Cemetery - Fairfield District.

262-25 Resolution - SIA-2025-101711 - Tuckahoe Creek Park (Wilton Landing) - Substantially in Accord with Comprehensive Plan - Tuckahoe District.

- 263-25 Resolution - Approval of School Board's Retention of a Portion of Real Estate Sale Proceeds - 7850 Carousel Lane (Former Mount Vernon Adult Education Center) - Brookland District.
- 264-25 Resolution - Signatory Authority - Review and Update of Proposed Agreement with Cumberland County - Virgil R. Hazelett Reservoir at Cobbs Creek.



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS' RESUME
October 14, 2025**

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMITS

- REZ-2025-101722
Varina
- Elderhomes Corporation: Request to conditionally rezone from B-3 Business District and R-3 One-Family Residence District to R-5AC General Residence District (Conditional) (8.99 acres) and R-5BC General Residence District (Conditional) (8.51 acres) Parcels 817-726-9388, 817-727-7702, and 818-726-1688 containing 17.51 acres located at the northwest intersection of Nine Mile Road (State Route 33) and Newbridge Road. The applicant proposes single-family detached homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre, and Commercial Arterial. A portion of the site is located in the Enterprise Zone. Acting on a motion by Mr. Mackey, seconded by Mr. Winterhoff, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **deny** the request because the applicant did not include the proffered conditions deemed necessary to address potential impacts from development of the site. **(Deferral Requested to the November 12, 2025, meeting.)**
- PUP-2025-101460
Varina
- Wagner Urban Logistics, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4328 of Chapter 24 of the County Code to allow data centers on part of Parcel 812-704-4612 located on the north line of Darbytown Road approximately 550' south of its intersection with Fergus Boulevard. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Planned Industry and Environmental Protection Area. A portion of the site is located in the Enterprise Zone. Acting on a motion by Mr. Mackey, seconded by Mr. Dandridge, the Planning Commission voted 4-1 (one abstention) to recommend the Board of Supervisors **deny** the request because the applicant failed to meet their burden to show that the requested changes are in the best interests of the welfare and future of the community.
- REZ-2024-101192
Three Chopt
- Imperial Health Services LP: Request to conditionally rezone from O-2C Office District (Conditional) to O/SC Office Service District (Conditional) Parcel 758-752-8262 containing 11.73 acres located on the north line of Mayland Drive approximately 315' south of its intersection with N. Parham Road. The applicant proposes an office/warehouse use. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan

recommends Office and Environmental Protection Area. Acting on a motion by Mr. Shippee, seconded by Mr. Dandridge, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would provide for appropriate development and the proffered conditions will assure a level of development otherwise not possible.

REZ-2025-
101725
Tuckahoe

Wilton Commercial II LLC: Request to conditionally rezone from B-1C Business District (Conditional) and B-2C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 741-741-1794 containing 2.66 acres located on the south line of Patterson Avenue (State Route 6) approximately 220' west of its intersection with Pump Road. The applicant proposes a master-planned development with multi-family apartments and office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. Acting on a motion by Mr. Winterhoff, seconded by Mr. Shippee, the Planning Commission voted 4-0 (one absence, one abstention) to recommend the Board of Supervisors **grant** the request because it would permit infill development with the proper connection for roads and other public facilities and would not adversely affect the adjoining area if properly developed as proposed.

PUP-2025-
101724
Tuckahoe

Wilton Commercial II LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315 of Chapter 24 of the County Code to allow zoning modifications and commercial uses as part of a master-planned development on Parcel 741-741-1794 on the south line of Patterson Avenue (State Route 6) approximately 220' west of its intersection with Pump Road. The existing zoning is B-1C Business District (Conditional) and B-2C Business District (Conditional). R-6C General Residence District (Conditional) zoning is proposed with REZ-2025-101725. The 2026 Comprehensive Plan recommends Commercial Concentration. Acting on a motion by Mr. Winterhoff, seconded by Mr. Mackey, the Planning Commission voted 4-0 (one absence, one abstention) to recommend the Board of Supervisors **grant** the request because when properly developed and regulated by the recommended special conditions, it would not be detrimental to the public health, safety, welfare and values in the area.

PUP-2025-
101423
Tuckahoe

Mohammed Ahmed: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315 of Chapter 24 of the County Code to allow an indoor recreation facility (snooker hall) on Parcel 762-753-1192 located at the southeast intersection of Old Parham Road and Blankenship Road. The existing zoning is B-1C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. Acting on a motion by Mr. Winterhoff, seconded by Mr. Shippee, the Planning Commission voted 4-0 (one absence, one abstention) to recommend the Board of Supervisors **grant** the request because when properly developed and regulated by the recommended

special conditions, it would not be detrimental to the public health, safety, welfare and values in the area.

REZ-2025-
101470
Tuckahoe

Main Street Homes of VA, Inc: Request to conditionally rezone from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional) Parcels 737-753-9991 and 738-754-2656 containing 7.25 acres located at the southwest intersection of Church Road and Covey Run Drive. The applicant proposes single-family homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre. Acting on a motion by Mr. Winterhoff, seconded by Mr. Shippee, the Planning Commission voted 4-0 (one absence, one abstention) to recommend the Board of Supervisors **grant** the request because it represents a logical continuation of the one-family residential development which exists in the area and it would permit infill development in an appropriate manner.

REZ-2025-
101721
Brookland

Staples Mill Road Partners LLC: Request to conditionally rezone from B-2C Business District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 772-749-6261 containing 2.70 acres located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of its intersection with Bremner Boulevard. The applicant proposes a conservation area. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is located in the Enterprise Zone. Acting on a motion by Mr. Witte, seconded by Mr. Dandridge, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it is reasonable and it would not be expected to adversely affect the pattern of zoning and land use in the area.

REZ-2025-
100597
Fairfield

RJM Land LLC: Request to conditionally rezone from A-1 Agricultural District and RTHC Residential Townhouse District (Conditional) to R-5BC General Residence District (Conditional) Parcel 809-728-8150 and part of Parcels 809-728-8732, 810-727-1699 and 810-728-3149 containing 7.713 acres located on the east line of N. Laburnum Avenue approximately 1,500 feet south of its intersection with Creighton Road. The applicant proposes a single-family development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre, and Environmental Protection Area. The site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Dandridge, seconded by Mr. Winterhoff, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would permit development of the land for residential use in an appropriate manner and the proffered conditions will provide appropriate quality assurances not otherwise available. **(Deferred from the September 9, 2025, meeting.)**

REZ-2025-101467
Fairfield

HHHunt Land LLC: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcel 775-766-6864 containing 8.62 acres located at the southwest intersection of Mountain Road and Woodman Road. The applicant proposes townhomes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. Acting on a motion by Mr. Dandridge, seconded by Mr. Mackey, the Planning Commission voted 4-0 (one absence, one abstention) to recommend the Board of Supervisors **grant** the request because it would permit development of the land for residential use in an appropriate manner.

REZ-2025-101469
Fairfield

Ridge Homes LLC: Request to conditionally rezone from B-3 Business District to R-4C One-Family Residence District (Conditional) Parcels 781-761-9506 and 781-761-9700 containing 0.37 acres located at the northwest intersection of Mountain Road and North Run Road. The applicant proposes a single-family home. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. Acting on a motion by Mr. Dandridge, seconded by Mr. Winterhoff, the Planning Commission voted 4-0 (one absence, one abstention) to recommend the Board of Supervisors **grant** the request because the proffered conditions will provide appropriate quality assurances not otherwise available.

PUBLIC HEARINGS - OTHER ITEM

ORDINANCE - Vacation of Drainage and Utility Easement - 7709 Dartmoor Road - Westham Subdivision - Tuckahoe District.

This ordinance will vacate a 10-foot drainage and utility easement located on 7709 Dartmoor Road in the Westham subdivision. David and Laura Hodge, the owners of the residential lot, have requested the vacation to construct a detached garage.

The Real Property Division processed the requested vacation through the Departments of Planning, Public Works, and Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

PUBLIC COMMENT

GENERAL AGENDA

RESOLUTION - Signatory Authority - Appropriation of Funding - Acquisition of a Portion of 5301 Francistown Road Abutting Echo Lake Park - Brookland District.

This Board paper authorizes and appropriates \$2,150,000 for the acquisition of approximately 28 acres of real property commonly known as 5301 Francistown Road. The property abuts Echo Lake Park and Echo Lake Elementary School. The County wishes to acquire this property to (i) provide a means for the preservation or provision of open-space

land; (ii) set apart land for and establish parks, recreation facilities, and playgrounds; (iii) set apart land for and establish walking and biking trails; (iv) locate, establish, maintain, operate, extend, and enlarge public utilities; and (v) open, construct, reconstruct, alter, repair, and maintain public roads, including sidewalks.

Resources are to come from the fund balance in the General Fund via an interfund transfer to the Capital Projects Fund. The Deputy County Manager for Community Operations and the Directors of Public Works, Recreation and Parks, Finance, and Real Property recommend approval of the Board paper; the County Manager concurs.

RESOLUTION - Acceptance of Open-Space Easement - Woodland Cemetery - Fairfield District.

This Board paper would authorize the County Manager to accept a deed of open-space easement from the Woodland Restoration Foundation for the purpose of protecting the historical and cultural resources of Woodland Cemetery in perpetuity.

Woodland Cemetery is a historic African American cemetery, which was founded in 1917 by African American newspaper editor and civil rights activist John Mitchell and is the final resting place of thousands of African Americans from the Richmond community, including Arthur Ashe and Dr. Zenobia G. Gilpin.

The Deputy County Manager for Community Operations recommends approval of this Board paper, and the County Manager concurs.

RESOLUTION - SIA-2025-101711 - Tuckahoe Creek Park (Wilton Landing) - Substantially in Accord with Comprehensive Plan - Tuckahoe District.

At the request of the Division of Recreation and Parks, the Planning Department conducted a study to determine whether the proposed site of public parking and a boardwalk trailhead for the expansion of Tuckahoe Creek Park is substantially in accord with the County's 2026 Comprehensive Plan (the "Plan"). The site consists of a section of four parcels located north and south of Patterson Avenue (State Route 6) west of its intersection with Westbriar Drive.

The Planning staff's report concluded that the proposed use for this site would be substantially in accord with the Plan.

At its meeting on September 11, 2025, the Planning Commission found the proposed site can be designed to be compatible with the surrounding area and the proposed use is substantially in accord with the Plan. This resolution concurs with the finding of the Planning Commission.

Further details regarding the proposed use and site are contained in the staff report prepared for the Planning Commission.

The Director of Planning concurs with the finding of the Planning Commission that the proposed public parking and boardwalk trailhead for the expansion of Tuckahoe Creek Park is substantially in accord with the Plan and recommends approval of the Board paper, and the County Manager concurs.

RESOLUTION - Approval of School Board's Retention of a Portion of Real Estate Sale Proceeds - 7850 Carousel Lane (Former Mount Vernon Adult Education Center) - Brookland District.

This Board paper would approve the School Board's retention of proceeds from the sale of 7850 Carousel Lane, the site of the former Mount Vernon Adult Education Center.

On October 9, 2025, the School Board will consider the sale of the Property to Middleburg Acquisition, LLC for \$5,000,000. State law requires that the Board of Supervisors approve the School Board's retention of all or a portion of the proceeds from the sale of surplus real estate. The Board of Supervisors previously appropriated \$3,600,000 from the prospective sale of the property to cover project shortfalls at Longan and Jackson Davis Elementary Schools. Accordingly, this Board paper would authorize the School Board to retain proceeds from the sale in excess of \$3,600,000. Those excess proceeds are anticipated to be \$1,400,000.

The Superintendent of Schools, the School Board, and the Director of Real Property request approval of this Board paper; the County Manager concurs.

RESOLUTION - Signatory Authority - Review and Update of Proposed Agreement with Cumberland County - Virgil R. Hazelett Reservoir at Cobbs Creek.

This Board paper would authorize the County Manager to review, update, and execute a proposed water agreement with Cumberland County originally negotiated in 2011 as part of the creation of the Virgil R. Hazelett Reservoir at Cobbs Creek. Under the proposed agreement, Henrico County would provide Cumberland County up to seven million gallons of water per day (7 MGD), either from the Reservoir or the James River, at rates to be set annually.

The Director of Public Utilities recommends approval of this Board paper; the County Manager concurs.