

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
REGULAR MEETING
January 27, 2026**

The Henrico County Board of Supervisors convened a regular meeting on Tuesday, January 27, 2026, at 6:00 p.m. in the Board Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico County, Virginia.

Members of the Board Present:

Roscoe D. Cooper, III, Chair, Fairfield District
Misty D. Roundtree, Vice-Chair, Three Chopt District
Daniel J. Schmitt, Brookland District
Jody K. Rogish, Tuckahoe District
Tyrone E. Nelson, Varina District

Other Officials Present:

John A. Vithoukas, County Manager
Andrew R. Newby, County Attorney
Tanya N. Brackett, CMC, Assistant to the County Manager/Clerk to the Board
Michael Y. Feinmel, Deputy County Manager for Public Safety
W. Brandon Hinton, Deputy County Manager for Administration
Monica Smith-Callahan, Deputy County Manager for Community Affairs
Steven J. Yob, Deputy County Manager for Community Operations

Mr. Cooper thanked staff for their efforts responding to Winter Storm Fern and helping to broadcast the meeting this evening.

Bobby Meade, Chaplain for the Henrico County Police Division, delivered the invocation.

On motion of Mrs. Roundtree, seconded by Mr. Rogish, the Board approved the minutes of the January 13, 2026, Regular and Special Meetings.

The vote of the Board was as follows:

Yes: Cooper, Roundtree, Schmitt, Rogish, Nelson

No: None

MANAGER'S COMMENTS

Mr. Vithoukas announced most of the agency heads and employees are on-line this evening. He thanked the Board for their continued support during the storm this past weekend. He noted this was a different type of storm, because we have not had ice this significant in quite some time, though the County avoided the significant power outages that had been predicted. The Manager explained he will be asking the Board at the end of the meeting to add a paper by unanimous consent to concur with the declaration of local

emergency. He thanked staff in the Emergency Operations Center and on the road for their efforts preparing for and responding to the storm. Mr. Vithoukias stated the County government will be open tomorrow under normal operating hours and warned of the tremendous difficulty in clearing the ice off the main roads, secondary roads, and subdivision roads. He thanked the Board for their support during the storm.

BOARD OF SUPERVISORS' COMMENTS

Mr. Nelson concurred with Mr. Cooper's and the Manager's comments and believes our residents know we are making sure our communities are safe and secure.

RECOGNITION OF NEWS MEDIA

No one from the media was present for the meeting.

PRESENTATION

Mrs. Roundtree presented a proclamation recognizing January 2026 as Human Trafficking Awareness Month and called this observance to the attention of all Henrico residents. Accepting the proclamation was Michael Fienmel, Deputy County Manager for Public Safety. Mr. Fienmel thanked the members of the Board for the proclamation and noted on Thursday, January 22, staff came together to train on this issue, and the goal is to train every County employee on what to look for and how to recognize human trafficking. He thanked all the County leaders who gave up their time to come together for the training.

PUBLIC HEARINGS - REZONING CASES AND PROVISIONAL USE PERMIT

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.

Joe Emerson, Director of Planning, gave a brief overview of the case and noted the case was deferred for decision only after a public hearing on November 12, 2025.

Mr. Rogish explained the case had been deferred to resolve the transfer of the BMP to the adjacent HOA. There were several community meetings regarding the case, and the applicant addressed the concerns brought up during both community meetings. He addressed the concerns from the residents regarding school capacity and wanted to assure the residents that the schools will have the capacity, particularly Gayton Elementary. He thanked the HOA president from the adjacent development for his assistance in the case.

Mr. Rogish thanked the applicant for addressing all the concerns and needs of the community.

On motion of Mr. Rogish, seconded by Mrs. Roundtree, and by unanimous

consent, the Board followed the recommendation of the Planning Commission and approved this item with the following conditions:

1. **Concept Plan.** The Property shall be developed in general conformance with Exhibit A, attached (see case file), dated July 29, 2025 (the "Concept Plan"). The exact locations, footprints, configurations, size, and details of the drives, lots, buildings and other improvements shown on the Concept Plan are illustrative and are subject to change and may be updated from time to time as required for final engineering designs, compliance with governmental regulations or as otherwise approved at the time of Plan of Development review of the Property. This includes the owner's ability to adjust the road width at the time of Plan of Development review in order to obtain approval of the plan of development if the County requires wider or narrower roads for such approval.
2. **Construction.** The hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment shall be between 8:00 a.m. and 6:00 p.m. Monday through Friday and 9:00 a.m. and 5:00 p.m. on Saturdays, except in emergencies or where unusual circumstances require the specific hours in order to complete work such as concrete pours, asphalt pours and utility connections. No exterior construction activities shall be allowed on Sundays. Signs, in both English and Spanish, stating the above-referenced provisions, shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.
3. **Density.** No more than 14 dwelling units shall be developed on the Property. In the event the stormwater management facility is located off-property, then the optional lots shown on the Concept Plan (see case file) may be constructed.
4. **Lot Width.** The minimum lot width shall be 85'.
5. **Architecture.** Development of single family detached dwellings shall be in general conformance with the illustrative elevations in Exhibit B (see case file) or another architectural appearance approved by the Planning Director at the time of plans review. Subsequent to plans approval, the owner may also request approval of another architectural appearance by the Planning Director. The illustrative elevations are conceptual in nature and may vary at the time of plans review. For example, the location of materials, types of material, use of stoops, use of covered porches, and other architectural detailing may change and may vary from home to home.
6. **Building Materials.** All dwelling units shall have exposed exterior walls (above grade and exclusive of trim, which may be metal, wood or vinyl) of stone, cultured stone, stone veneer, brick, brick veneer, E.I.F.S., cementitious siding (e.g. Hardi-plank), high-grade vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's

printed literature), or a combination of the foregoing unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review.

7. **Minimum Size.** Homes shall have a minimum finished floor area of 2,350 square feet.
8. **Foundations.** The exposed exterior portions of all foundations below the first-floor level shall be finished with brick, brick veneer, stone, stone veneer, cultured stone or other masonry material approved by the Director of Planning. On the front, side and rear elevations of each building, there shall be a minimum of twelve (12) inches of brick, brick veneer, stone, stone veneer, cultured stone or other masonry material approved by the Director of Planning. For reasons associated with required site grading, the requirements of this proffer may be modified or waived by the Director of Planning for individual side or rear facades.
9. **Driveways.** Driveways shall be constructed of aggregate, brick, pre-cast pavers, concrete or other similar hardscape materials approved by the Director of Planning.
10. **Garages.** Each dwelling unit shall include a minimum of a two (2) car garage.
11. **Lead Walk.** A lead walk a minimum of three (3) feet in width shall be provided to the front entrance of each dwelling unit, to connect to alleys, sidewalks or streets.
12. **Cantilevering.** There shall be no cantilevered treatment of any architectural features on the first floor. Items on the upper floors such as balconies, decks, bump-outs, box or bay-type windows may be cantilevered, but shall include decorative supports.
13. **Sod and irrigation.** Each front and side yard (to the edge of the rear of the unit on corner lots adjacent to streets) shall initially be sodded and irrigated, exclusive of mulched flowerbeds and landscaping.
14. **Sidewalk.** A five (5) foot wide sidewalk (min.) shall be provided along the west side of Covey Run Drive. The location will be determined at the time of plan of development review and approval and may be located within a permanent public sidewalk easement or within public right-of-way.
15. **Post Lamp.** A post lamp shall be provided for each lot. This post lamp will be comparable to the post lamps located on lots along the east side of Covey Run Drive, unless otherwise approved at the time of plans review because that type of post lamp is no longer made.

16. **Church Road Buffer.** Along Church Road, a buffer area 25' in width will be provided. This buffer shall be planted to meet the Transitional Buffer 25 standard through the preservation of existing vegetation, supplemental planting or a combination of the two. Exceptions shall be allowed for the entrance road, utility easements, multi-use trails, signage, sidewalks, paths, and other purposes requested and specifically permitted, or if required, at the time of subdivision approval and/or Plan of Development, or by any other governmental body. This buffer may be concurrent with the Additional Minimum Yard Requirements as outlined in Section 24-3105 (specifically Table 3105) of the Code of Henrico County.
17. **Church Road Access.** No lot shall have a driveway entrance onto Church Road.
18. **No Additional Land Access to Covey Run Drive.** No portion of the Property shall be used to provide GPIN 738-754-0460 with vehicular access to Covey Run Drive. Further, Bowerton Road shall not be extended to connect to Covey Run Drive.
19. **Conservation Areas.** Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the department of public works, and/or such portion(s) of the Property which may be wetlands or inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by Public Works, may only be used for the following purposes:
 - a. Storm water management and/or retention areas.
 - b. Ponds, lakes, and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats.
 - c. Access drives, utility easements, signage, walkways and recreational facilities installed in a manner to minimize their impacts; and
 - d. Such additional uses to the uses identified in (a), (b) and (c) above as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 24 of the County Code (the "Zoning Ordinance").

The owner of the property shall, prior to construction plans approval for areas that include such flood plain, inundated land and/wetlands apply to rezone such portions of the Property to a C-1 Conservation District. The location and limits of such portion(s) of said Property shall be established by Plan of Development and/or construction plans approved pursuant to the Zoning Ordinance and this proffer does not limit the ability to impact wetlands in accordance with applicable law.

20. **Lot Area.** Only two lots may have a lot area less than 11,000 square feet.
21. **Rear Property Line Tree Save.** A tree save area, a minimum ten (10) feet in width, shall be provided along the project's western boundary line from the southern end of Lot 13 to the northern end of Lot 8, as such lots are generally shown on the Concept Plan (see case file). Healthy trees with a diameter at breast height of six (6) inches or greater at the time of initial land disturbance shall be saved. Subsequently, a tree in this area may only be removed if it is diseased, dying or has fallen.
22. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

The vote of the Board was as follows:

Yes: Cooper, Roundtree, Schmitt, Rogish, Nelson

No: None

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.

Mr. Vithoukas announced the applicant has requested a deferral to the March 10, 2026, meeting.

Mr. Emerson briefly described the reason for the deferral.

No one from the public spoke in opposition to the deferral.

On motion of Mr. Nelson, seconded by Mr. Rogish, and by unanimous vote, the Board deferred this item to the March 10, 2026, meeting.

The vote of the Board was as follows:

Yes: Cooper, Roundtree, Schmitt, Rogish, Nelson

No: None

32-26
PUP-2025-
102591
Tuckahoe

Cannon Wash, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4324.E of Chapter 24 of the County Code to allow a car wash on Parcel 751-741-5673 located at the northeast intersection of Patterson Avenue (State Route 6) and Quail Lane.

No one from the public spoke in opposition to this item.

Joe Emerson, Director of Planning, responded to questions from Mr. Rogish regarding the case and the need for the change from a drive-thru restaurant to a car wash. Mr. Emerson noted the only concerns raised were the hours of operation on Saturday and Sunday, and Planning made an adjustment of those hours to address neighborhood concerns.

On motion of Mr. Rogish, seconded by Mr. Schmitt, and by unanimous vote, the Board followed the recommendation of the Planning Commission and approved this item subject to the following conditions:

1. **Proffers.** All applicable proffered conditions accepted with case C-29C-02 shall also be made part of this Provisional Use Permit, except that additional restrictions contained within these conditions will apply.
2. **Permit Area.** This permit shall apply only to the operation of a carwash located on parcel 751-741-5673.
3. **Concept Plan.** Development of a carwash must be in substantial conformance with the conceptual plan and landscape plan Exhibits A and B (see case file), unless otherwise requested and specifically approved at the time of Plan of Development.
4. **Elevations.** A carwash on the Property must be developed in substantial conformance with elevation Exhibit C (see case file), unless otherwise requested and specifically approved at the time of Plan of Development.
5. **Exterior Materials.** The siding material used on a carwash building must be one or more of the following materials (above finished grade and exclusive of trim): brick, brick veneer, glass, stone, stone veneer, split face block, architectural-grade metal panels, textured concrete tilt-up panels, tile, concrete tile and concrete masonry units, unless different architectural treatment and/or materials are specifically approved, at the time of Plan of Development. No building shall be covered with or have exposed to view any painted or unfinished concrete block, or industrial-grade metal, unless otherwise specifically approved at the time of Plan of Development.
6. **Hours of Operation.** Hours of operation of any carwash and associated vacuums must be limited to 7:00 am to 8:00 pm, Monday through Saturday, and limited to 9:00 am to 7:00 pm on Sunday.

7. **Vacuums and Mechanical Equipment.** All vacuums and other mechanical equipment must be screened from view of adjacent properties. Each individual vacuum must be equipped with its own muffler system. No centralized systems or compressors are permitted. Vacuums and associated mechanical equipment must be no less than 80' from residentially zoned properties. Sound from vacuums and carwash equipment such as dryers must not exceed 70 dB at the northern property line.
8. **Sidewalks.** A minimum of five (5) foot sidewalk must be constructed along the Property's Quail Lane frontage and maintained along Patterson Avenue as depicted on the conceptual plan Exhibit A (see case file).
9. **Lighting.** The use must not include changing or flashing lights visible from the exterior of the building. Lighting as approved at the time of Plan of Development must be designed to minimize the impact on the residential neighborhood adjacent to the north. Pedestrian-scale lighting must be provided along Patterson Avenue, as approved at the time of Plan of Development. Parking lot and vacuum lighting must be produced from concealed source style fixtures and shall be directed in a way to minimize glare on public roads and adjacent properties. Direct embedded light poles and standards shall be prohibited. Lighting must be reduced or turned off after business hours with the exception of minimum lighting requirements for security purposes.
10. **Traffic.** The operator of the carwash must close access to the Property if vehicular queuing extends from the Property onto Quail Lane and blocks the flow of traffic. Access will be reopened as the queue diminishes and vehicles are no longer queued in the public right-of-way.
11. **Landscaping & Buffers.** A minimum of a fifteen (15) foot wide landscape buffer must be provided along the property's southern boundary with a minimum planting volume reflecting Transitional Buffer 25 standards or greater according to the landscape plan Exhibit B (see case file). Additional landscaping must be provided throughout other areas of the site as also depicted on Exhibit B. Existing landscaping shall remain, provided dead, diseased and fallen trees and shrubbery may be removed. A continuous row of evergreen plantings must be provided along the northern property line to separate the carwash tunnel from adjacent residences in a manner approved at the time of landscape plan review.
12. **Screening Wall.** For any carwash developed on the Property, a minimum of an eight (8) feet in height brick wall must be provided parallel to portions of the eastern property line as depicted on the landscape plan Exhibit B (see case file).

13. **Signage.** Any detached signage must be ground mounted monument-style and not exceed eight (8) feet in height. The base of any such sign shall be brick or stone and be landscaped with plantings.

14. **Noise Study.** A baseline sound study of ambient noise must be conducted prior to land disturbing for any portion of the Property subject to an approved Plan of Development and the results of such study must be submitted to the County. The sound study must demonstrate how the carwash will limit sound from vacuums and carwash equipment such as dryers to a maximum of 70 dB at the northern property line.

Prior to issuance of a certificate of occupancy, a post-construction noise study must be conducted to demonstrate to the Planning Director's agreement that the operation complies with all legal requirements with respect to noise level emanating from the Property (non-ambient noise). Should post-development sound levels exceed 70 dB, the applicant must provide additional sound dampening features to achieve the required sound levels, such as masonry screening walls, vacuum mufflers, or landscaping, as determined by the Director of Planning.

The vote of the Board was as follows:

Yes: Cooper, Roundtree, Schmitt, Rogish, Nelson

No: None

33-26
REZ-2025-
102444
Varina

East West Communities: Request to conditionally rezone from SMX-PD Suburban Mixed-Use – Planned Development District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 810-692-7149 containing 1.00 acre located on the west line of Willson Road approximately 1600' north of its intersection with New Market Road (State Route 5).

Joe Emerson, Director of Planning, verified for Mr. Nelson that proffered condition number 20 in the prior approved rezoning for the larger project required the floodplain feature be rezoned as they move through the planning process to add protection to the floodplain area.

No one from the public spoke in opposition to this item.

On motion of Mr. Nelson, seconded by Mr. Rogish, and by unanimous vote, the Board followed the recommendation of the Planning Commission and approved this item with the following proffered conditions:

1. **Conservation Areas.** Notwithstanding the uses permitted and regulated by the zoning of the Property, the Property may only be used for the following purposes:

- a. Storm water management or retention areas:
- b. Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats:
- c. Access drives, utility easements, signage, walkways, sidewalks, dog park, and recreational facilities installed in a manner to minimize their impacts;
- d. Drainage pipe, structures and grading with erosion control as approved by the Henrico Department of Public Works; and
- e. Such additional uses to the uses identified in (a), (b), (c), and (d) above as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 24 of the County Code and by the Henrico Department of Public Works.

The vote of the Board was as follows:

Yes: Cooper, Roundtree, Schmitt, Rogish, Nelson

No: None

PUBLIC HEARINGS – OTHER ITEMS

34-26 Ordinance - To Change the Polling Place for the Sandston Precinct in the Varina District from Sandston Baptist Church to Sandston Elementary School by Amending and Reordaining Section 9-2 Titled “Precincts and polling places” of the Code of the County of Henrico.

Mark Coakley, General Registrar, responded to a question from Mr. Nelson regarding this item.

No one from the public spoke in opposition to this item.

On motion of Mr. Nelson, seconded by Mr. Rogish, and by unanimous vote, the Board approved this item – see attached ordinance.

35-26 Resolution - Signatory Authority - Exchange of Real Property - 7705 Impala Drive and 7200 Galaxie Road - Islamic Center of Henrico - Brookland District.

No one from the public spoke in opposition to this item.

Andrew Newby, County Attorney, and Mr. Emerson, Director of Planning, responded to concerns from Mr. Schmitt about the proposed exchange agreement. Mr. Vithoukas suggested the item be withdrawn until everyone is comfortable with the changes and improvements. Mr. Schmitt apologized and felt staff addressed his concerns, but he has further concerns.

The item was withdrawn by staff without further action.

36-26 Resolution - Condemnation - Right-of-Way and Easement - Fall Line Trail Lakeside Community Trail Phase 1 - 1725 Vale Street - Fairfield District.

No one from the public spoke in opposition to this item.

On motion of Mr. Cooper, seconded by Mrs. Roundtree, and by unanimous vote, the Board approved this item – see attached resolution.

37-26 Resolution - Signatory Authority - Easement Agreement - Virginia Department of Transportation - Intersections of Patterson Avenue and Borden Road, Westham Parkway, and Sweetbriar Road - Tuckahoe District.

No one from the public spoke in opposition to this item.

On motion of Mr. Rogish, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached resolution.

38-26 Resolution - Signatory Authority - Agricultural Lease to Engel Farms, Inc. d/b/a Engel Family Farms - 9720 Malvern Hill Lane - Varina District.

No one from the public spoke in opposition to this item.

On motion of Mr. Nelson, seconded by Mr. Rogish, and by unanimous vote, the Board approved this item – see attached resolution.

PUBLIC COMMENTS

There were no comments from the public.

GENERAL AGENDA

39-26 Resolution - Award of Contract - Annual Contract for Structural Demolition Services - Countywide.

On motion of Mrs. Roundtree, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached resolution.

40-26 Resolution - Award of Contract - Public Safety Cancer Screenings.

On motion of Mr. Nelson, seconded by Mrs. Roundtree, and by unanimous vote, the Board approved this item – see attached resolution.

41-26 Resolution - Signatory Authority - Lease for the Division of Fire - 2263 Dabney Road - Brookland District.

On motion of Mr. Schmitt, seconded by Mr. Rogish, and by unanimous vote, the Board approved this item – see attached resolution.

42-26 Resolution - Signatory Authority - Acquisition of Real Property - Drainage and Flood Mitigation - 2715 Bowles Lane - Fairfield District.

On motion of Mr. Cooper, seconded by Mr. Rogish, and by unanimous consent, the Board approved this item – see attached resolution.

ADDED BY UNANIMOUS CONSENT

43-26 Resolution - Declaration of Local Emergency - Winter Storm Fern.

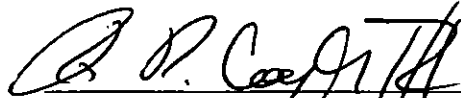
Mr. Vithoukaskas requested the Board add agenda item 43-26, declaring a local emergency for the recent winter storm.

Mrs. Roundtree noted this declaration for local emergency opened the door for the County to be able to do things quickly such as opening the Sports & Entertainment Center for potential shelter services and providing hotel rooms for essential employees to be able to respond to the storm. She thanked staff and noted, even though the items were not needed, this is just an example of the County using the tools in our toolbox to act very quickly in an emergency.

On motion of Mr. Rogish, seconded by Mr. Nelson, and by unanimous vote, the Board approved to add agenda item 43-26.

On motion of Mr. Rogish, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached resolution.

There being no further business, the meeting was adjourned at 6:54 p.m.



Chair, Board of Supervisors
Henrico County, Virginia