



REZ-2024-102035

Main Street Homes of VA, Inc

Staff Report for Board of Supervisors Public Hearing
Prepared January 14, 2025

This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this zoning matter.

I. PUBLIC HEARINGS:

Planning Commission:	November 14, 2024	Recommended for Approval
Board of Supervisors:	December 3, 2024 January 28, 2025	Deferred at the Board's Request Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Proposed Zoning:	RTHC Residential Townhouse District (Conditional)
Existing Zoning:	A-1 Agricultural District and B-3C Business District (Conditional)
Acreage:	6.54 acres
Proposed Use:	Townhomes
Location of Property:	North line of Church Road approximately 425' west of its intersection with John Rolfe Parkway
Magisterial District:	Three Chopt
Comprehensive Plan Recommendation:	Commercial Concentration, Office, and Suburban Residential 2, density should not exceed 3.4 units per acre
Parcel Numbers:	738-755-6305, 738-755-7308, 738-755-8700, 738-755-9518, and 739-755-1726
Zoning of Surrounding Properties:	North: R-4C One-Family Residence District (Conditional) South: R-3AC One-Family Residence District (Conditional), A-1 Agricultural District, RTHC Residential Townhouse District (Conditional), R-6C General Residence District (Conditional) East: B-3 Business District West: A-1 Agricultural District

III. SUMMARY OF STAFF REPORT COMMENTS:

This is a request to conditionally rezone 6.54 acres from A-1 Agricultural District and B-3C Business District (Conditional) to allow a townhouse community. The site is located along the north line of Church Road west of its intersection with John Rolfe Parkway. It is currently occupied by two homes and a former business.

The applicant has submitted proffers, a conceptual plan and elevations. In addition to various quality assurances, the proffers limit the density to no more than 41 two-story townhomes. The 2026 Comprehensive Plan recommends Commercial Concentration, Office, and Suburban Residential 2, density should not exceed 3.4 units per acre for the subject site. Although the proposed use is not consistent with the Office and Commercial Concentration designations and the proffered density exceeds that recommended by the site's Suburban Residential 2 designation, staff believes the request could serve as a transition between nearby single-family homes and commercial uses. Development of additional housing in the area would support goals of the 2026 Comprehensive Plan and would be in keeping with adjacent development trends which have seen the construction of new residential communities on properties previously planned for commercial uses. ~~While the proposed use could be appropriate, the applicant is encouraged to consider the inclusion of additional properties to the west and reduction in the overall density of this project to make it more consistent with the recommended density of 3.4 units per acre. For these reasons, if the applicant were to address the items outlined in Section IV, staff could be more supportive of this request.~~

At their meeting on November 14th, 2024, the Planning Commission recommended approval of this request contingent on the applicant addressing concerns related to hours of construction and gravel between driveways. The applicant has since submitted revised proffers addressing these items. The Board of Supervisors deferred this request at their meeting on December 3rd to allow the applicant additional time to address concerns regarding potential access for properties to the west. The applicant has responded and submitted a revised conceptual plan showing a stub road to those properties. Based on this change and the previously submitted commitments, staff supports this request.

On October 29th the applicant held a community meeting at the Deep Run Recreation Center. Approximately 17 residents attended this meeting, and voiced concerns regarding traffic impacts along Church Road, loss of greenspace, and the proposed density. Citizens have also expressed concerns about cut-through traffic onto Blandfield Street in the nearby Keswick subdivision.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The 6.54-acre subject property is located on the north line of Church Road approximately 425' west of its intersection with John Rolfe Parkway. Several buildings exist on the subject property, including two ranch-style homes and a lumber storage shed, that would be removed with this request. With this request, the applicant proposes to conditionally rezone the parcels from A-1 and B-3C to RTHC for the development of up to 41 townhomes.

Surrounding uses to the west include single-family homes, zoned A-1. North of the site are single-family homes in the Coventry and Timberlake subdivisions, zoned R-4C One-Family Residence District (Conditional). To the east is a BP fueling station and convenience store and a Flagstop Car Wash, zoned B-3. To the south is The Shire, a mixed-use community that is under construction zoned RTHC and R-6C, the Keswick subdivision, zoned R-3AC and a single-family home and Comcast Switch Station, zoned A-1.

The applicant has submitted a conceptual plan (Exhibit A) showing the location of the proposed townhomes. The development would be accessed from a single access point from Church Road across from Blandfield Street. The townhomes would be located with driveways facing private streets. To ensure consistency with existing single-family homes to the north and west, the height of the proposed townhomes would be limited to two stories. With regards to parking and garages, the concept plan indicates garage parking may be included in meeting parking requirements which is not allowed by code.

In addition to the proffered concept plan, the applicant has submitted architectural renderings (Exhibit B) and proffers which address building materials, driveways, and amenities. The renderings show townhomes consistent with the proffers, including foundations with a minimum of 12 inches of materials such as stone or brick, and building materials including stone, brick, or high-grade vinyl. An amenity area ('potential pocket park') is proffered and shown in the conceptual plan and would include at least two benches with landscaping.

The applicant has proffered specifics regarding buffers to adjacent uses and Church Road. These include a TB25 buffer east of the entrance, and a TB10 buffer west of the entrance. Areas adjacent to the northern and eastern property lines would also include a buffer planted to TB10 requirements. Other proffers submitted with this request address hours of construction, walkways, and sound suppression between units.

During the November 14th, 2024 Planning Commission meeting two items of concern, hours of construction and gravel between driveways, were discussed. The applicant has since revised their proffers to address these items. ~~Included with these changes was a revision to Proffer 15 (sod and irrigation) stating that these requirements would not pertain to the narrow areas between driveways. Staff recommends that the applicant remove this language because this level of detail is most appropriately determined during the Plan of Development process.~~

The proffers largely address items typical of this form of development and should provide for a high-quality development in keeping with recent requests in the area. To address concerns noted by the Board of Supervisors in December, the applicant has submitted a revised conceptual plan that includes a stub road to the west and reconfiguration of the layout to create further separation between the townhomes and single-family homes in the northwest portion of the site. ~~While the proffers are generally consistent with these nearby requests, staff continues to recommend the applicant consider either including the two remaining A-1 zoned properties directly to the west of the site or providing for their future inclusion in this community should redevelopment occur through a stub road. Providing this stub road could also reduce the overall density of the proposed development to make this request more consistent with the recommended density of the Suburban Residential 2 designation.~~

The 2026 Comprehensive Plan recommends Commercial Concentration, Office, and Suburban Residential 2, density should not exceed 3.4 units per acre for the subject site. Although this request is not consistent with the Commercial Concentration and Office designations and exceeds the recommended density of 3.4 units per acre, the development of townhomes could provide a transition between existing single-family homes and commercial uses in the surrounding area. Additionally, the development of the subject property for townhomes would also support other goals and objectives from the 2026 Comprehensive Plan. The applicant has also updated their concept plan to address previously noted concerns raised by the Board. For these reasons, if the applicant could address staff's concerns regarding future development to the west and remove the added language regarding sod and irrigation as noted above, staff could support this request.

The Planning Commission recommended approval of this request at their meeting on November 14th. At their meeting on December 3rd, the Board of Supervisors deferred this request to allow the applicant additional time to work on their request.

The applicant held a community meeting on October 29th at the Deep Run Park and Recreation Center. Approximately 17 residents attended this meeting and expressed concerns regarding the proposed density, traffic impacts along Church Road, and loss of existing greenspace. Citizens have also expressed concerns regarding potential cut-through traffic on Blandfield Street in the adjacent Keswick subdivision.

V. COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan Recommendation:

The 2026 Comprehensive Plan recommends Commercial Concentration, Office, and Suburban Residential 2, density should not exceed 3.4 units per acre. Although not fully consistent with these designations, this use could serve as a transition between the existing single-family and commercial uses adjacent to the subject property.

Vision, Goal, Objectives, and Policies:

This request is most consistent with the following Goals, Objectives, and Policies of the 2026 Comprehensive Plan:

- Land Use and Community Character Objective 3: Encourage new growth and development that takes into account location and availability of infrastructure and services.
- Land Use and Community Character Objective 9: Promote diverse housing types that meet the needs of a demographically diverse population.
- Land Use and Community Character Objective 13: Provide for the logical arrangement of land uses which offers transitions from more intense to less intense uses.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

The following is the approximate number of new trips expected by the proposed development of 41 residential units:

Total weekday trips = 260 (130 in, 130 out)

The access point shall be located across from Blandfield Street and provide an acceptable sight distance for drivers exiting the site. Site distance easements clear of vegetation may be required at the POD stage. A left turn lane into the site striped in the painted median.

Drainage:

- All proposed improvements must comply with all applicable Public Works plan of development requirements.
- Land disturbance greater than 2500 sq feet will require an Environmental Compliance Plan.
- The site must comply with applicable stormwater quality and quantity requirements.
- Analyze and provide solutions to minimize drainage impacts on downstream properties.
- No more than 50 residential lots are allowed upon a single access point.
- No more than 82 residential units are allowed upon a single access point.
- Traffic Engineering will determine if any right-of-way dedication or road improvements are required.
- Based on GIS, Waters of the U.S. and/or hydric soils are present (indicating possible wetlands). Corps of Engineers and DEQ permits may be required.

Public Utilities:

Properties are served by water and sewer. There is an existing sanitary sewer line and associated easement on the property. Water is located in Church Road. The proposed use will produce flows that will exceed the projected flows based on the 2026 Land Use Plan. Therefore, an analysis of the downstream sewer system will be required to determine if upgrades to the existing sewer are needed. The developer will be required to make any needed improvements.

Department of Community Revitalization:

No comments received on this request.

Schools:

This rezoning case proposes the development of no more than 41 townhouse residential units.

School Level	School Name	2023 Membership	Functional Capacity	Total Student Yields
Elementary	Gayton	590	644	6.1
Middle	Pocahontas	826	986	2.7
High	Godwin	1,678	1,904	4.2
<i>*At Development Buildout</i>		Total Students:		13

Based on September 30, 2023, membership and capacity figures shown above, Gayton Elementary was at 91.6% capacity. The analysis shown above indicates the proposed development would potentially yield 6.1 elementary students once the development has reached complete build out. Gayton Elementary has hovered around 90% capacity for several years and is projected to continue to be around that threshold. This development and others in the Three Chopt and Tuckahoe magisterial districts will have impacts on this school over the long term and the functional capacity of Gayton Elementary will need to be monitored.

Pocahontas Middle was at 83.8% capacity. The analysis shown above indicates the proposed development would potentially yield 2.7 middle school students. This school is not currently in danger of being over capacity and is not projected to become over capacity in the next five years.

Godwin High was at 88.1% capacity. The analysis shown above indicates the proposed development would potentially yield 4.2 high school students. Godwin High is projected to go over 90% functional capacity within the next five years. With this development and others occurring in the Three Chopt and Tuckahoe magisterial districts, Godwin High’s capacity will need to be monitored.

Division of Fire:

No comments on this request.

Division of Police:

The applicant is encouraged to contact and work with the Community Services Unit with the Police Division for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts as a plan of development (POD) is drafted for submission to the County for review.

Recreation and Parks:

No park or recreation facilities, historical, or archeological impact. The buildings on the various parcels consist of two Ranch style buildings, ca 1947 and 1948 and a lumber storage shed, ca 1976. The buildings are not historically or architecturally significant. The properties are not associated with any known historical event of regional significance.

Libraries:

This request falls in the service area of the Gayton Branch Library. The Gayton facility is 12,672 sq ft and was renovated in June 2012 to include new technologies, self-check machines, and automated book returns. As these types of developments continue to be built and the projected population in the area continues to grow, the renovated Gayton Branch Library will be able to meet the increased service demands.

Topography and Land Characteristics Adaptability:

There are no known reasons why the property could not be developed as proposed.

PROFFERED CONDITIONS
CHURCH ROAD TOWNHOMES
REZ-2024-102035

~~November 18~~ December 26, 2024

1. **Concept Plan.** The Property shall be developed in general conformance with Exhibit A, attached (see case file), ~~prepared by Koontz Bryant Johnson Williams~~ dated December 2024 (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 ~~alleys~~ private roads for such approval.
2. **Construction.** The hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment shall be between 7:00 a.m. and 7:00 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 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. **Protective Covenants.** Prior to the issuance of the first building permit, a document shall be recorded in the Clerk’s Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of the Property.
4. **Density.** No more than 41 dwelling units will be developed on the Property.
5. **Architecture.** Townhome buildings constructed on the Property shall be in general conformance with the architectural style depicted on Exhibit B (see case file) and attached hereto and by this reference made a part hereof, unless otherwise approved by the Planning Director at the time of Plan of Development review.
6. **Building Materials.** All buildings 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 Sizes.** The minimum finished floor area of each townhouse unit shall be 1,500 square feet of finished floor area.
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 brick stamped concrete. 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 brick stamped concrete visible above grade. 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. **End Unit Facades.** For end units identified as numbers 1, ~~30, 31,~~ and 41 on the Concept Plan, the following measures shall be implemented, unless otherwise approved at the time of plans review.
 - a. A minimum of one window per floor is required in a fenestration pattern similar to the front facade.
 - b. Trim on the side elevation shall be a minimum of 4" wide.
10. **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.
11. **Lead Walk.** A lead walk a minimum of a three (3) feet in width shall be provided to the front entrance of each dwelling unit, to connect to alleys, sidewalks or streets, in the manner generally shown on the Concept Plan.
12. **Driveways.** Driveways shall be constructed of either cobblestone, brick, asphalt, pre-cast pavers, concrete or other similar hardscape materials approved by the Director of Planning.
13. **Sidewalks.** Sidewalks shall be provided, at a minimum, along one side of each internal road.
14. **Amenities.** A gathering area shall be provided in the location labeled "Potential Pocket Park" on the Concept Plan. At a minimum, the gathering area shall be improved as follows:
 - a. With a minimum of two benches with hardscape below each bench (the square footage of this hardscape below each bench being a minimum of two times the square footage of the bench seating area), and
 - b. With landscaping identified on the landscape plan submitted by the owner at the time of plans review.

An alternate design for this gathering area may be submitted to the Planning Director for approval at the time of Plan of Development review and approval.

15. **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. ~~This proffer shall not apply to narrow areas between driveways as determined at the time of Plan of Development review and approval.~~
16. **Church Road Buffer.** Along Church Road, east of the Property entrance, a buffer area 25' in width will be provided. Along Church Road, west of the Property entrance, a buffer area 10' in width will be provided. Both buffers shall be planted in accordance with their respective buffer types, as outlined in Table 5310B of the Zoning Ordinance, except to the extent necessary for the entrance road, utility easements, signage, sidewalks, and other purposes requested and specifically permitted, or if required, at the time of Plan of Development. This buffer may be concurrent with the 15' additional RTH setback required per Table 3105 of the Zoning Ordinance and be located partially in common area and partially in the adjacent rear yard setbacks as necessary to fit the required plantings.
17. **Privacy Fence and 10' Buffer Area.**
 - a. A buffer area 10' in width will be provided along the entire northern and eastern property lines meeting the planting requirements of buffer type 10 outlined in Table 5310B of the Zoning Ordinance, or as otherwise approved at the time of Plan of Development. Existing vegetation may be removed.
 - b. A six foot (6') tall opaque privacy fence ("Privacy Fence") shall be installed along the entire northern and eastern property lines of the Property. The Privacy Fence shall be installed within the 10' buffer area.
18. **Private Roads.** The internal roadways shall be private and shall be maintained by a homeowners' association. The private road section shall be in general conformance with the Concept Plan.
19. **Entrance Turn Lane.** The Property owner shall stripe a left turn lane into the entrance within the existing painted median. These improvements shall be completed prior to the issuance of the first certificate of occupancy within the project, unless otherwise approved by the Planning Director at the time of Plan of Development approval.
20. **Garages.** Each townhouse unit shall include a minimum of a one (1) car garage.
21. **Trash.** There shall be no central trash receptacles.
22. **Marketing.** All townhouse units shall be initially marketed for sale as "Owner-occupied".
23. **Street Trees.** A minimum of one (1) street tree will be provided between each string of front-loaded townhouse units and where not otherwise prohibited by required utilities, drainage structures, easements, intersection sight distance or other conflicts. Sufficient trees shall be provided to meet the tree canopy requirements of the Zoning Ordinance.

24. **Best Management Practice.** Above-ground stormwater basins shall be located outside of any landscaped buffer within the Property, except as a landscaping amenity or water related feature, or unless approved at the time of Plan of Development review. Any permanent wet pond must include an aeration feature and meet the requirements of Sec. 24-4306 G. 6.
25. **Sound Suppression Measures.** Sound suppression measures with at least a 55 sound coefficient rating shall be provided between units. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the methodology accomplishing the sound coefficient rating, shall be included in the building permit application.
26. **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.

HJW, LLC a Virginia limited liability company
YOUNGBLOOD PROPERTIES, LLC a Virginia limited liability company
GARY W. PROFFITT
ROSEMARY G. PROFFITT
DOUGLAS P. BRAGG

By: _____
Jeffrey P. Geiger, Attorney-in-Fact
Date: ~~November 18~~December 26, 2024



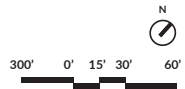
TOTAL SITE AREA	287,496 SF 6.54 ACRES
YIELD	41 UNITS
DENSITY	6.27 UNITS/AC
PARKING (REQUIRED)	2.25 SPACES/UNIT
---	6' TALL PRIVACY FENCE

NOTE: Per Proffer #16
 A buffer area 10' in width will be provided along the entire northern and eastern property lines and to the left of the entrance meeting the planting requirements of buffer type 10 outlined in Table 5310B of the Zoning Ordinance.

A six foot (6') tall opaque privacy fence ("Privacy Fence") shall be installed along the entire northern and eastern property lines of the Property. The Privacy Fence shall be installed within the 10' buffer area.

CHURCH ROAD

RICHMOND, VA
 CONCEPTUAL LAYOUT



DECEMBER 2024

2 Story Residential Concept Design:

Exhibit B



2 Story Residential Concept Design:

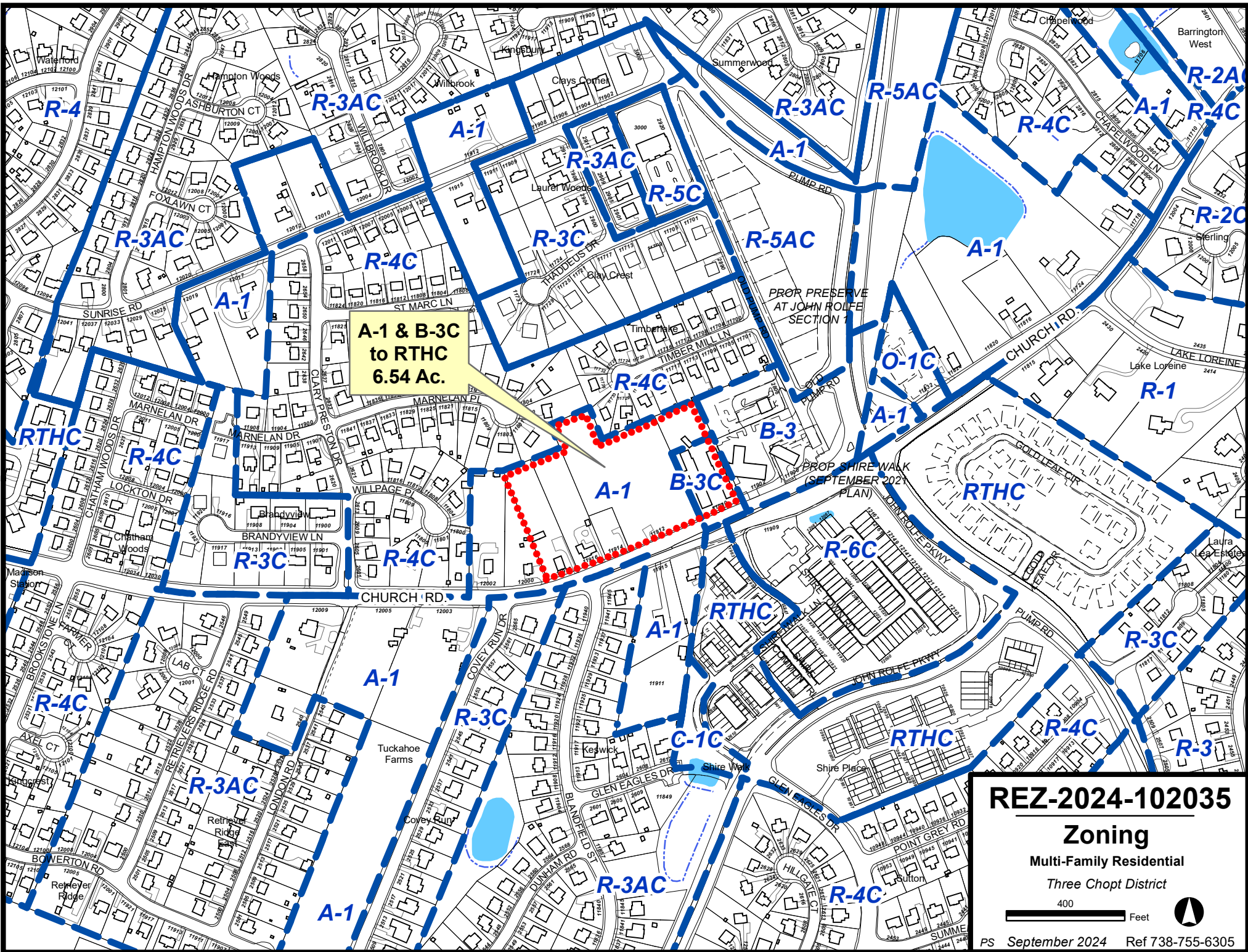


2 Story Residential Concept Design:



2 Story Residential Concept Design:





**A-1 & B-3
to RTHC
6.54 Ac.**

REZ-2024-102035
Zoning
 Multi-Family Residential
 Three Chopt District
 400 Feet

PS September 2024 Ref 738-755-6305

A-1 & B-3C
to RTHC
6.54 Ac.

REZ-2024-102035

2026 Land Use Plan

Multi-Family Residential

Three Chopt District

400

Feet

