



REZ-2025-100474

Godsey Properties, Inc.

Staff Report for Board of Supervisors Public Hearing

Prepared June 16, 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:	May 15, 2025	Deferred at applicant's request
	June 12, 2025	Recommended for approval
Board of Supervisors:	July 22, 2025	Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Requested Zoning:	RTHC Residential Townhouse District (Conditional)		
Existing Zoning:	R-5AC General Residence District (Conditional) <i>*also part of the Airport Safety Overlay District</i>		
Acreage:	15.65 acres		
Proposed Use:	Up to 99 townhomes		
Location:	East line of Dry Bridge Road approximately 220' south of Old Williamsburg Road		
Magisterial District:	Varina		
2026 Comprehensive Plan Recommendation:	Urban Residential (UR); and Commercial Concentration (CC)		
Parcel No:	Part of 836-713-7564		
Zoning of Surrounding Properties:	North:	B-3 (vacant); R-5AC (future Landmark SF homes)	
	South:	RTHC (future Landmark townhomes, amenity area)	
	East:	R-3 (Pine Heights subdivision)	
	West:	B-3 (vacant)	

III. SUMMARY OF STAFF REPORT:

This is a request to conditionally rezone 15.65 acres from R-5AC to RTHC to develop up to 99 townhomes. The site is located on the east line of Dry Bridge Road, approximately 220' south of Old Williamsburg Road, and was previously rezoned in 2020 for 41 single-family homes as part of the Landmark development. The 2026 Comprehensive Plan's future land use designation for the property is Urban Residential and Commercial Concentration.

While the proposed townhomes would not be consistent with the 2026 Plan's Commercial Concentration designation, they would be consistent with the Urban Residential recommendation and its corresponding density range which applies to most of the site. Agency comments have not identified substantial concerns, and townhomes would be a logical continuation of the residential development recently completed in the area and continuing on adjacent property. For these reasons, staff believes the request to be acceptable and recommends approval.

The applicant hosted a community meeting on April 14, 2025, to discuss the request with area property owners and residents. Approximately 16 citizens attended and commented about development density, traffic, schools, construction noise/hours, site clearing, and the desire for commercial services, among other topics. The Planning Commission recommended approval at its meeting on June 12, 2025.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

This is an application to conditionally rezone 15.65 acres from R-5AC General Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) for development of townhomes. The vacant, wooded site is located along the east line of Dry Bridge Road, approximately 200' south of its intersection with Old Williamsburg Road.

The 2026 Comprehensive Plan recommends the property for Urban Residential (8.65 acres) and Commercial Concentration (7.0 acres). The Urban Residential designation recommends a gross residential density range of 3.4 to 6.8 dwelling units per acre.

Surrounding uses and zoning include: North – vacant wooded commercial property (B-3) and two future single-family home sites (R-5AC); South – future outdoor recreation area and townhomes in Landmark Section 4 (RTHC); East – single-family homes in the Pine Heights neighborhood (R-3); West – vacant wooded commercial property (B-3) across Dry Bridge Road.

In 2007, roughly nine acres of the subject property were rezoned to R-5C (via case C-3C-07) for up to 126 senior apartments as part of a larger commercial-focused project which was never developed. In 2018 and 2020, subsequent applications (REZ2018-028 and REZ2020-015) rezoned this 15-acre property to R-5AC for single-family homes as one section of the more residentially-focused Landmark community.

The 2020 rezoning, which currently applies to the subject site and the other sections of Landmark under construction, proffered a pattern book to guide development, which included a conceptual layout, architectural examples, design guidelines, and an outdoor amenities plan. In that document, the subject site is designed for 41 single-family lots (52' wide x 125' deep) with a 1-acre community park area in the southeastern corner, a walking trail, a stormwater pond, landscape buffers adjacent to Dry Bridge Road and Pine Heights, and two points of access on Dry Bridge Road. The homes were to be detached, 1-story structures with front-loading garages and a mixture of masonry and other exterior siding materials. In addition to the pattern book, other proffered commitments in 2020 provided additional assurances related to landscaping, hours of construction, road improvements, specific amenity features, and a variety of other topics.

While all of the 2020 proffers and exhibits would remain fully applicable to the other Landmark sections as previously approved, they would be modified for the subject site. As shown on the new proffered concept plan (Exhibits A & B), the applicant now proposes up to 99 two-story townhomes (3 to 7 units per building) in this part of the project (Section 5). This would be similar to other Landmark residential sections already built and sold (see fully community layout on Exhibit C). The new layout for Section 5 shows the park area moved to a more central location, with amenities as shown under “Community Park 2” on Exhibit D. Buffers would still be provided adjacent to Dry Bridge Road and Pine Heights, and two points of access would still connect to Dry Bridge Road, although at slightly different locations.

Multi-page proffered Exhibit E illustrates the anticipated front, side, and rear exterior appearance of the townhomes, with a mixture of materials and muted colors, ample windows, and some examples showing a 1-car front-loading garage with decorative hardware.

Along with the conceptual layout and building exhibits described above, the new proffers address the following topics:

- **Density** – A maximum of 99 dwelling units on the site. Compared to the 2020 approval, this would add 58 more units in Landmark Section 5 (equating to 6.33 du/ac gross density versus 2.62 previously);
- **Minimum Dwelling Sizes & Garages** – At least 89 of the 99 townhomes would be a minimum of 1,550 finished square feet and would have an attached garage. The other 10 units would be a minimum of 1,280 square feet. All units would be at least 20’ wide;
- **Exterior Building Materials** – Townhome exterior walls to be brick, stone, brick/stone veneer, dryvit, vinyl siding, hardiplank, or equivalent. Front steps to be brick or concrete. Foundations with a minimum of 12” of brick, stone, or brick/stone veneer visible above grade;
- **Buffers** – References 2020 proffered requirements:
 - along Dry Bridge - Transitional Buffer 10;
 - adjacent to Pine Heights – Transitional Buffer 25;
- **Landscaping Plan** – A landscaping plan would be submitted for any POD. Trees with minimum caliper measurement of 2½” would be installed “every 35 +/- feet along interior streets”;
- **Yards** – Sodded and irrigated front and side yards;
- **Access** – The site would have direct access to only Dry Bridge Road;
- **Road Improvements** – References 2020 proffered requirements: improvements to be made to Williamsburg Road and Dry Bridge Road (widening, southbound R-turn lane, southbound L-turn lane with traffic signal), including widening, turn lanes, and a traffic signal at the Williamsburg/Dry Bridge intersection. Many of these improvements have already been constructed;
- **Internal Roads** – References 2020 proffered requirements: private roads to be certified as constructed to county’s public road design standards (except for width and turning radii);
- **Sidewalks** – A 5’ wide sidewalk to be installed along the front of all townhome units per Exhibit A;
- **Pedestrian Trail** – Continuation of the pedestrian trail from Landmark Section 4;
- **Street Lighting** – Any street lighting to be a maximum of 15’ tall, non-glare, and decorative residential style;

- **Other** – underground utilities, covenants, roofing, cantilevered features, driveway material, central mailboxes, sound suppression, BMP treatment, entrance signage, and severance.

Since the previous rezoning approval in August of 2020, the Board of Supervisors adopted a new zoning ordinance with Neighborhood Compatibility Standards (NCS) in Sections 24-5601-5607. These trigger site design, building height, building form/façade, signage, and operational standards for various development types (including townhomes) when proposed adjacent to existing single-family subdivision lots. These standards would apply for development adjacent to Pine Heights to the east. Based on the information provided to date, the proposal would likely comply with the related building orientation/placement, building height, and building form/façade NCS regulations.

While the proposed townhomes would not be consistent with the 2026 Plan's Commercial Concentration designation, they would be consistent with the Urban Residential recommendation and its corresponding density range which applies to most of the site. Agency comments have not identified substantial concerns, and townhomes would be a logical continuation of the residential development recently completed in the area and continuing on adjacent property. For these reasons, staff believes the request to be acceptable and recommends approval.

The applicant hosted a community meeting on April 14, 2025, to discuss the request with area property owners and residents. Approximately 16 citizens attended and commented about development density, traffic, schools, construction noise/hours, site clearing, and the desire for commercial services, among other topics. The Planning Commission recommended approval at its meeting on June 12, 2025.

V. COMPREHENSIVE PLAN ANALYSIS:

2026 Comprehensive Plan Recommendation:

The 2026 Comprehensive Plan recommends Urban Residential (3.4 to 6.8 dwellings per acre) and Commercial Concentration. While the proposed townhomes would not be consistent with the Commercial Concentration designation, they would be consistent with Urban Residential and would be a logical continuation of the residential development underway on adjacent parcels.

Vision, Goals, 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: The County will encourage new growth and development that takes into account location and availability of infrastructure and services.
- Land Use & Community Character Objective 4: The County will promote developments with features that provide a safe pedestrian environment.
- Land Use & Community Character Objective 9: The County will promote diverse housing types that meet the needs of a demographically diverse population.
- Land Use & Community Character Objective 13: The County will provide for the logical arrangement of land uses which offers transitions from more intense to less intense uses.
- Land Use & Community Character Objective 20: The County will promote standards and specifications that assure quality residential development, while providing acceptable alternatives for minimizing development expense.
- Land Use and Community Character Objective 23: The County will encourage residential growth in areas where the physical conditions are conducive to development, i.e. soils, drainage, topography.
- Residential Keystone Policy 7: Promote development at densities which can be supported by the natural site conditions, availability of public facilities and the transportation network.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

All sidewalks should be 5' in width and include ADA ramps and street lighting.

Drainage:

All proposed improvements must comply with all applicable Public Works Plan of Development requirements. Land disturbance greater than 2s500 square 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. Based on information in the County's GIS, there may be 100-year floodplain present on the site. It appears there may be an SPA stream and/or an RPA stream on the property. 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 Services:

There is an existing 12" waterline located in Dry Bridge Road. There is an existing 10" sewer in Turtle Parkway. The proposed rezoning will increase the total number of units for this site. The overall utility master plan for the site L-258 will need to be updated to reflect proposed changes and ensure adequate capacity in the water and sewer systems.

Schools:

This rezoning case proposes the development of up to 99 townhouses. This rezoning case is a part of a larger planned development with REZ2020-00015.

School Level	School Name	2024 Membership	Functional Capacity	Student Yields
Elementary	Seven Pines	362	406	19.6
Middle	Elko	687	1,058	13.4
High	Varina	1,351	1,980	14.6
<i>* At Development Buildout</i>		Total Students:		47.6

Based on September 30, 2024, membership and capacity figures shown above, Seven Pines Elementary is currently at 89.2% capacity. The analysis shown above indicates the proposed development would potentially yield an additional 19.6 elementary students once the development has reached complete build out. Seven Pines Elementary is not currently in danger of being over capacity and is not projected to become over capacity in the next five years, however this and other proposed or planned residential developments in the Varina magisterial district may necessitate capacity relief measures to be considered.

Elko Middle is currently at 64.9% capacity. The analysis shown above indicates the proposed development would potentially yield 13.4 additional middle school students. Elko Middle is not currently in danger of being over capacity and is not projected to become over capacity in the next five years.

Varina High is currently at 68.2% capacity. The analysis shown above indicates the proposed development would potentially yield an additional 14.6 high school students. Varina High is not currently in danger of being over capacity and is not projected to become over capacity in the next five years.

This rezoning case is a part of a previous larger rezoning, and these figures are only applicable to the 99 dwelling units proposed in REZ-2025-100474.

Division of Fire:

No comments.

Division of Police:

No comments.

Libraries:

This request falls within the service area of the Sandston Branch Library. The Sandston facility is 7,833 square feet. In 2003, a renovation added study rooms and a spacious meeting room. In 2022, Sandston Branch's interior was upgraded, including new shelving, carpet, and paint. As these types of developments continue to be built and the population in the area continues to grow, Sandston Branch Library will be able to meet the increased service demands of this request.

Recreation and Parks:

No park or recreation facilities, historical, or archeological impact.

Community Revitalization:

No comments.

Topography and Land Characteristics Adaptability:

Wetlands are present on parts of the site, limiting development in those areas.



Proffers for Conditional Rezoning

County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228

Henrico Planning Web Site: <http://www.henrico.us/planning>

Mailing Address: Planning Department, P.O. Box 90775, Henrico, VA 23273-0775

Phone (804) 501-4602

Facsimile (804) 501-4379

✓ Original Amended Rezoning Case No. 2025-100474 Magisterial District Varina

Pursuant to Section 24-2304 of the County Code, the owner or duly authorized agent* hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

John W. Montgomery, Jr.

/ John Montgomery, POA

June 9, 2025

Signature of Owner or Applicant / Print Name

Date

**If applicant is other than Owner, the Special Limited Power of Attorney must be submitted with this application*

1. **Concept Plan.** The Property shall be developed generally as shown on those certain plans dated July 16, 2024, Revised March 18, 2025, May 20, 2025, and June 3, 2025, labelled as "Exhibit A," and entitled "LANDMARK SECTION V, VARINA DISTRICT, HENRICO COUNTY, VIRGINIA," (the "Concept Plan"). The exact locations, footprints, configurations, size, and details of the lots, drives, roads, 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 design, compliance with governmental regulations or as otherwise approved at the time of Plan of Development review of the Property.
2. **Buffer Requirements.** The applicant shall establish buffers that will be located as set forth ~~in~~ on the Concept Plan and will meet Transitional Buffer 10 and Transitional Buffer 25 zoning code standards as to width and planting quantity.
3. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetlands areas, and utility lines required to be above ground by the utility company.
4. **Protective Covenants.** The Property is subject to certain Covenants (the "Covenants") having been recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia (the "County"). The Covenants set forth controls on the development and maintenance of the Property and establish one or more owners' associations (the "Association"). All common amenities and common areas shall be maintained by maintained by the Association for the benefit of the owners, residents, tenants and their guests.
5. **Landscaping.** A conceptual landscape plan shall be developed and submitted for review and approval at the time of Plan of Development review. Such landscape plan will include the installation of trees, with a minimum caliper of 2 ½",



Proffers for Conditional Rezoning (Supplemental)

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an average of at least one tree every 35 +/- feet along interior streets. The trees will be installed not later than the issuance of the Certificate of Occupancy for each townhome building.

6. Hours of Construction. The hours of exterior construction including operation of bulldozers and other earthmoving equipment, shall be between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 7:30 a.m. and 5:00 p.m. on Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections; provided, however, any such exterior construction that is within 250 feet of any existing single family home shall be limited on Saturdays to 9 a.m. to 4 p.m. 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 disturbances activities thereon.
7. Access. Access to and from the Property shall be provided generally as shown on the Concept Plan. No direct access to and from the Property shall be permitted from and to any public roads other than Dry Bridge Road.
8. Road Improvements. The applicant shall provide road improvements as set forth in and required by Case REZ2020-00015
9. 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.
10. Elevations/Architecture/Conceptual Site Plan.
 - a. Varying design elements will be incorporated to provide variety amongst individual units including, but not limited to, the following:
 - i. Varying colors of brick, brick accents (including, but not limited to, keystones, soldier courses and accent coloring different from any main brick coloring); and
 - ii. Varying colors of siding, and varying window designs.
 - b. The exterior walls of all dwellings shall be constructed with brick, stone, brick veneer, stone veneer, dryvit, vinyl siding, hardiplank or an equivalent, a combination thereof or such other materials approved by the Director of Planning.



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- c. All trim shall be of a low maintenance material.
 - d. All front steps shall be constructed of brick, concrete or such similar maintenance free material as approved by the County.
 - e. There shall be no more than eight (8) attached townhouses per building.
11. Development shall be similar with the architectural appearance in the Concept Plan including front elevations constructed with brick or stone in substantial conformance with the elevations included in the Concept Plan (See Exhibit E).
12. All units shall have 30 year dimensional shingles.
13. Density. There shall be no more than 99 dwelling units developed on the Property.
14. Minimum House Size. Townhomes shall have a minimum of 1,280 square feet of finished floor area, provided a minimum of 89 shall have a minimum of 1,550 square feet of finished floor area. All Townhouses will have a minimum width of 20 feet.
15. Foundations. The exposed exterior portions of any exterior foundation below the first floor level which is visible above grade, shall be constructed of brick or stone (including veneer), and shall have a minimum of one (1) foot of the exterior portions of the unit above finished grade be constructed of brick or stone (including veneer).
16. Chimneys and Cantilevered Features. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick, stone, or siding similar to the exterior treatment of the dwelling. The exposed bases of all chimneys shall be of the same material as the dwelling foundation. Architectural features may extend beyond the facade if supported by decorative corbels.
17. Driveways. All driveways shall be constructed of asphalt, concrete, exposed aggregate material or pavers made of brick, stone or concrete.



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18. Street Lighting. Street Lighting fixtures shall not exceed fifteen (15) feet in height above grade level. Lighting shall be non-glare, decorative in style, and residential in character.
19. Mailboxes. Central mail delivery boxes may be permitted as required by the US Postal Service.
20. Roads. The streets shall be constructed in conformance with the requirements of Case No. REZ2020-00015.
21. Yards. All front and side yards shall be sodded, exclusive of mulched flowerbeds and landscaping. An irrigation system shall be provided in all front yards and sideyards.
22. Sidewalks. A minimum of a five (5) foot wide sidewalk will be installed with a planting strip, a minimum of two (2) feet, between the sidewalk and the curb. This sidewalk will be installed along the front of all townhome units as shown on ExhibitA.
23. Sound. Interior walls between townhouse units shall be constructed with a combination of building materials and construction techniques to provide a minimum Sound Transmission Coefficient (STC) of 54. At the time of Plan of Development review, the owner or developer shall submit construction details, with an architect's or engineer's seal, demonstrating that construction will provide the proffered STC.
24. Garages. A minimum of 89 units will have garages.
25. Best Management Practices. Best Management Practice structures shall be located outside of any landscaped buffer within the Property, except as a landscaping amenity or water related feature, or unless at the time of subdivision review. Any wet pond best management structures shall include an aeration feature to move water within the structure.
26. Entrance Feature. Any signs located at the entrances from Dry Bridge Road will be consistent with the requirements set forth and included in Case REZ2020-00015.



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27. Park and Pedestrian Amenities. The Park Area shall be provided consistent with the location and configuration as shown in the Park Area included in the Concept Plan. The pedestrian trails shall extend into the Property as shown in the Concept Plan.

FILED: _____
21010_Sec5 zoning exhibit A
DATE: _____
July 16, 2024
REVISED: _____
March 18, 2025
REVISED: _____
May 20, 2025
REVISED: _____
June 3, 2025



PROJECT:

Landmark

Varina District
Henrico County, Virginia

SHEET: _____

Concept
Plan

SHEET NO: C1

JOB NO. 21010



ENTRANCE SIGN NOTE:
POSSIBLE ENTRANCE SIGN SHALL HAVE A
DESIGN, MATERIALS AND LANDSCAPING
CONSISTENT WITH OTHER LANDMARK ENTRANCE
FEATURES.

EXHIBIT A
SCALE: 1" = 60'

LEGEND

- 20' WIDE TOWNHOUSE NO GARAGE
- 20' WIDE TOWNHOUSE WITH GARAGE
- 24' WIDE TOWNHOUSE WITH GARAGE
- DETACHED SINGLE FAMILY HOUSE
- AMENITY AREAS

UNIT COUNT:

SECTION 1

TOTAL UNITS: 57

20' NO GARAGE TOWNHOMES: 57

SECTION 2

TOTAL UNITS: 50

20' NO GARAGE TOWNHOMES: 20

20' WITH GARAGE TOWNHOMES: 22

24' WITH GARAGE TOWNHOMES: 8

SECTION 3

TOTAL UNITS: 70

20' NO GARAGE TOWNHOMES: 10

20' WITH GARAGE TOWNHOMES: 9

24' WITH GARAGE TOWNHOMES: 51

SECTION 4

TOTAL UNITS: 41

20' NO GARAGE TOWNHOMES: 41

SECTION 5

TOTAL UNITS: 101

20' NO GARAGE TOWNHOMES: 10

20' WITH GARAGE TOWNHOMES: 89

SINGLE FAMILY DETACHED: 2

SECTION 6

TOTAL UNITS: 43

20' NO GARAGE TOWNHOMES: 19

20' WITH GARAGE TOWNHOMES: 12

24' WITH GARAGE TOWNHOMES: 12

SECTION 7

TOTAL UNITS: 61

20' NO GARAGE TOWNHOMES: 18

20' WITH GARAGE TOWNHOMES: 31

24' WITH GARAGE TOWNHOMES: 12

LANDMARK WEST

TOTAL UNITS: 41

20' NO GARAGE TOWNHOMES: 41

TOTALS UNITS: 464

20' NO GARAGE TOWNHOMES: 216

20' WITH GARAGE TOWNHOMES: 163

24' WITH GARAGE TOWNHOMES: 83

SINGLE FAMILY DETACHED: 2

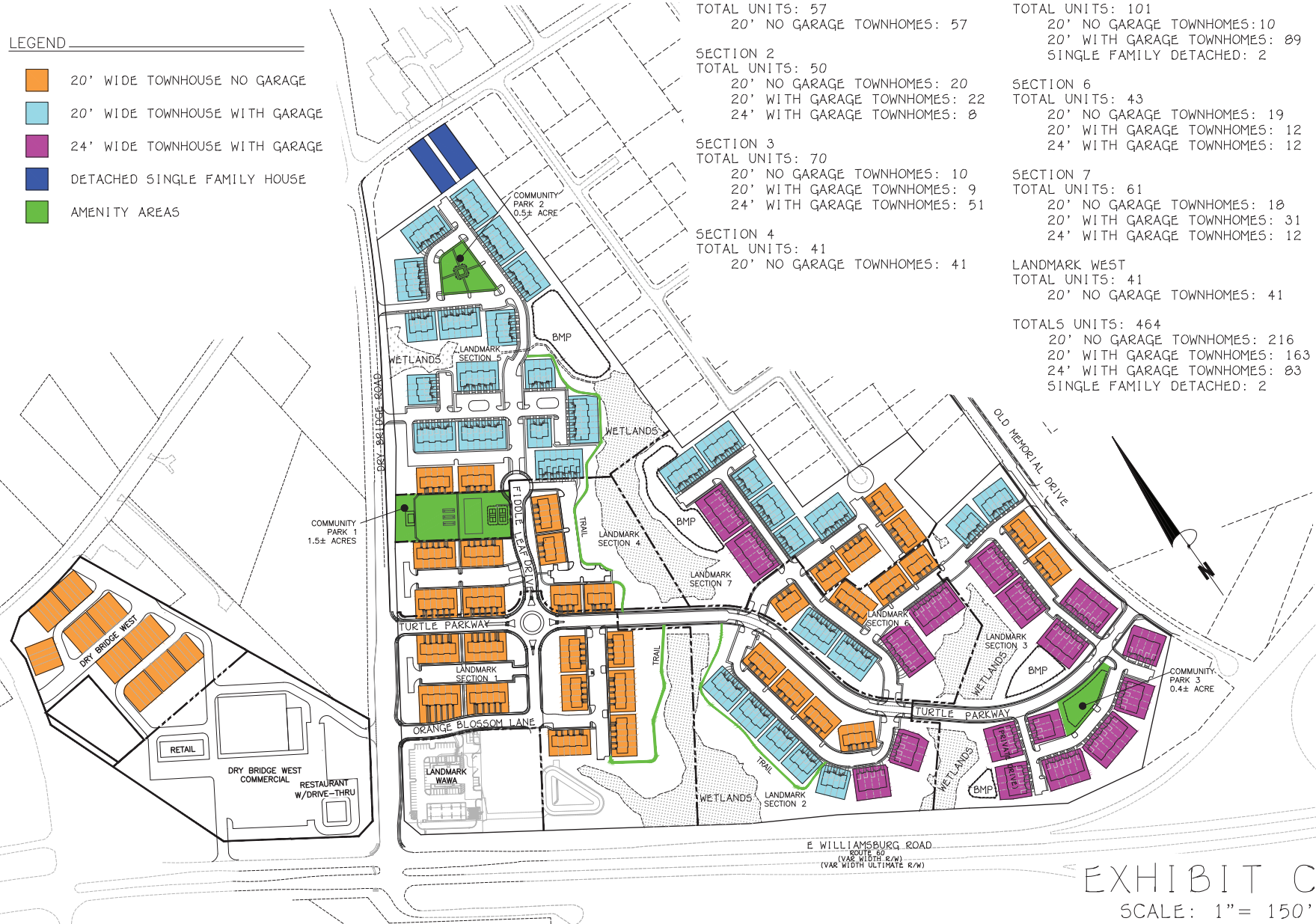


EXHIBIT C

SCALE: 1" = 150'

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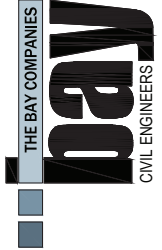
FILED: 21010_Sec5 zoning exhibit A

DATE: July 16, 2024

REVISED: March 18, 2025

REVISED: June 3, 2025

REVISED:



8000 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061

PROJECT:

Landmark

Varina District
Henrico County, Virginia

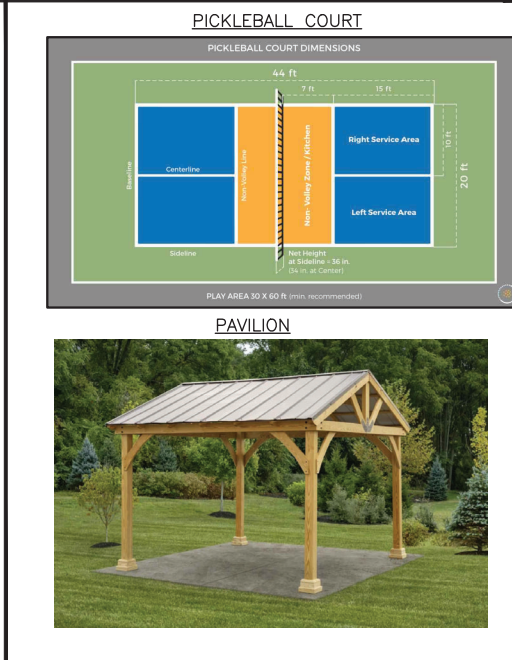
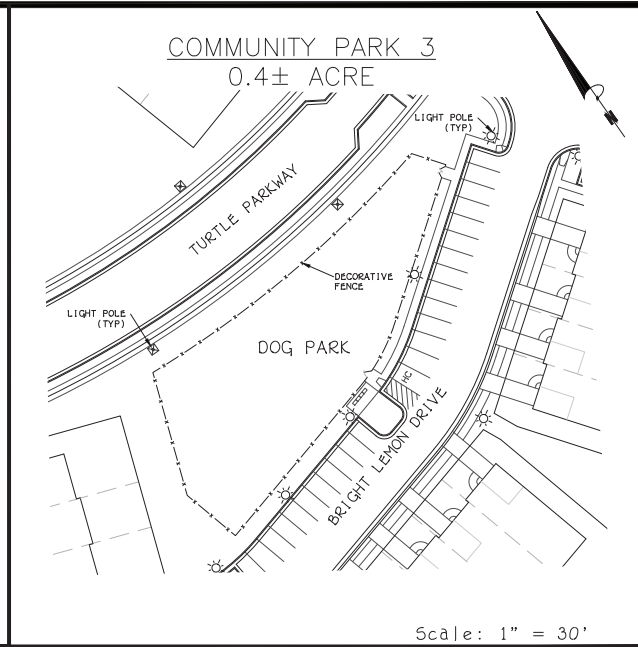
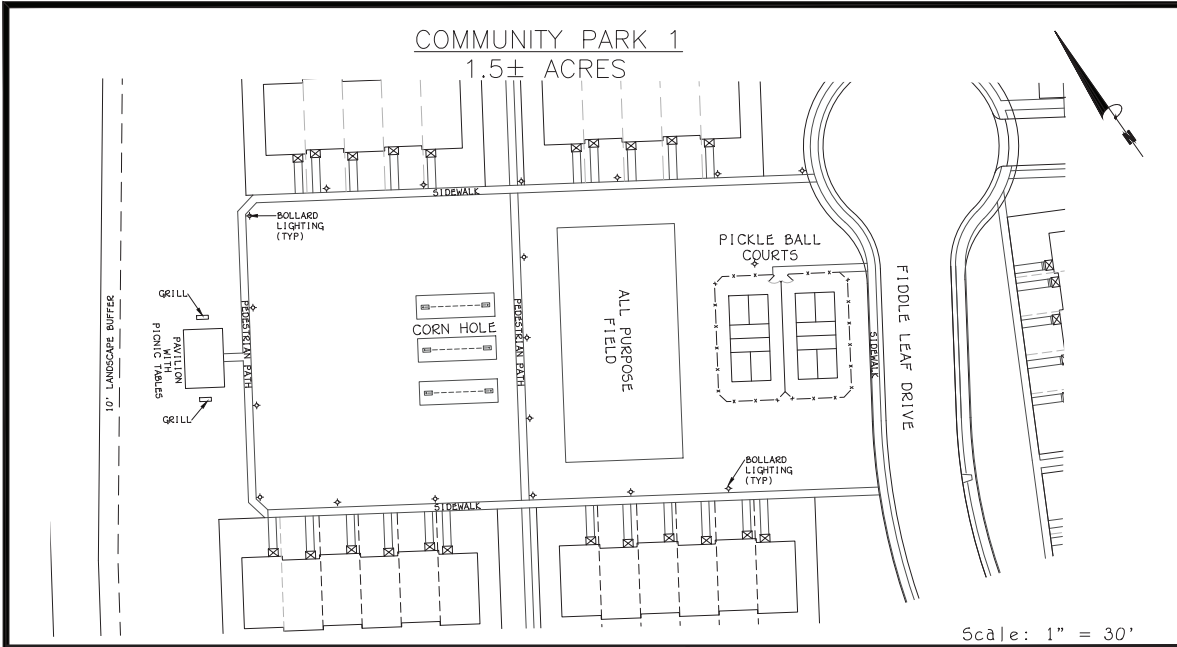
SHEET:

Overall
Plan

SHEET NO:

C3

JOB NO. 21010



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FILED: 21010_Sec5 zoning exhibit A
DATE: July 16, 2024
REVISED: March 18, 2025
REVISED: May 20, 2025
REVISED: June 3, 2025

THE BAY COMPANIES
bay
CIVIL ENGINEERS

8050 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061

PROJECT: **Landmark**
Varina District
Henrico County, Virginia

SHEET: Community Parks

SHEET NO: C4

JOB NO. 21010

BEETHOVEN—FRONT ELEVATION



EXHIBIT E

REZ-2025-100474

BEETHOVEN—REAR ELEVATION



EXHIBIT E

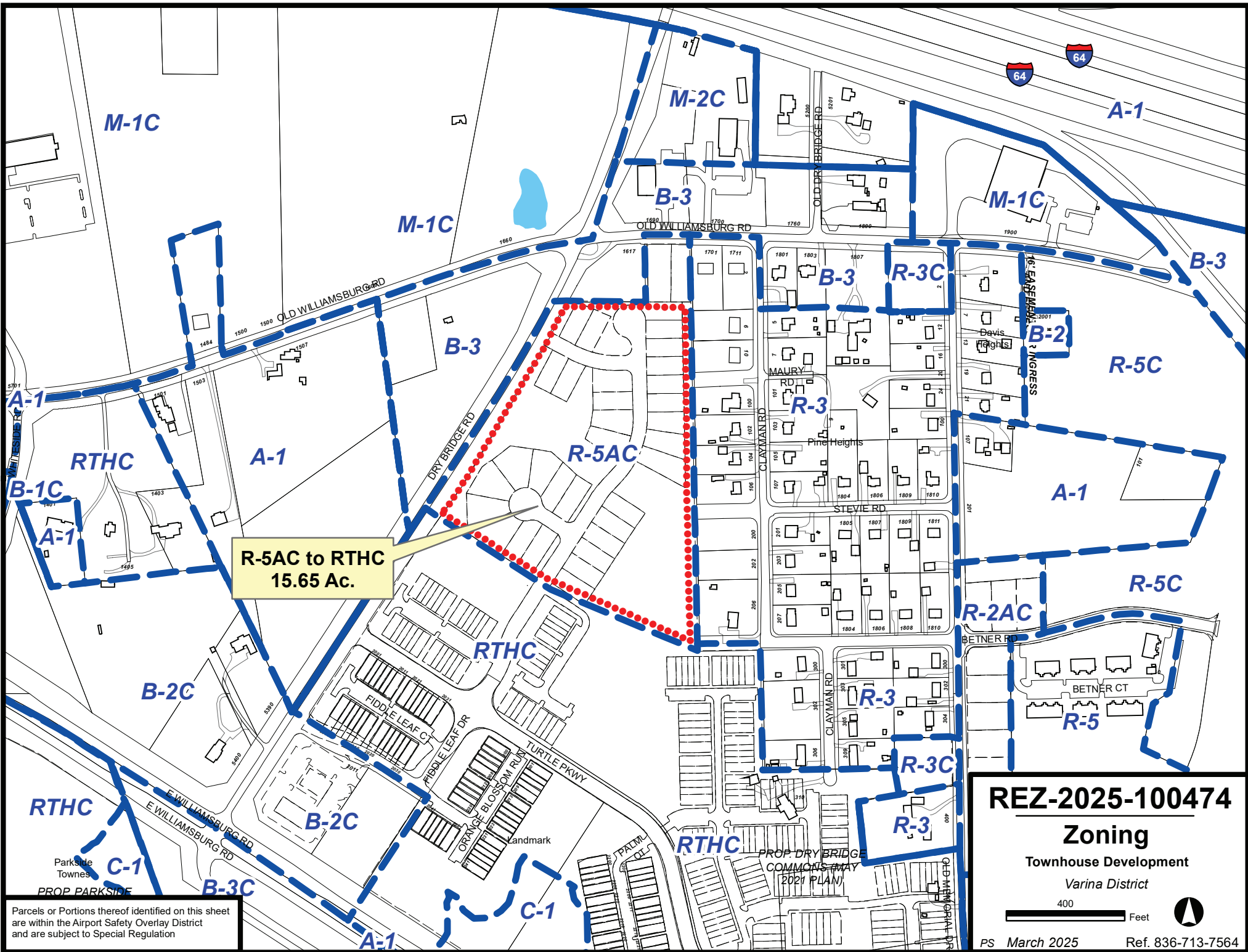
REZ-2025-100474

ODESSA—FRONT ELEVATION



EXHIBIT E

REZ-2025-100474



Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

REZ-2025-100474
Zoning
Townhouse Development
Varina District

400 Feet

PS March 2025 Ref. 836-713-7564

