

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

February 2026

Post Action



DEVELOPMENT REVIEW AND DESIGN DIVISION

R. Joseph Emerson, Jr., AICP, Director of Planning
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Spencer Norman, County Planner
A. Borden Edgerton, PLA, County Planner
Christina Goggin, AICP, County Planner
Kate B. McMillion, County Planner
Kristin Smith, County Planner
Matthew West, County Planner
R. Todd Rigler, County Planner
Phillip Bariteau, County Planner
Riley Thompson, County Planner
Mounika Reddy Sudini, GIS Specialist
Patricia Glenn, Planning Technician

PLAN OF DEVELOPMENT

Job Number:	POD-2025-101009	Magisterial District: Varina
Project Name:	Airport West Data Center Campus	
Application Type/Scope:	Plan of Development - Original Plan	
Location:	Located on the north side of Darbytown Road, approximately 550 feet southeast of the Darbytown Road and Fergus Boulevard intersection.	
GPIN(s):	812-704-4612	
Acreage:	195.00	
Design Professional:	Kimley-Horn & Associates (David Ellington)	
Owner(s):	Fareva Richmond Inc (Charles Stringer), Darbytown Road, LLC (David Wagner)	
Developer:	Centra Logistics (David Wagner)	
Request:	To construct eight, two-story 231,603 square foot data centers, totaling 1,852,824 square feet, a substation and associated infrastructure.	
Zoning:	A-1 - Agricultural District, M-1 - Light Industrial District, M-2 - General Industrial District, AS-O - Airport Safety Overlay District	
Water/Sewer Source:	County water and County sewer	
Staff Contact:	Kristin Smith, smi120@henrico.gov (804) 501-4604	

Applicant has requested Deferral to the April 2026 Agenda.

Applicable Rezoning Cases and Pups: _____ n/a _____

PLAN OF DEVELOPMENT

Job Number:	POD-2025-101377	Magisterial District: Tuckahoe
Project Name:	Lakewood Manor - Hybrid Homes - Phase 3 and Masterplan	
Application Type/Scope:	Plan of Development - Original Plan	
Location:	On the south line of Lauderdale Drive at its intersection with John Rolfe Parkway.	
GPIN(s):	733-745-8147, 733-746-2622, 734-744-4554	
Acreage:	127.00	
Design Professional:	Timmons Group (Kathleen Halpaus)	
Owner(s):	Lakewood Manor Baptist Retirement Community, Inc. (Jonathan Cook)	
Developer:		
Request:	To construct five buildings containing 14 hybrid style residential units each for a total of 70 units within approximately 6.27 acres of the overall 127-acre existing Lakewood Manor development.	
Zoning:	C-1 - Conservation District, A-1 - Agricultural District, R-6C - General Residence District (Conditional)	
Water/Sewer Source:	County water and County sewer	
Staff Contact:	Spencer Norman, nor4626@henrico.gov (804) 501-4626	

Applicant has requested Deferral to the March 2026 Agenda.

Applicable Rezoning Cases and Pups: _____ C-040-77, C-75C-00, P-14-00 _____

PLAN OF DEVELOPMENT – Approved by the Director on 02/18/2026

Job Number:	POD-2025-102710	Magisterial District:	Brookland
Project Name:	Popeye's at 7500 Staples Mill Road		
Application Type/Scope:	Plan of Development - Original Plan		
Location:	on the west line of Staples Mill Road (U.S. Route 33), approximately 650 feet south of its intersection with Bremner Boulevard		
GPIN(s):	772-749-7953		
Acreage:	2.13		
Design Professional:	Balzer & Associates, Inc. (Aaron Breed)		
Owner(s):	Staples Mill Road Partners LLC (Paul Sprouse)		
Developer:	Richpop LLC (Pedro Lujan)		
Request:	To construct a one-story, 2,638 square foot restaurant building with drive through facilities.		
Zoning:	B-2C - Business District (Conditional)		
Water/Sewer Source:	County water and County sewer		
Staff Contact:	Todd Rigler, RIG020@henrico.gov (804) 501-4646		

The Board of Supervisors approved a request to conditionally rezone the subject site from R-4 One-Family Residence District, R-5C General Residence District (Conditional), O-2C Office District (Conditional), and B-2C Business District (Conditional) to B-2C Business District (Conditional) and R-5C General Residence District with REZ2022-00031 on December 12, 2023. The concept plan submitted with the rezoning contemplated two buildings on the B-2C portion and a residential development on the R-5C portion to the south. This portion of the overall property subject to the zoning case is in accordance and generally consistent. A Sheetz convenience store and fuel center was approved on the adjacent parcel and is now under construction. PUP2022-00019 was approved to allow 24-hour operation on the B-2C Business District (Conditional) portion of the parcel. The development is in general accordance with the proffered layout. The proposed development consists of a one-story, 2,638 square foot restaurant building with drive-through facilities.

The site will share an existing entrance with the adjacent parcel occupied by the Sheetz convenience store and fuel center. Proposed building materials and architectural treatment, lighting, and design are compatible with the Sheetz development. The building will consist of white Nichiha brick panels, reddish-brown Nichiha vertical wood siding, a red brick veneer, and a tan stone knee wall element consistent with the brick used on the Sheetz building. Accent colors of orange, teal, and black will be used on awnings and door frames.

A brown eight-foot composite fence, such as those manufactured by Trex, will be installed at the top of a variable width earthen berm and will connect to the existing fence on the adjacent Sheetz parcel. A proffered variable width buffer along the southern boundary, 10 feet in width adjacent to the B-2C zoned parcel and 25 feet in width adjacent to the R-5C zoned parcel, is proposed. The buffers will be planted to the level of transitional buffer 10 and transitional buffer 25 respectively. As proffered prior to filing a second Plan of Development on the B-2C portion of the Property, the Preservation Area to the west was rezoned to a C-1 Conservation District under REZ-2025-101721, approved by the Board of Supervisors on October 21, 2025.

The lighting plan complies with the Zoning Ordinance requirements regarding pole heights, locations, and illumination levels. The fixtures are compatible in appearance to the lighting on the adjacent parcel. The lighting plan includes the proffered requirement of providing lighting to accommodate pedestrian movement along Staples Mill Road (Route 33) and into the site. Also proffered, the lighting fixtures propose house side shields on lighting fixtures located in the parking area in the rear yard, so light is shielded from the Tree Preservation Area. The lighting consists of wall packs mounted at 12 feet and pole mounted lighting mounted at 20 feet. No lighting is proposed within 100 feet of a residential district.

Although PUP2022-00019 was approved with conditions to allow 24-hour operation on this parcel, but the applicant indicates 24-hour operation is not desired.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

16. All proffers and conditions approved as part of zoning case(s) REZ2022-00031 and provisional use permit cases PUP2022-00019 must be incorporated in this approval.
17. In the event of any traffic backup which blocks the public right-of-way, as a result of congestion caused by the drive-up facilities, the owner/occupant must close the drive-up facilities until a solution can be designed to prevent traffic backup.
18. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and hours of construction must be submitted for County review and prior to the approval of any final construction plans.
19. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
20. The site engineer must certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter must be sent to the Department of Planning and the Department of Public Works.
21. Outside storage will not be permitted

Applicable Rezoning Cases and Pups: REZ2022-00031 and PUP2022-00019

PLAN OF DEVELOPMENT – Approved by the Director on 02/18/2026

Job Number:	POD-2025-102761	Magisterial District: Varina
Project Name:	Arcadia Section 2	
Application Type/Scope:	Plan of Development - Original Plan	
Location:	Approximately 1,675 feet north of the intersection of Willson Road and New Market Road (State Route 5), approximately 1,200 feet west of Willson Road and approximately 500 feet south of I-895 (Pocahontas Parkway),	
GPIN(s):	810-693-7671, 808-693-9954, 809-694-5925, 809-693-6405	
Acreage:	125.00	
Design Professional:	Kimley-Horn (Sean Dougherty)	
Owner(s):	Domain Timberlake Multistate 2, LLC (Mike Whitlock)	
Developer:	East West Communities (Daniel Jones)	
Request:	to construct 58 single family homes and 95 three-story townhomes for sale on a 35.93-acre portion of the 125-acre site (253.7 total rezoned project area)	
Zoning:	SMX-PD - Suburban Mixed Use - Planned Development	
Water/Sewer Source:	County water and County sewer	
Staff Contact:	Christina Goggin, gog@henrico.gov (804) 501-5159	

This Plan of Development (POD) request involves a 35.93 acre-portion of the overall western Arcadia site. The proposal includes 58 detached single-family dwelling units for sale and 95 townhomes for sale with open space and community amenities spaces. This is the second POD for the Arcadia development in the County's first Suburban Residential Mixed Planned Development District (SMX-PD). The site was rezoned with case REZ2022-00026 on January 24, 2023. The preliminary subdivision plat for this section of development, Arcadia (June 2025 Plan), was approved by the Director of Planning on October 15, 2025.

This POD is west of Section 1, further into the site towards I-895 and designed in a grid type pattern. Single-family dwellings continue west along the southernmost road as established in Section 1. To the north there are townhouses with a mix of front- and rear-load garage configurations. Parking spaces in private driveways serving garages accessed from the public road and private alleys contribute to adequate parking supply. Central to the townhome area development is a meadow with pedestrian paths and a proposed hammock park. A pedestrian path leads from the northernmost townhomes, located across the street from the future pool and club house, to the five-foot-wide asphalt nature trail located along the creek to the south, in addition to the sidewalks that are provided on all public streets. A pocket park with landscaping and seating is provided within a block corner common area space midway towards I-895 in the single-family dwelling area. The BMP for this section will be wet, aerated and designed as an amenity with trails, landscaping, and a seating area.

The proposed lighting plan consists of eight-foot-tall pole lights at the front sidewalk for the single family and townhouses dwellings. They are hardwired, on a photocell, to operate dawn to dusk. Units will also have wall mounted lights at the units' front doors. Additionally, the dwellings with parking in the back of the lot have lighting above the garage doors. Freestanding concealed source LED lights on 12-foot-tall poles are in the common areas by parking lots and intersection crosswalks. The applicant has requested consideration to allow the remote nature trail areas to remain without illumination to limit light pollution in an otherwise natural area similar to the Varina Library's nature trail design.

A conceptual landscape plan was also submitted that shows the minimum proffered tree requirement of a tree every 35 feet along the public roads. Landscape plans with specific calculations, species, planting size and installation details will be submitted for review and approval with subsequent applications.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type and the following additional conditions:

16. The unit house numbers must be visible from the parking areas and drives.
17. The names of streets, drives, courts, and parking areas must be approved by the Richmond Regional Planning District Commission and such names must be included on the construction plans prior to their approval. The standard street name signs must be installed prior to any occupancy permit approval.
18. The proffers approved as a part of zoning case REZ2022-00026 must be incorporated in this approval.
19. The subdivision plat for Arcadia Section 2 must be recorded before any building permits are issued.
20. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
21. The developer must provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.
22. The pavement must be designed and constructed in accordance with the pavement design standards and specifications of the Department of Public Works. The developer must post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation will be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond must remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with the approved plans and specifications.

Applicable Rezoning Cases and Pups: REZ2022-00026

PLAN OF DEVELOPMENT – Approved by the Director on 02/18/2026

Job Number:	POD-2026-100050	Magisterial District:	Brookland
Project Name:	Midtown64 - Tempo Hotel		
Application Type/Scope:	Plan of Development - Original Plan		
Location:	Along the southwest corner at the intersection of W. Broad Street (U.S. Route 250) and Interstate 64 in the Brookfield Area Form-Based Alternative Overlay Subdistrict.		
GPIN(s):	768-744-9637, 768-744-5588, 768-745-7815		
Acreage:	2.88		
Design Professional:	Kimley-Horn (Laura Anderson)		
Owner(s):	Midtown Hotel LLC (Neil Amin), GG Henrico Holdings, LLC (Brian J. Gibbons)		
Developer:			
Request:	To construct a five-story, approximately 155,000 square foot dual-branded hotel including 226 rooms, a 3,000 square foot banquet hall with kitchen facilities, and a rooftop lounge and terrace.		
Zoning:	O-3 - Office District, FBA-O (Brookfield) - Form-Based Alternative Overlay - Brookfield Area Subdistrict		
Water/Sewer Source:	County water and County sewer		
Staff Contact:	Aimee Crady, cra094@henrico.gov (804) 501-7175		

The proposed dual-branded hotel is the sixth plan of development application for redevelopment of the primarily vacant Brookfield site to be located and designed in accordance with the standards for Form-Based Alternative Overlay (FBA-O) Development. Previous phases of redevelopment within the Brookfield Area subdistrict have been approved beginning in February of 2025 and are in the detailed construction plan review stage for a retail component along W. Broad Street, a multifamily building central to the subdistrict, an overall infrastructure plan for the comprehensive street grid to serve the redevelopment, and two land bays to contain a mix of condominiums and townhomes for sale.

While the infrastructure plan established the road network, street tree and street lighting patterns, drainage plan, and utilities connections, this plan of development addresses the continuation of an interconnected pedestrian network, rear parking lot lighting and landscaping, and architectural standards of the Form-Based Alternative Overlay District with levels of fenestration and articulation meeting the standards for new buildings in the FBA-O district. The proposed building will be finished primarily in a combination of EIFS in tan and gray neutral tones and nichiha wood panels on the exterior face.

Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

16. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and hours of construction must be submitted for County review and prior to the approval of any final construction plans.
17. The applicant, owner, or operator must meet with the Henrico County Police Division prior to issuance of the Final Certificate of Occupancy to ensure compliance with the approved CPTED Plan. The CPTED plan review must be completed by the Henrico County Police Division prior to construction plan approval.
18. Outside storage will not be permitted.

Applicable Rezoning Cases and Pups: n/a

SITE PLAN – Approved by the Director on 02/18/2026

Job Number:	POD-2025-103133	Magisterial District: Fairfield
Project Name:	AV8 Parking Expansion	
Application Type/Scope	Site Plan - Original Plan	
Location:	Along the northern line of Technology Park Drive, approximately 1,400 feet east of its intersection with Brook Road (US Route 1).	
GPIN(s):	784-768-6281	
Acreage:	5.85	
Design Professional:	Langan Engineering and Environmental Services LLC (Ryan Linthicum)	
Owner(s):	AV8 Management LLC (Anthony Kress)	
Developer:		
Request:	To expand the existing parking lot located at an existing office/warehouse facility and related site improvements, on a 0.94-acre portion of the overall 5.85-acre site.	
Zoning:	M-1C - Light Industrial District (Conditional)	
Water/Sewer Source:	County water and County sewer	
Staff Contact:	Riley Thompson, THO225@henrico.gov (804) 501-5465	

The subject site was previously used by Home Depot as an office and warehouse facility. Its new occupant, an HVAC company, intends to continue utilizing the building for these two uses under the contractor services use type, converting additional existing warehouse space to office space, which increases the parking demand. Due to the anticipated increase in office employees, the applicant proposes to expand the site's existing parking lot by adding 95 new parking spaces for a total of 123 spaces.

The proposed parking lot addition will expand the existing lot eastward and continue northwards, wrapping around the eastern side of the building until it aligns with the rear, northernmost wall of the building. This addition will extend further into the eastern portion of the site, which is adjoined by another office/warehouse facility subject to the conditions of the same rezoning case approved in 1983. The site is situated directly south of the Holly Glen Subdivision, and the proposal includes no further encroachment towards the residential area. There is an existing 80-foot landscape buffer separating the site and the adjacent subdivision which exceeds the transitional buffer 50 that would be required under current code. A recent transfer of approval inspection revealed that this vegetation still exists, as shown on the approved 1994 landscape plans, and is healthy and thriving. The parking lot expansion will also have nine landscape islands, which will be planted with at least one large tree and two shrubs each.

No new points of ingress/egress to Technology Park Drive are proposed, and the additional spaces will only be accessible through the existing parking lot. There will be a sidewalk running directly alongside the building where the new lot is proposed, and this proposed sidewalk will connect into the existing sidewalk that leads to the building entrance.

The provided lighting plan meets the illumination requirements for parking areas, pedestrian walkways, and property lines. The applicant is proposing both pole- and wall-mounted lighting, with four poles being placed in the new lot and two new fixtures being mounted onto the eastern side of the building facing the lot. The pole-mounted lighting will be at a height of 20 feet and the wall-mounted lighting will be at 18 feet, meaning both are under the maximum of 35 feet. Additionally, all proposed fixtures are more than 100 feet away from the Holly Glen subdivision. Both fixture types will be a warm white, 3K temperature to remain consistent with the existing fixtures on site.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

16. The proffers approved as a part of zoning case C-22C-83 must be incorporated in this approval.
17. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
18. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and hours of construction must be submitted for County review and prior to the approval of any final construction plans.
19. The owners must not begin clearing of the site until the following conditions have been met:
 - The site engineer must conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements must be shown.
 - After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner must have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - The owner will be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details must be included on the landscape plans for approval.
20. Outside storage will not be permitted.

Applicable Rezoning Cases and Pups: C-022C-83

SITE PLAN – Approved by the Director on 02/18/2026

Job Number:	POD-2026-100060	Magisterial District: Tuckahoe
Project Name:	Tommy's Express Car Wash at 8810 Patterson Avenue	
Application Type/Scope:	Site Plan - Original Plan	
Location:	On the northeastern corner at the intersection of Quail Lane and Patterson Avenue (State Route 6)	
GPIN(s):	751-741-5673	
Acreage:	0.94	
Design Professional:	Kimley-Horn (David Ellington)	
Owner(s):	Patterson RE LLC (Tony Cannella)	
Developer:		
Request:	To demolish an existing 3,500 square foot Kentucky Fried Chicken drive-thru restaurant and construct a single-bay 4,625 square-foot drive-through car wash facility.	
Zoning:	B-2C - Business District (Conditional)	
Water/Sewer Source:	County water and County sewer	
Staff Contact:	Phillip Bariteau, BAR128@henrico.gov (804) 501-4636	

This site was originally zoned to B-2C in 2002 with zoning case C-29C-02 prior to construction of a 3,500 square-foot Kentucky Fried Chicken drive-through restaurant. The B-2 base zoning district allows car washes with the approval of a provisional use permit. The provisional use permit, PUP-2025-102591, to allow a car wash was granted approval by the Board of Supervisors at the January 27, 2026 meeting. All applicable proffers of C-29C-02 were made part of the provisional use permit approval.

The site plan proposes a new single-bay 4,625 square-foot drive-through car wash with 12 self-service vacuum stations for interior detailing. Other site improvements include new public sidewalk along the frontage of the property on Quail Lane which will be tied to the existing sidewalk on Patterson Avenue (State Route 6). Cars will enter the site via Quail Lane and will have the option to exit on to Quail Lane or continue out the one-way exit on Patterson Avenue. The architectural design of the building will be consistent with the renderings provided as Exhibit C of the provisional use permit approval. The building will be primarily constructed of red brick, split-face CMU and glass, and accented with tan brick, prefinished composite metal paneling at the entrance and exist of the bay.

The proffers require a minimum 25-foot-wide buffer along the northern boundary of the property adjacent to residential properties. The existing eight-foot masonry screen wall and landscaping installed within that buffer will continue to be maintained and supplemented with this plan. Along the southern boundary with Patterson Avenue, conditions of the provisional use permit require a 15-foot-wide landscape buffer planted to the standards of a Transitional Buffer 25. Lastly, an eight-foot-tall brick wall will be constructed along the eastern side of the property to provide the required screening for the vacuum stations, in accordance with the conditions of the provisional use permit.

New site lighting will be installed throughout the site at a maximum mounting height of 15 feet. Pedestrian scale lighting will also be provided along the sidewalk on Patterson Avenue and Quail Lane in accordance with condition 9 of the provisional use permit, which also prohibits the use of changing or flashing lights visible from the outside of the building. While this is a standard part of the Tommy's Express Car Wash branding, the applicant has indicated that all color changing and flashing features will be disabled at this location.

The staff recommends approval subject to the annotations on the plans, the standard conditions for development of this type, and the following additional conditions:

16. All proffers and conditions approved as part of zoning case C-29C-02 and provisional use permit case PUP-2025-102591 must be incorporated in this approval.
17. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
18. A concrete sidewalk meeting County standards must be provided along the east side of Quail Lane.
19. The entrances and drainage facilities on Patterson Avenue (State Route 6) must be approved by the Virginia Department of Transportation and the County.
20. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
21. The owner or manager on duty will be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner must arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way will not be permitted near the entrances to the car wash facility.
22. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and hours of construction must be submitted for County review and prior to the approval of any final construction plans.
23. The owners must not begin clearing of the site until the following conditions have been met:
 - The site engineer must conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements must be shown.
 - After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner must have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - The owner will be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details must be included on the landscape plans for approval.
24. The site engineer must certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter must be sent to the Department of Planning and the Department of Public Works.
25. Outside storage will not be permitted.

Applicable Rezoning Cases and Pups: C-002-75, C-013C-79, C-029C-02, PUP-2025-102591

SITE PLAN – Approved by the Director on 02/18/2026

Job Number:	POD-2026-100066	Magisterial District: Fairfield
Project Name:	Fall Line Trail - Lakeside Phase - Lakeside Avenue Trailhead	
Application Type/Scope:	Site Plan - Original Plan	
Location:	southeastern corner at the intersection of Lakeside Avenue (State Route 161) and Park Street	
GPIN(s):	782-743-4837	
Acreage:	1.22	
Design Professional:	RK&K LLP (Malachi Mills)	
Owner(s):	County of Henrico (Terrell Hughes and Robert Cooper)	
Developer:		
Request:	To construct a trailhead for the Fall Line Trail Lakeside Phase, which includes a patio with benches and tables, and a restroom building.	
Zoning:	B-2 - Business District, R-6C - General Residence District (Conditional)	
Water/Sewer Source:	County water and County sewer	
Staff Contact:	Kate McMillion, mcm055@henrico.gov (804) 501-4611	

The site plan for consideration includes a portion of the County’s overall Fall Line Trail project, which will span 43 miles from Ashland to Petersburg, with 7.5 miles of the trail located in Henrico County. The Henrico project will be constructed in eight phases. A similar trailhead facility was approved in October 2025 for the Longdale Phase located at Cleveland Street and Athens Avenue.

Under consideration on this agenda are the trailhead site improvements to be located on the subject referenced parcels only, immediately adjacent to a County-owned office building. The site is a former bank branch which the County purchased in 2023 and is currently leased to the Sports Backers community organization for their headquarters. The scope of work includes a 200 square foot restroom building, a 36-foot by 30-foot concrete patio, benches and picnic tables located to the rear of the building, immediately adjacent to the Fall Line Trail. The existing parking lot will serve both the office building and trailhead facilities. A Substantially in Accord Study found the proposed public facilities substantially in accord with the Comprehensive Plan, with resolution by the Planning Commission on January 12, 2023.

Staff recommends approval subject to the annotations on the plans, standard conditions for developments of this type, and the following additional conditions:

1. **MODIFIED** - The Site Plan must be revised as annotated on the staff plan dated **October 14, 2025**, which will be as much a part of this approval as if details were fully described herein. The approved plan must be attached to the building permit application.
4. **MODIFIED** - The contractor must have a set of plans approved by Henrico County available at the site at all times when work is being performed. A designated responsible employee must be available for contact by County Inspectors.
9. **MODIFIED** - A detailed landscaping plan must be included in the County approved plans and installation must be complete prior to the issuance of any occupancy permits.

Applicable Rezoning Cases and PUPs: C-7C-80 and C-44C-84