



REZ-2025-101470

Main Street Homes of VA, Inc.

Staff Report for Board of Supervisors Public Hearing

Prepared January 15, 2026

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:	September 11, 2025	Recommended for Approval
Board of Supervisors:	October 14, 2025	Deferred by Board for decision only
	November 12, 2025	Deferred by Board for decision only
	January 27, 2026	Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Proposed Zoning:	R-3AC, One-Family Residence District (Conditional)
Existing Zoning:	A-1, Agricultural District
Acreage:	7.25 acres
Location of Property:	Southwest intersection of Church Road and Covey Run Drive
Magisterial District:	Tuckahoe
Comprehensive Plan Recommendation:	Suburban Residential 2, density should not exceed 3.4 units per acre
Parcel Numbers:	737-753-9991 and 738-754-2656
Zoning of Surrounding Properties:	North: A-1, Agricultural District and R-4C, One Family Residence District (Conditional) South: A-1, Agricultural District East: R-3C, One-Family Residence District (Conditional) West: A-1, Agricultural District and R-3AC, One-Family Residence District (Conditional)

III. SUMMARY OF STAFF REPORT COMMENTS:

This is a request to rezone 7.25 acres from A-1, Agricultural District, to R-3AC, One-Family Residence District (Conditional), to allow for the development of 14 single-family homes. The subject site is located at the southwest intersection of Church Road and Covey Run Drive west of the Covey Run subdivision.

The applicant has submitted a conceptual plan showing a single row of lots along the west side of Covey Run Drive. The row of lots is broken after the fifth lot by an environmentally sensitive area. The proffers address aspects of the proposed development in a generally consistent manner to the Covey Run Subdivision, including building materials, architectural renderings, sidewalks, streetlights, driveways, foundations, and garages. Lot widths have been proffered as a minimum of 85 feet to be consistent with the adjacent development pattern.

The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre for the subject site. The proposed density of 1.93 units per acre is consistent with this designation and the proffers provide assurances regarding the quality of the proposed development and consistency with the adjacent homes. For these reasons, staff supports this request.

The applicant held two community meetings on July 8th and August 25th. Topics of discussion included consistency with the adjacent Covey Run subdivision, school impacts, wetlands, traffic concerns, the start time for hours of construction on weekdays, BMPs, and buffering. Following these meetings, the applicant revised their proffers to increase the minimum house size, change weekday construction hours, modified driveway materials, prohibit a connection between Bowerton Road and Covey Run Drive, and include a 10' tree save area for the lots directly abutting the homes in the Retrievers Ridge subdivision.

At their September 11th meeting, the Planning Commission recommended approval of this request. The Board of Supervisors deferred this request for ~~one~~ two months for decision only at their meeting on ~~October 14~~ November 12, 2025. No additional information has been provided at this time. Since that time, ownership of the existing BMP adjacent to the site has been transferred to the Covey Run HOA.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The 7.25-acre subject site is located at the southwest intersection of Church Road and Covey Run Drive. The applicant proposes to conditionally rezone the parcels from A-1 to R-3AC for the development of 14 single-family detached homes. The subject property is largely vacant and covered with trees, with the exception of a single-family detached home constructed in 1948, fronting Church Road that would be removed with this request.

Surrounding uses to the north include single-family homes zoned R-4C, One-Family Residence District (Conditional) in the Coventry subdivision, and single-family homes zoned A-1. To the east is the Covey Run subdivision, zoned R-3C. To the west are homes in the Retrievers Ridge subdivision, zoned R-3AC, and a single-family home, zoned A-1. South of the subject site is Tuckahoe Little League, zoned A-1.

The applicant has submitted a conceptual plan (Exhibit A) showing the location of the proposed single-family homes. The development would be accessed via Covey Run Drive with lot configuration generally similar with the existing homes along Covey Run Drive. Due to environmental constraints and the depth of the proposed lots, the applicant is requesting R-3A zoning to meet the minimum lot area required rather than R-3. To maintain consistency with the existing homes along Covey Run

Drive, the applicant has proffered a minimum lot width of 85 feet which is in excess of the 70 feet required by code. Additionally, the applicant has proffered an additional lot could be created if the BMP shown in the conceptual plan can be combined with the existing stormwater system of the Covey Run subdivision. Combining the stormwater systems would have to be permitted by the Department of Public Works. ~~and for ownership of the existing BMP to be transferred to the Covey Run Homeowners Association.~~

In addition to the proffered conceptual plan, the applicant has submitted architectural renderings (Exhibit B) and proffers which address building materials, driveways, foundations, and garages. These assurances are generally consistent with those approved with the Covey Run subdivision rezoning case (C-21C-05). In addition to these assurances, the applicant has proffered a 5-foot-wide sidewalk along the western side of Covey Run Drive, streetlights, and a prohibition of direct access from the proposed lots to Church Road. Due to environmental features present on the site, the applicant has also proffered wetlands or areas within the 100-year floodplain will be rezoned to C-1, Conservation District, prior to construction plan approval.

The Department of Public Work's has submitted comments regarding a connection between Bowerton Road and Covey Run Drive to help address general traffic concerns and emergency access in the area. However, in response to community concerns, the applicant has proffered that Bowerton Road would not be extended to connect with Covey Run Drive.

The applicant held a community for this request on July 8th at the Gayton Baptist Church. Topics of discussion included consistency with the adjacent Covey Run subdivision, traffic, school impacts, and wetlands. Following this meeting, the applicant revised their request to remove a portion of the area proposed to be rezoned, reduce the overall density (from 18 to 14 homes), update the proffers to require 85' lot widths to be consistent with the existing homes along Covey Run Drive, remove a previous shared driveway providing access to homes facing Church Road, and include an assurance that any wetlands or areas within the 100-year floodplain will be rezoned to C-1.

A second community meeting was held on August 25th attended by approximately 30 residents. In addition to previous discussions about wetlands and consistency with the Covey Run subdivision, residents expressed concerns regarding buffering between the proposed homes and the Retrievers Ridge subdivision, weekday construction start times, and the existing and proposed BMP. Following the discussions at this meeting, the applicant revised the proffers to increase the minimum house size from 2,000 to 2,350 square feet, change weekday construction hours from 7 am - 7:00 pm to 8 am - 6:00 pm, modified the permitted driveway materials to remove asphalt, and included a 10' tree save area for the lots directly abutting the Retrievers Ridge subdivision.

Residents have also expressed concerns about the potential impact of the proposed development, and others in the surrounding area, on school capacity. HCPS has indicated the schools can accommodate the projected students which may result from this development.

The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre for the subject site. The proposed density of approximately 1.93 units per acre is consistent with this designation and the uses in the surrounding area. Additionally, the assurances in the proffers provide quality assurances to ensure that the proposed development is generally consistent with the existing homes along Covey Run Drive. For these reasons, staff supports this request.

The Planning Commission recommended approval of this request at their September 11th meeting. The Board of Supervisors deferred this request for ~~one~~ two months for decision only at their meeting on ~~October 14~~ November 12, 2025. ~~No additional information has been provided. Since that time, ownership of the existing BMP adjacent to the site has been transferred to the Covey Run HOA.~~

V. COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan Recommendation:

The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre for the site. This request is consistent with this designation.

Vision, Goal, Objectives, and Policies:

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

- Infrastructure/Service Provision & Growth Coordination Objective 6: Encourage the sensitive infill development of vacant or under-utilized parcels in more developed areas of the count to more efficiently utilize existing public facilities.
- Land Use and Community Character Objective 14: Promote effective design standards which protect existing residential areas through proper land use planning surrounding major transportation facilities and major roadway corridors
- Land Use and Community Character Objective 20: Promote standards and specifications that assure quality residential development, while providing acceptable alternatives for minimizing development expense.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

- Please add a proffer for 5' sidewalk along the west side of Covey Run Drive.
- Streetlights should be proffered.
- Please connect Covey Run Drive to Bowerton Road.
- The following is the approximate number of new trips expected by the proposed development of 14 residential units: Total weekday trips = 140 (70 in, 70 out).

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.
- 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:

There is an existing 16" waterline on Church Road. Additionally, there is an existing 8" waterline on Covey Run Drive. There is an existing 8" sanitary sewer line on Covey Run Drive.

Schools:

This rezoning case proposes the development of up to 14 single family detached residential units.

School Level	School Name	2024 Membership	Functional Capacity	Total Student Yields
Elementary	Gayton	589	614	3.0
Middle	Pocahontas	903	986	1.5
High	Godwin	1,647	1,904	2.2
<i>* At Development Buildout</i>		Total Students:		6.7

Based on September 30, 2024, membership and capacity figures shown above, Gayton Elementary was at 95.9% capacity. The analysis shown above indicates the proposed development would potentially yield an additional 3.0 elementary students once the development has reached complete build out. Gayton Elementary has fluctuated between 90-100% capacity over the last five years. Capacity relief measures may need to be considered, such as redistricting, additional learning cottages, programmatic adjustments, and capital improvement projects.

Pocahontas Middle was at 91.6% capacity. The analysis shown above indicates the proposed development would potentially yield 1.5 additional middle school students. Pocahontas Middle 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 86.5% capacity. The analysis shown above indicates the proposed development would potentially yield an additional 2.2 high school students. Godwin High is not currently in danger of being over capacity and is not projected to become over capacity in the next five years.

Division of Fire:

No Comments on this request.

Division of Police:

No comments received for this request.

Recreation and Parks:

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

There is a ranch style building, built ca 1948 on GPIN 738-754-2656. The building does not have architectural workmanship or material of historical significance.

Libraries:

This request falls within the service area of the Tuckahoe Area Library that was part of the 2000 bond referendum. Presently this 53,000 sq. ft. facility, opened in October 2006, offers expanded meeting, study, and conference room space; digital media lab; enhanced children's and teens space plus a drive-up pick-up/drop-off service. As these types of developments continue to be built and the population in the area continues to grow, the Tuckahoe Area Library can meet the increased service demands.

Topography and Land Characteristics Adaptability:

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



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. REZ-2025-101470 Magisterial District Tuckahoe

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:

Susan S. Smith / Susan S. Smith
Signature of Owner or Applicant / Print Name

October 14, 2025
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 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 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 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.



Proffers for Conditional Rezoning (Supplemental)

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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 a 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, Browerton Road shall not be extended to connect to Covey Run Drive.



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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 foot.

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. 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.

MFR CHURCH ROAD LAND INVESTMENT, LLC

a Virginia limited liability company

By: Susan S. Smith

Susan S. Smith, Attorney-in-Fact

Date: October 14, 2025

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R-3A Zoning Products Elevations



EXHIBIT B

REZ-2025-101470



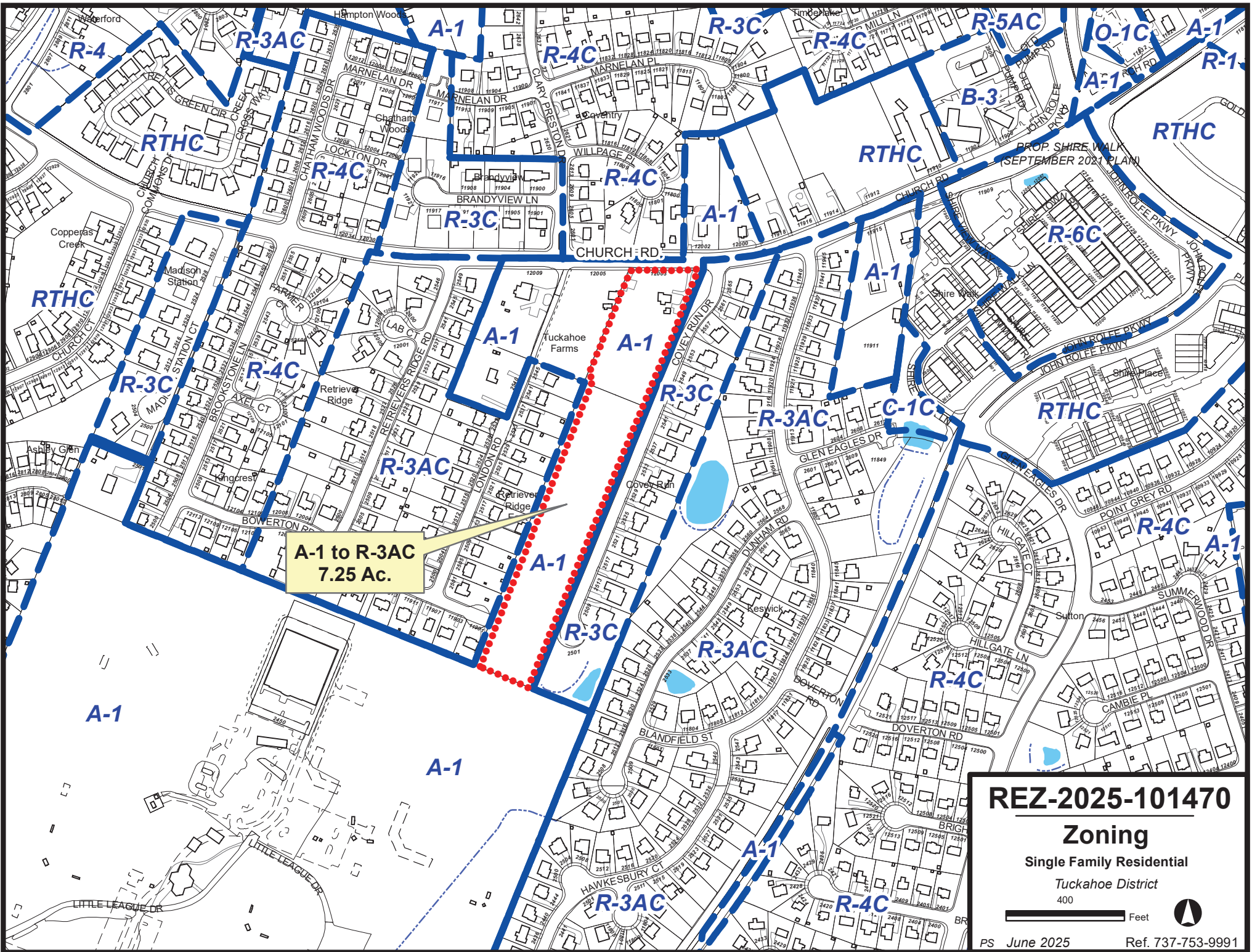
EXHIBIT B

REZ-2025-101470



EXHIBIT B

REZ-2025-101470



REZ-2025-101470

Zoning

Single Family Residential

Tuckahoe District

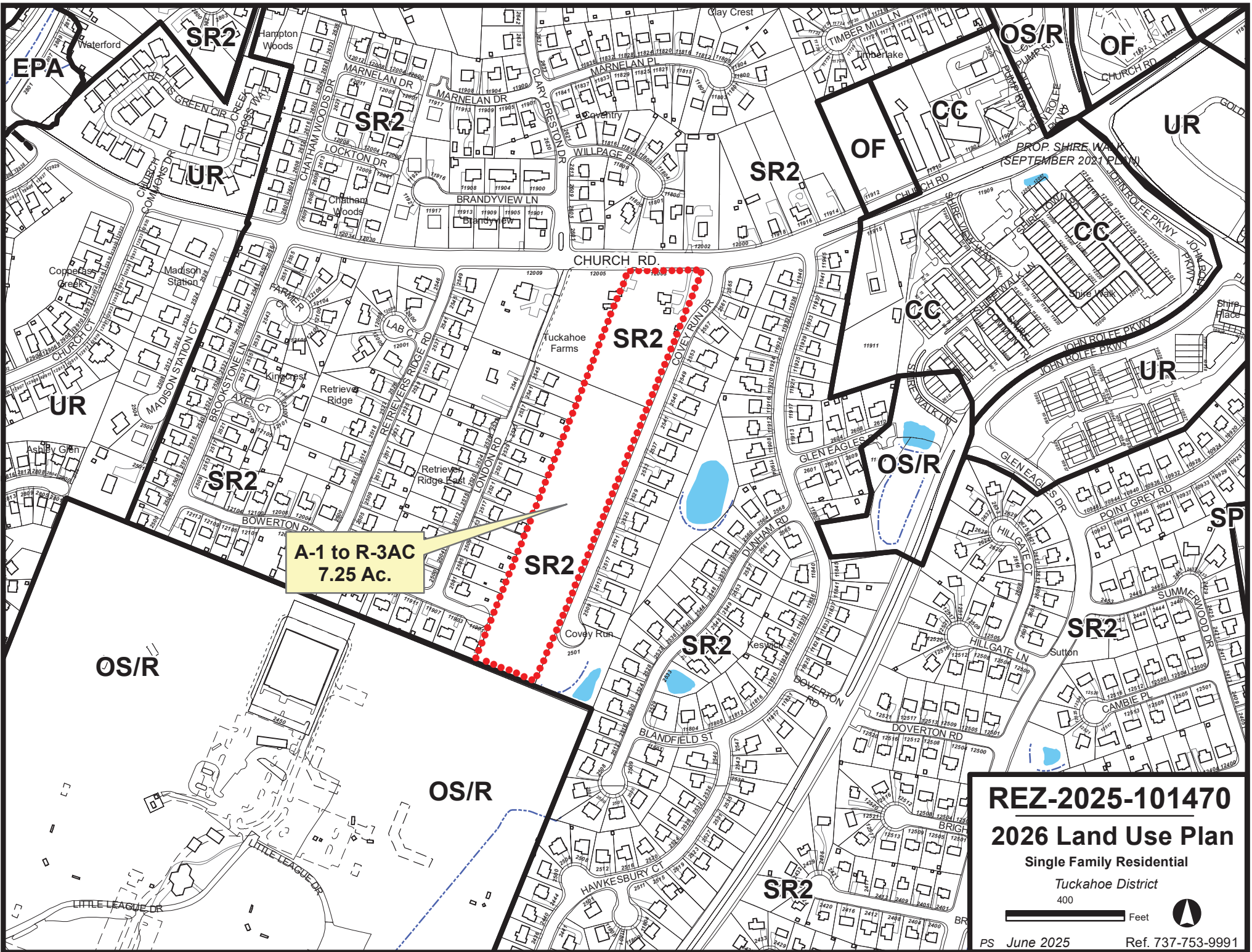
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PS June 2025

Ref. 737-753-9991



REZ-2025-101470

2026 Land Use Plan

Single Family Residential

Tuckahoe District

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Feet



PS June 2025

Ref. 737-753-9991