

REZ-2025-102340

DRB III Trucking LLC

Report Drafted June 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 land use matter.

Upcoming Public Hearing:

Planning Commission (July 9, 2026)

Planning Staff Position:

Not supportive

Magisterial District:

Varina

Site Acreage & Location:

5.938 acres at the southeast intersection of Darbytown Road and Miller Road

Parcel GPIN(s):

815-699-6667 and 815-699-8388

Applicant (Representative):

DRB III Trucking LLC (Randy Hooker)

Staff Planner & Contact Information:

Kelly Drash

Phone: (804) 501-4645

Email: dra004@henrico.gov

**Proposed Use/Request:**

- M-2C General Industrial District (Conditional) for outdoor storage and trailer parking

Existing Zoning:

- A-1 Agricultural District
- B-3 Business District
- Airport Safety Overlay District

2026 Future Land Use Designation(s):

- Planned Industry (PI)

I. Executive Summary

This is a request to conditionally rezone 5.938 acres from A-1 Agricultural District and B-3 Business District to M-2C General Industrial District (Conditional) to allow outdoor storage and trailer parking. The site is located at the southeast intersection of Darbytown Road and Miller Road and is within the Airport Safety Overlay District.

The 2026 Comprehensive Plan designates the subject property Planned Industry (PI), which encourages high environmental quality standards, coordinated design, a planned layout, and minimal impacts on adjacent uses. While the proposed use is industrial in nature, it would primarily consist of reusing aging former commercial and residential buildings rather than fully implementing the goals of unified developments intended with areas designated for Planned Industry. Additionally, numerous other concerns remain such as overall site design, permitted uses, buffers, fencing, hours of operation, and other issues listed in Section IV of this report. For these reasons, staff does not support this request.

At their June 11, 2026 meeting, the Planning Commission deferred this application to their July 9, 2026 meeting at the Commission's request based on the need for further discussion about the overall use, site design, and other outstanding items.

II. Proposal Details

The 5.938-acre subject site is located at the southeast intersection of Darbytown Road and Miller Road and is comprised of two parcels: a 1.054-acre B-3 zoned parcel and a 4.884-acre A-1 zoned parcel. Three aging structures on the property front Darbytown Road, with a large unpaved parking lot to the rear containing commercial trucks and trailers. The owner purchased the property in December 2020 and received a notice of violation by the Department of Community Revitalization – Community Maintenance Division in April 2021 regarding outdoor storage extending across the B-3 parcel property line onto a portion of the A-1 parcel. The applicant filed for a Provisional Use Permit (PUP) on the B-3 parcel to bring the operation into compliance in March 2023 but ultimately withdrew the request because the B-3 area alone was not large enough to accommodate the full operational needs of the business. The applicant received another notice of violation for storing commercial trucks and trailers on the A-1 property in June 2025 and thereafter filed this application to rezone both parcels.

The applicant now proposes to conditional rezone the property from A-1 and B-3 to M-2C to allow outdoor storage and trailer parking. If approved, this would allow the business to operate in its current area and expand across the entire property in the future. As illustrated on the conceptual plan, access would be off Miller Road through a proposed double-leaf gate with a 6' fence surrounding the front paved parking and building area. Parking would consist of 12 regular-sized spaces and 4 tractor-trailer parking spaces (12' by 50'). In addition to the paved parking, a large gravel storage lot is proposed on the southern portion of the property, representing a significant expansion of the current operation and its associated impacts. An 8' high wooden fence is shown on the interior of the site around the entire gravel area with a Transitional Buffer 50 (TB50) along the southern and eastern property line as required by code. A portion of the Miller Road frontage would have the same TB50, with the remainder of Miller and the Darbytown frontage having a TB35.

The three existing structures would remain largely unchanged – a 2,036 sq. ft. service garage, 715 sq. ft. metal garage, a 1,515 sq. ft. office, and two new carports (480 sq. ft. each) on either side of the metal garage are proposed. The area facing Darbytown Road does not appear to have any proposed changes. The applicant has indicated the metal garage is currently used, and would continue to be used, for minor repairs of commercial vehicles on site, such as changing tires, brakes, fluids, and oil.

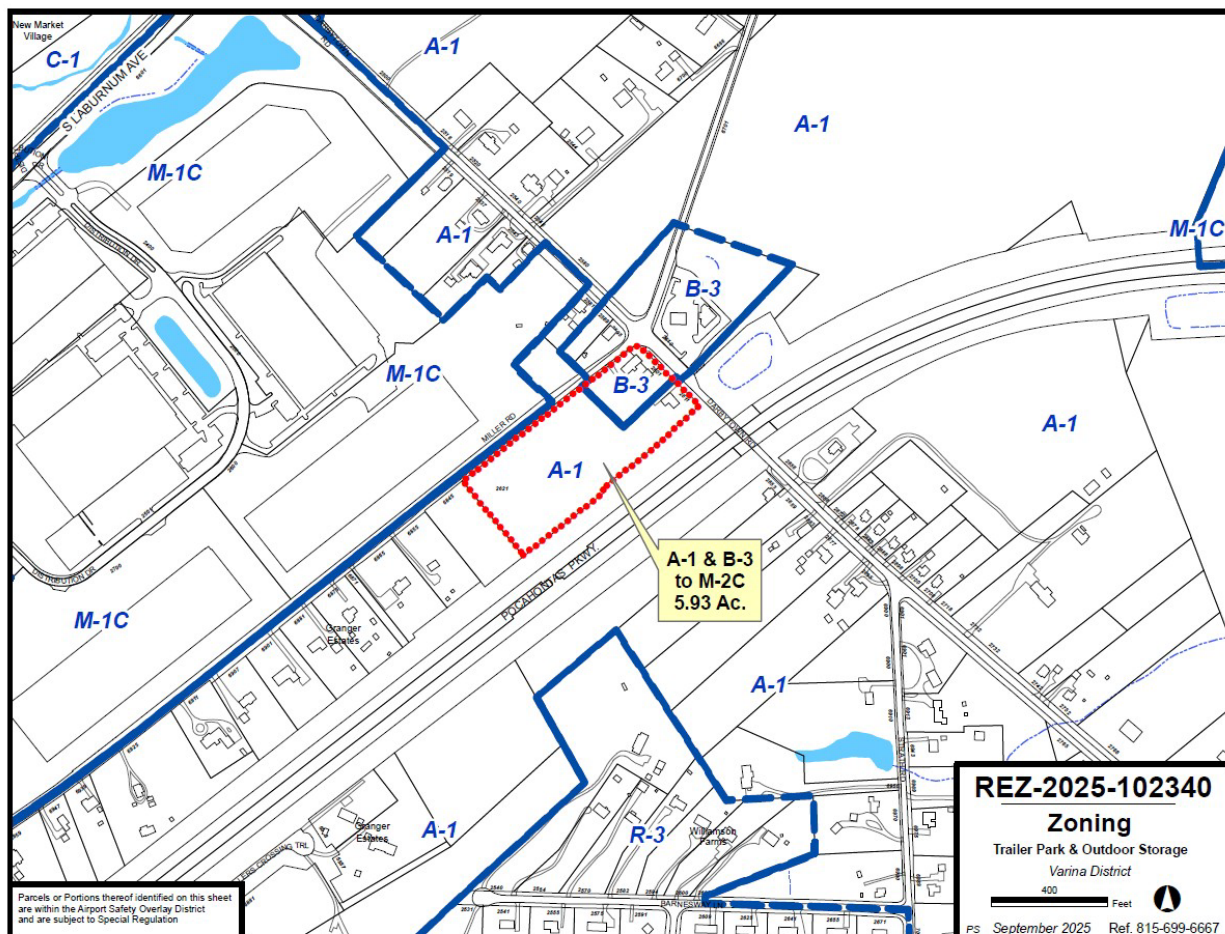
Other features identified on the conceptual plan include right-of-way dedication along both Darbytown and Miller Roads, installation of a sidewalk connecting the paved parking area to the proposed future office, and the addition of a BMP.

Summary of Proposed Proffers:

- **Use Restrictions** – no more than 3,711 square feet would be used for storage, service, repair, and garage use; no more than 1,515 square feet would be used for office space; and numerous M-2 uses would be prohibited;
- **Building Elevations** – the proffered elevations depict the three existing buildings in their current condition with small improvements, such as carports, metal roofing and siding, fascia and rake trim, entry system, and overhead door.
- **Landscaped Areas** – perimeter landscaping equivalent to Transitional Buffers (35' wide and 50' wide) to be installed per code requirements along with additional evergreen plantings as determined by the Director of Planning at time of Landscape Plan review;
- **Screening** – the outdoor storage area would be screened with a combination of an opaque fence, existing vegetation, and/or additional evergreen landscaping along the perimeter;
- **Building Finishes and Materials** – existing building finishes, such as parged, painted, and unpainted brick, vinyl and metal siding, asphalt shingle and metal roofing, wooden and metal doors, and wooden trim;
- **Darbytown Road and Miller Road Right-of-Way Dedications** – right-of-way to be dedicated prior to any plan of development;
- **Signage** – maximum ten (10') feet tall, monumental in style, base materials consistent with the existing buildings, and internally illuminated (if lighted);
- **Hours of Operation** – operation for all uses limited to 7:00am – 7:00pm every day;
- **Hours of Construction** – exterior construction limited to Monday to Friday 7:00am - 7:00pm, Saturday 7:30am - 5:00pm, and no Sunday construction;
- **Trash Pickup, Parking Lot Cleaning, Leaf Blowing** – limited to Monday to Saturday 7:00am - 8:00pm;
- **Loudspeakers** – no outside pagers or loudspeakers permitted; and
- **Others** – Severance, Underground Utility Lines, Best Management Practice.

III. Surrounding Properties & Comprehensive Plan

Surrounding Properties		
	Existing Land Use	Zoning
North	Marathon gas station and convenience store Vacant / wooded parcel	B-3 A-1
South	Vacant / wooded parcel, Pocahontas Pkwy. (Rte. 895)	A-1
East	Pocahontas Pkwy. (Rte. 895)	A-1
West	Airport Distribution Center warehouse campus Single-family residence Vacant / wooded property	M-1C B-3 A-1

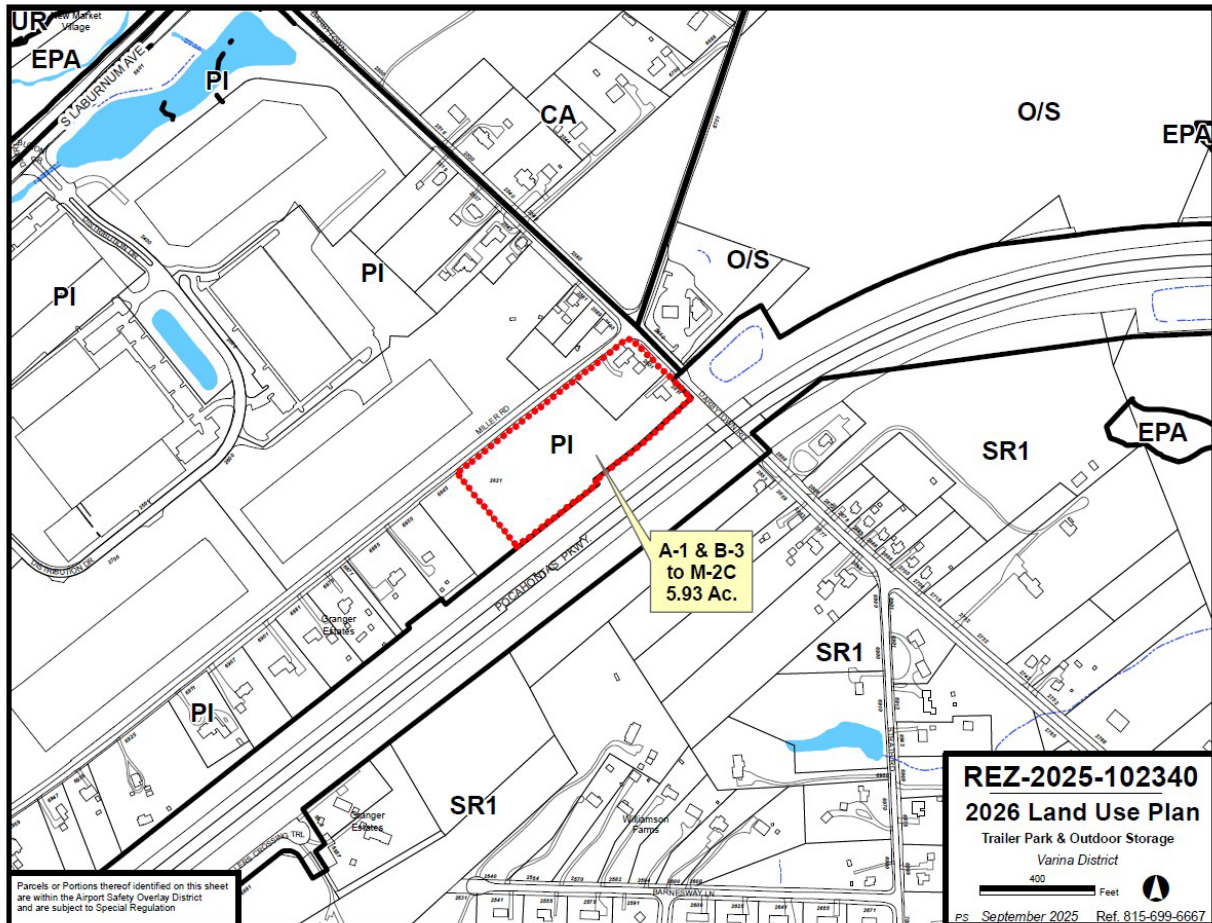


Existing Zoning Districts of the Subject Site and Surrounding Areas

Recommended Future Land Use(s) of Subject Site

Planned Industry (PI)

Planned Industry is applied to areas intended to accommodate a variety of industrial establishments, which employ high environmental quality standards and have minimal impacts on adjacent uses. They require large tracts of land because of their nature and function. They provide shared access, coordinated design and a planned layout.



Future Land Use Designations of of the Subject Site and Surrounding Areas

IV. Consistency with Comprehensive Plan & Evaluation of the Request

Topic	Open Issue(s)
Consistency with Comprehensive Plan	Layout, environmental quality, impact on adjacent uses
Site Design & Compatibility	Overall layout, buffer, fencing, enforceability of hours of operation, building materials
Transportation Infrastructure	None
Schools	None
Natural Resources & Environment (Water, Soil, Vegetation, Wildlife, Sustainability)	Gravel extent & preservation of existing mature trees
Recreation & Cultural / Historic Resources	None
Public Safety (Police & Fire)	None
Public Utilities (Water & Sewer)	None
Community Revitalization	Active community maintenance violation
Libraries	None

Consistency with Comprehensive Plan

The Comprehensive Plan recommends Planned Industry (PI), which encourages high environmental quality standards, coordinated design, a planned layout, and minimal impacts on adjacent uses. These expectations, reflected by the adjacent Airport Distribution Center, would not be fulfilled by the subject request, which would simply reuse an existing site, provide minimal improvement to several aging buildings, and significantly expand southward for undefined future outdoor storage and related impacts closer to surrounding residences.

High environmental quality standards would not be met with the current concept plan as the existing grass field would be replaced with an unpaved storage area, allowing potential leakage from engines and other sources to be absorbed into the ground rather than captured and properly removed. Additionally, it is unclear how the proposed landscaping and fencing would adequately screen the items to be stored, namely heavy equipment and truck trailers approximately 14' in height. This is accomplished at the adjacent distribution center by using a bermed 50' wide buffer and tall buildings to screen activity throughout the interior of the site.

This request is not fully consistent with the following Goals, Objectives, and Policies of the 2026 Comprehensive Plan:

- Land Use and Community Character Goal 4: The county will have a strong sense of community identity that is protected and further developed.
- Land Use and Community Character Objective 7: The county will encourage large-tract, planned development to promote unified and attractive development and a sense of place, rather than piecemeal or incremental development.
- Land Use and Community Character Objective 12: The county will discourage development which over intensifies the site.

- Land Use and 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 and Community Character Objective 14: The county will promote effective design standards which protect established residential areas through proper land use planning surrounding major transportation facilities and major roadway corridors.
- Land Use and Community Character Objective 30: The county will minimize disruption and conflict among established residential, commercial and industrial uses and new uses.
- Land Use and Community Character Objective 39: The county will protect existing development and residential areas from encroachment by incompatible or inappropriate land uses.

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

- Economic Objective 8: The county will develop tools and incentives to promote small businesses and reinvestment within the county.

Site Design & Compatibility

The proposed layout would convert the majority of the site to a gravel storage yard. Based on the proposed use, this modification would over intensify the site and would not be consistent with the intent of a Planned Industry classification. While the area has several planned industrial uses, the proposed zoning would allow the more intensive heavy industrial uses and commercial uses to encroach upon the residential uses along Miller Road to the southwest with little assurances to minimize visual and operational impacts. The applicant is encouraged to address the outstanding items, concerns, and open questions below to provide a designed, coordinated development.

- **Permitted Uses** – The applicant indicated minor service and repair work would occur such as changing tires, brakes, fluids, and oil. Consideration should be given to including prohibited uses related to the minor repairs occurring on site such as prohibiting the storage of inoperable vehicles, exterior storage of tires/repair and maintenance materials, commercial vehicle repair and maintenance as a principal use, and commercial vehicle sales and rentals. To avoid confusion, consideration should be given to stating the permitted uses rather than providing a long list of restricted uses;
- **Building Elevations** – Minimal proposed improvements are noted on the elevations and while a building elevations proffer is provided, it does not include assurances for the installation or maintenance of the improvements consistent with Planned Industry;
- **Building Materials** – Building materials are noted on the elevations, but the proffers merely state the current finishes and do not include assurances of installing or maintaining quality exterior materials consistent with Planned Industry;
- **Buffers** – In keeping with other Planned Industry style development in the area, the applicant should consider extending the 50' buffer along the entire length of Miller Road. Additionally, the applicant should consider ensuring preservation of the existing tree areas denoted as 'Edge of Woods' on the conceptual plan. The Transitional Buffer language states the trees are shown on the concept plan but does not provide assurances to keep them;

- **Fencing** – Although this is ultimately an issue to be resolved during the Plan of Development process, it remains unclear how the applicant's proposed fencing would adequately screen tall items being stored;
- **Darbytown Road Frontage** – The applicant should consider ways to further improve the aging structures and frontage along Darbytown Road in a manner more in keeping with the site's Planned Industry designation;
- **Hours of Operation** – The applicant has stated truck drivers come and go at any time during the day, raising concerns about the accuracy and enforceability of the proffered hours of operation. Consideration should be given to closing and locking the gate at the end of the day;
- **Trash Pickup** – The plans do not show a dumpster on the site, and the minor repairs would generate trash and fluids that would require proper disposal;
- **Signage** – The base materials are to be consistent with the buildings located on the property, but no assurances have been provided noting the type of materials.

Transportation Infrastructure (Car / Pedestrian / Bicycle)

Traffic Engineering –

- Miller Road is restricted for truck traffic according to Henrico code Sec. 22-126.
- The following is the approximate number of new trips expected by the proposed development of 5.934 acres: Total weekday average trips = 148 (74 in, 74 out).

Schools

No comments.

Natural Resources & Environment

Water & Soil

All proposed improvements must comply with applicable Plan of Development requirements. Land disturbance greater than 2,500 sq. ft. will require an Environmental Compliance Plan. The site lies within a 50/10 detention area and must comply with stormwater quality and quantity requirements. The applicant should analyze and provide solutions to minimize drainage impacts on downstream properties.

Other Recommendations

- Encourage incorporation of innovative stormwater features, such as bioretention areas or bioswales along the edges of the gravel storage yard to supplement the BMP and improve on site water quality.
- Evaluate the use of permeable pavement or permeable gravel treatments where feasible.
- Retain and supplementally plant deep rooted vegetation around disturbed areas, particularly where the transitional buffers are depicted, to enhance filtration and stabilize exposed soils.

Vegetation & Wildlife

To provide natural buffering and reduce clearing, the applicant is encouraged to minimize tree removal across the development.

Other Recommendations

- Encourage the use of native evergreen plantings within the transitional buffers to strengthen visual screening and ecological function. Proffer 4 references this but does not fully detail planting density.
- Incorporate layered, pollinator-friendly plantings along boundaries adjacent to A-1 zoned properties to improve habitat quality and mitigate industrial visual effects.
- Preserve existing mature trees along tree lines marked “Edge of Woods” on the Conceptual Layout Plan exhibit to maintain buffer integrity, reduce heat gain, and provide habitat continuity. Supplement canopy trees along the Darbytown and Miller Road frontages.

Sustainability & Resilience

To better address environmental changes and support long-term ecological health, the proposed use may benefit from additional sustainability and resilience measures such as:

- Using light colored gravel/paving materials to reduce heat island effects (the extensive gravel areas shown could substantially trap heat without mitigation).
- Designing EV ready conduit to be compatible with future EV charging infrastructure for fleet adaptation.
- Optimizing the placement of structures and fencing to maximize natural ventilation.

Recreation & Cultural / Historic Resources

No park or recreation facilities, historical, or archeological impact. There is a Cape Cod style home, built ca. 1938, on GPIN 815-699-6667, that is not architecturally or historically significant.

Other Recommendations

- Preserve natural buffers shown on the Conceptual Layout Plan exhibit to preserve viewshed character associated with the battlefield areas.
- If any archaeological resources are uncovered during land disturbance, coordinate with Recreation & Parks and VDHR.

Public Safety

Division of Police – No comments.

Division of Fire – No comments.

Public Utilities (Water & Sewer)

Property is served with water. There is an existing 8” sanitary sewer line in Darbytown Road (north of the site), an off-site extension of sanitary sewer line of approximately 250 feet will be required. Analysis of the existing sewer’s depth will be required to confirm it can serve the site.

Community Revitalization

No comments.

Libraries

No comments.

V. Conditional Zoning Decision Standards

The advisability of a conditional zoning is a matter committed to the legislative discretion of the Board of Supervisors. In determining whether to adopt or disapprove a conditional zoning the Board of Supervisors may consider many factors consistent with the Code of Virginia, including whether and to what extent the proposed amendment:

Factor for Consideration	Proposal Meets
Is consistent with the goals and policies of the comprehensive plan and other applicable County adopted plans and planning documents.	No – does not meet the goals and policies of the comprehensive plan or Planned Industry classification
Fulfills any other appropriate land use or zoning purposes or any other relevant purpose permitted by law.	No – higher proposed zoning intensity than surrounding properties
Is not in conflict with any provision of this Ordinance, the County Code, and the Code of Virginia.	Yes
Is required by the public necessity, convenience, general welfare, or good zoning practice.	No – impacts adjacent uses and over intensifies the site

VI. Case Chronology

Event	Date	Notes
Community Meeting	November 18, 2025	Approximately 5 citizens attended – topics discussed: general site condition concerns, traffic and truck movement, extension/intensity of proposed use, and hours of operation
Planning Commission Hearing	May 14, 2026 June 11, 2026 July 9, 2026	Deferred at the Applicant's request Deferred at the Commission's request Pending

Proffer Edits for DRB Trucking LLC

1. **Use Restrictions.** Not more than ~~3,500~~ 3,711 square feet of floor area may be used for storage, service, repair and garage use. And, not more than ~~2,000~~ 1,515 square feet of floor area may be used for office use.

The following M-2 Use Categories ~~district uses~~ shall not be permitted; Agricultural Support and Services, Day Care, Educational Facilities, Funeral and Mortuary Services, Government Facilities, Health Care Facilities, Parks and Open Areas, Transporation, Utilities (other than Communications), Adult Uses, Animal Care – Grooming, Eating Establishments, Recreation and Entertainment Indoor, Recreation and Entertainment Outdoor, Retail Sales and Services, Visitor Accommodations, Extractive Industry, Industrial Services, Automobile filling station, Commercial fuel depot, Manufacturing and Production, Warehouse and Freight Movement (other than Mini-warehouse, Self-service storage facility and Outdoor storage) and Waste Related Services.

2. **Building Elevations.** The building elevations depict existing features, as well as proposed (PRO.) improvements. The building elevations are shown on plans titled, Office Building Elevations, Garage Building Elevations and Service Garage Building Elevations, dated March 17, 2026, last revised May 4, 2026, by Engineering Design Associates, a copy of which is attached hereto, as Exhibits ‘B’ ‘C’ and ‘D’, (see case file).
3. **Landscaped Areas.** A Transitional Buffer 50 and Transitional Buffer 35 are shown across from Agricultural and Business zoned properties. Additional evergreen plantings shall be provided to fill void areas in the buffer as determined appropriate by the Director of Planning at time of Landscape Plan review. The buffers are shown on plan titled, Conceptual Layout Plan, dated November 8, 2024, and revised on ~~February 12, 2026~~ May 4, 2026, by Engineering Design Associates, a copy of which is attached hereto, as Exhibit ‘A’, (see case file).

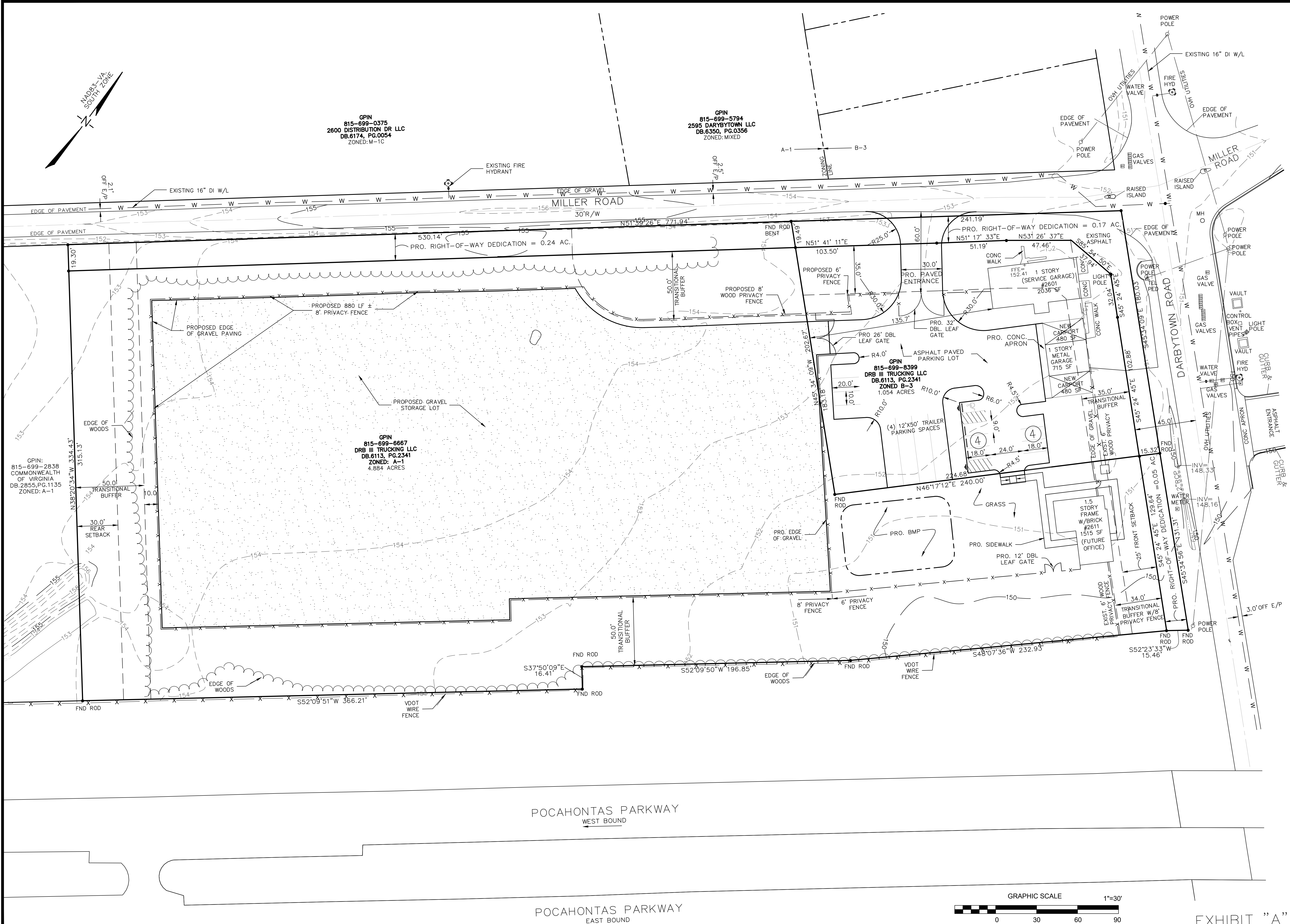
The aforesaid landscaped areas should be provided to the extent of the necessity for or allowance for utility easements, grading, drainage, signage and access driveways and other purposes requested and specifically permitted, or if required at time of Plan of Development review. Any new utility easements or use permitted within the aforesaid landscaped areas should be extended generally perpendicular to the landscaped areas unless otherwise requested and specifically permitted or if required at the time of Plan of Development review and, where permitted, areas disturbed for utility installation should be replanted to the extent reasonably practicable.

4. **Screening.** The outdoor storage area will be screened with a combination of an 8’ opaque fence, existing vegetation and/or additional evergreen landscaping. A 32’ double leaf gate will be provided at the entrance drive aisle. An interior 26’ double leaf gate will be provided at the entrance drive to the gravel storage lot. The fencing is shown on plan titled, Conceptual Layout Plan, dated November 8, 2024, and revised on ~~February 12, 2026~~ May 4, 2026 by Engineering Design Associates, a copy of which is attached hereto, as Exhibit ‘A’, (see case file).

5. **Signage.** Any freestanding sign will be monumental in style with base materials consistent with the buildings on the property and not exceed ten (10) feet in height, and if lighted, must be internally lit so that there are no freestanding spotlights or any type of individual lighting structure. The sign message, if illuminated, must be illuminated from within the sign structure. The only signage permitted on the Property should be the aforementioned freestanding sign(s) and the attached signage on the building directional signs, and menu boards, all to the extent allowed by the zoning ordinance.
6. **Loudspeakers.** No outside pagers or loudspeakers will be permitted on the Property.
7. **Hours of Construction.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, will 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 specific hours in order to complete work such as concrete pours or utility connections. Signs, in both English and Spanish, stating the above referenced provisions must be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.
8. **Hours of Operation.** The hours of operation for all uses of the property will be between 7:00 am and 7:00 pm daily.
9. **Trash Pickup, Parking Lot Cleaning, Leaf Blowing.** Trash pickup, parking lot cleaning and leaf blowing on the property will be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday.
10. **Severance.** The unenforceability, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, will not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.
11. **Best Management Practice.** Any permanently wet above-ground Best Management Practice structure must include an aeration feature to move water within such structure.
12. **Underground Utility Lines.** All utility lines on the Property will be underground, except for existing utilities, junction boxes, meters, utility lines in wetland areas and utility lines required to be above ground by the utility company.
13. **Building Finishes and Materials.** The existing building finishes of 2601 Darbytown Road consist of a combination of parged and painted brick, the exterior accessed restrooms with metal siding and roofing. The existing garage building finishes consist of metal siding and roofing, with affixed wooden doors and trim. A new overhead metal door will be installed on the southern elevation. Lean-to carports will be added to the eastern and western building elevations.

The existing building finishes of 2621 Darbytown Road consist of brick and vinyl siding and asphalt shingle roof. Areas missing or having damaged vinyl siding will receive similar materials.

14. **Darbytown Road and Miller Road Right-of-Way Dedications.** Prior to any Plan of Development approval, right-of-way dedication to the ultimate cross section of Darbytown Road and Miller Road shall be dedicated, free and unrestricted, to and for the benefit of Henrico County. Should the dedicated property not be used for its intended purpose within thirty (30) years of the date of dedication, title to the dedicated property shall revert to the owner or its successors in interest. The removal of the existing asphalt, at the southeastern corner of Darbytown Road and Miller Road, along the frontage of 2601 Darbytown Road will be coordinated with Henrico County DPW road improvements.



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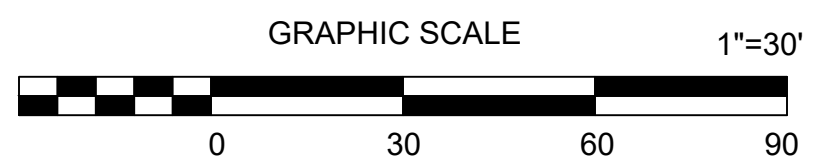


EXHIBIT "A"

EDAE

ENGINEERING DESIGN ASSOCIATES

5625 LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190 FAX: 804-236-0194

PO BOX 515
WICOMICO CHURCH 22579
PHONE: 804-580-2227
FAX: 804-580-3334

REVISION:		DESCRIPTION:
NO.	DATE:	PER COUNTY COMMENTS
1	3/16/2026	PER OWNER COMMENTS
2	5/4/2026	

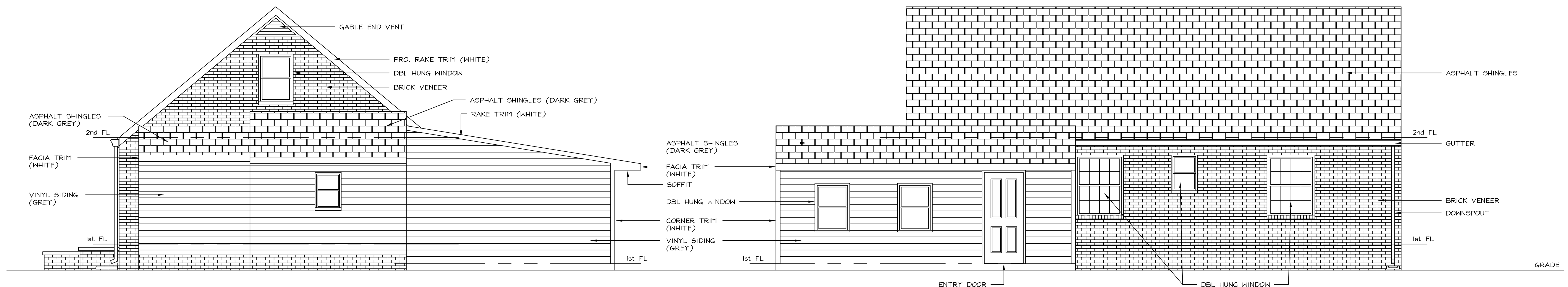
DRB III TRUCKING LLC

VARINA DISTRICT, HENRICO COUNTY, VA

CONCEPTUAL LAYOUT PLAN

DRAWN BY: CSR
CHECKED BY: RFN
DATE: NOVEMBER 8, 2023
PROJECT NO: 2021347

DRAWING NO:
1 of 1

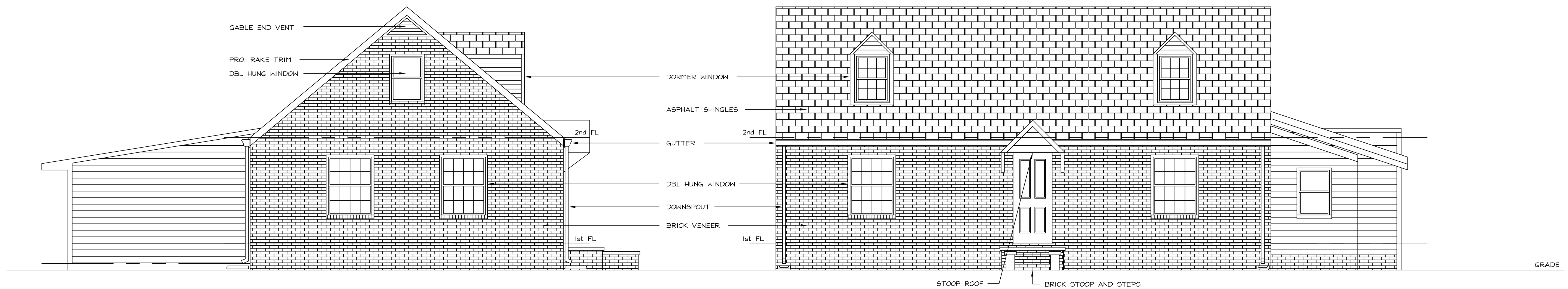


WEST ELEVATION

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SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

REZ-2025-102340

EXHIBIT 'B'

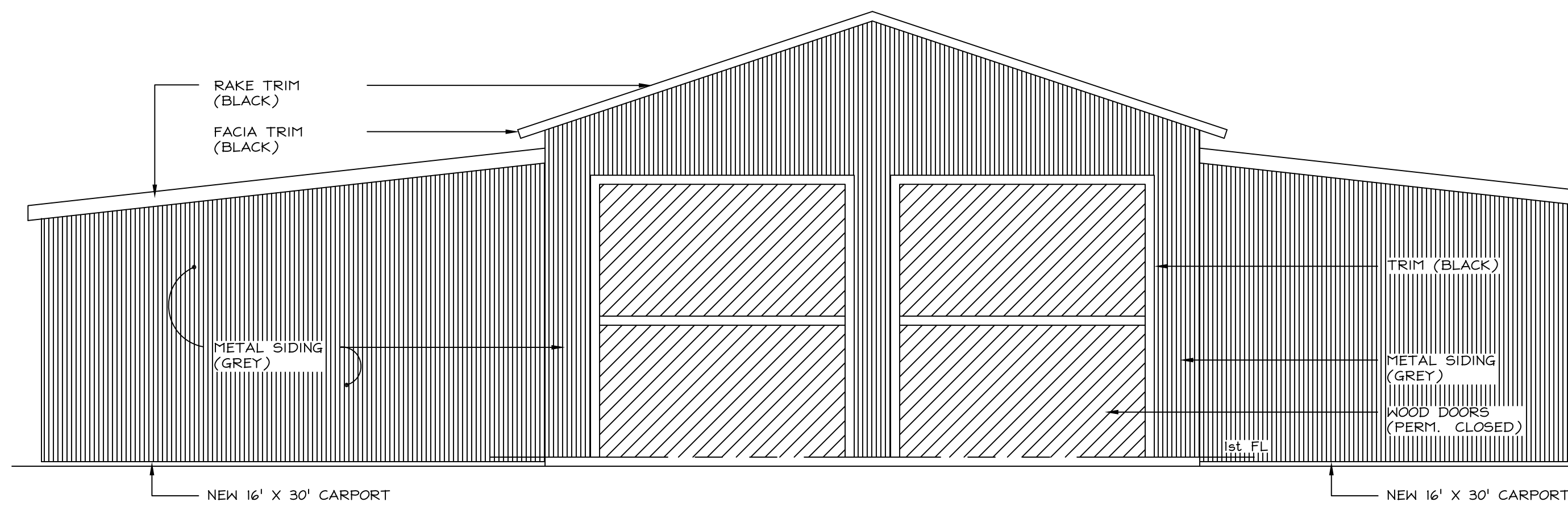
DO NOT SCALE DRAWING FOR DIMENSIONS

5625 LABURNUM AVENUE
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PHONE: 804-236-0190
FAX: 804-236-0194

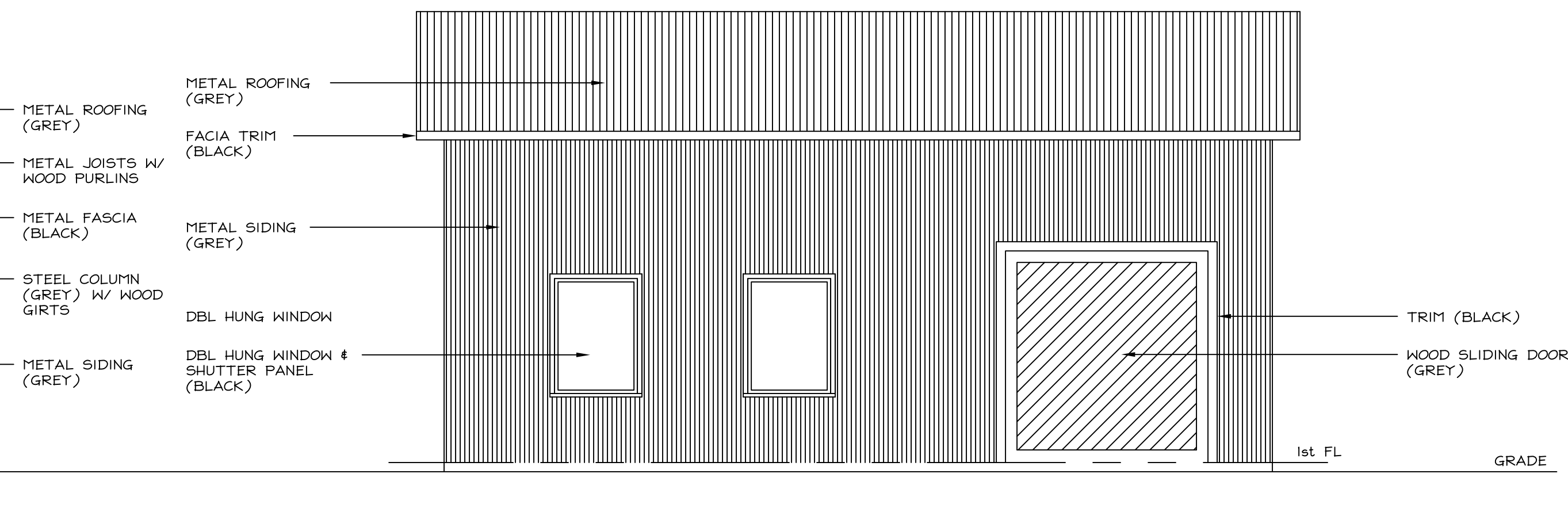
PO BOX 515
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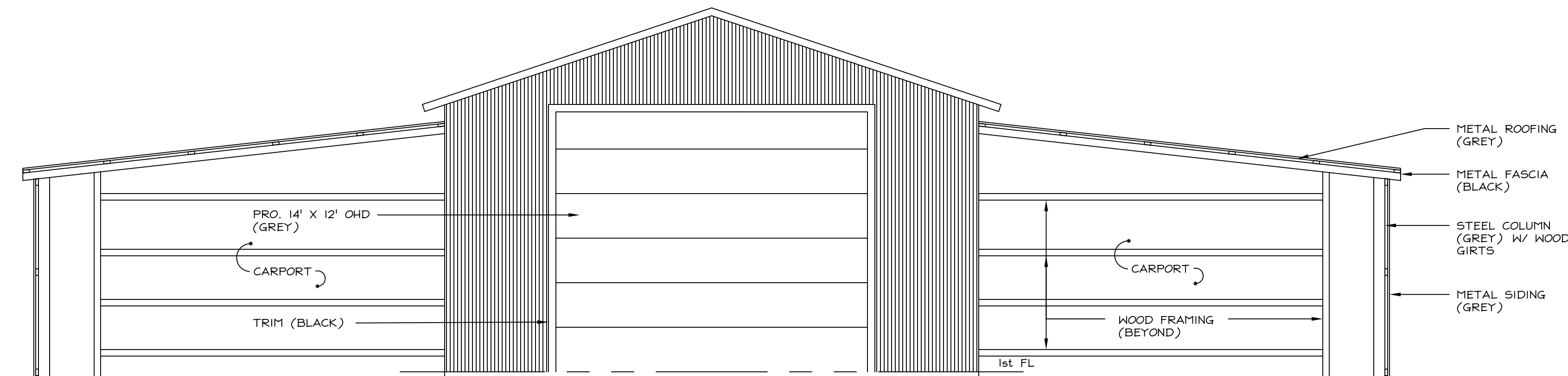
DRB III TRUCKING LLC 2601 & 2611 DARBYTOWN ROAD YARMA DISTRICT • HANOVER COUNTY • VIRGINIA OFFICE BUILDING ELEVATIONS	DRAWN BY: TRH SCALE: 1/4" = 1'-0"	CHECKED BY: TRH DATE: MARCH 17, 2026	PROJECT NO: 202347
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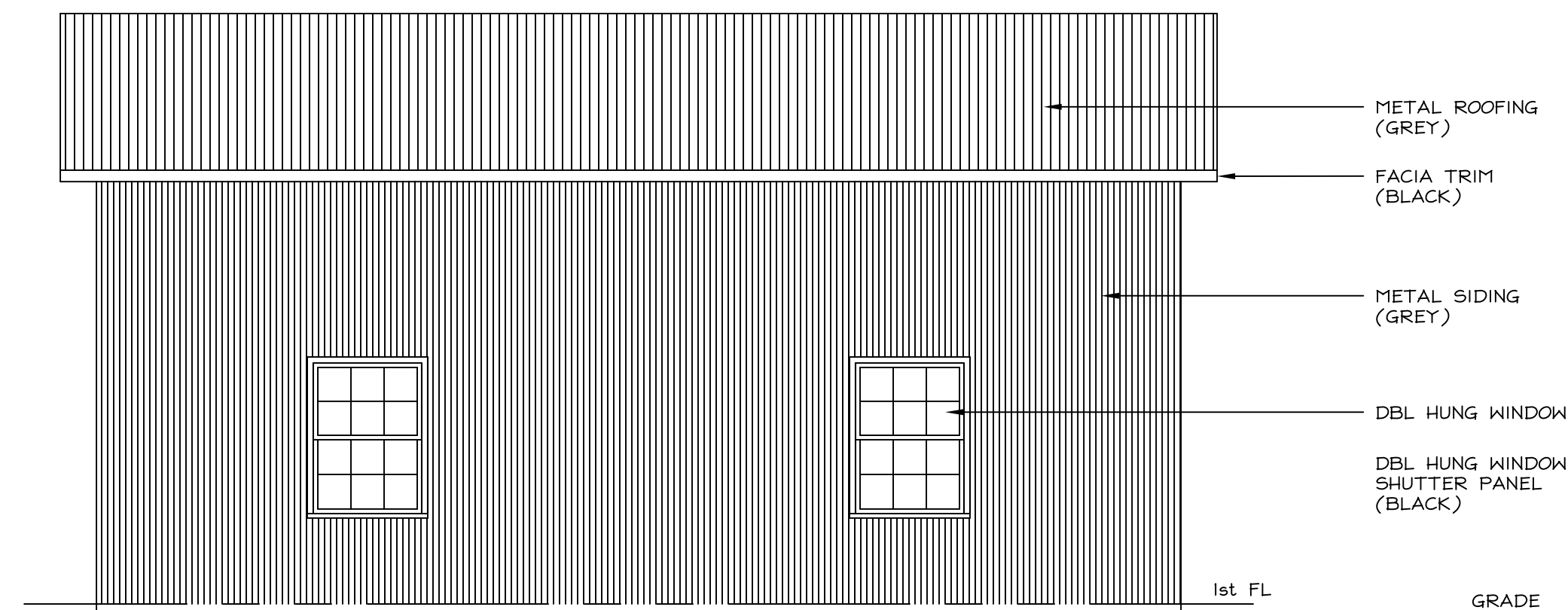
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: THE CARPORTS HAVE BEEN OMITTED FROM THE EAST & WEST ELEVATIONS FOR CLARITY

REZ-2025-102340

EXHIBIT 'C'

DO NOT SCALE DRAWING FOR DIMENSIONS

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ENGINEERING DESIGN ASSOCIATES

ARCHITECTS • ENGINEERS • CONSTRUCTION MANAGERS
SURVEYORS • ENVIRONMENTAL SCIENTISTS

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REVISION:	NO.	DATE:	DESCRIPTION:
	1	5/14/26	PER OWNER COMMENTS

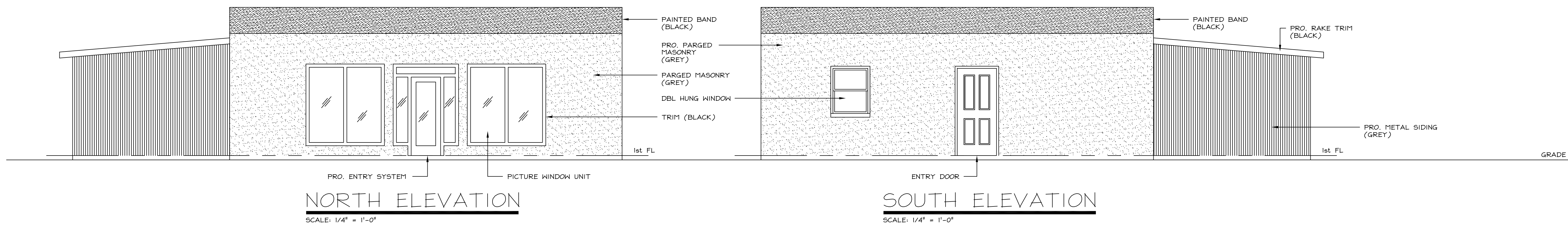
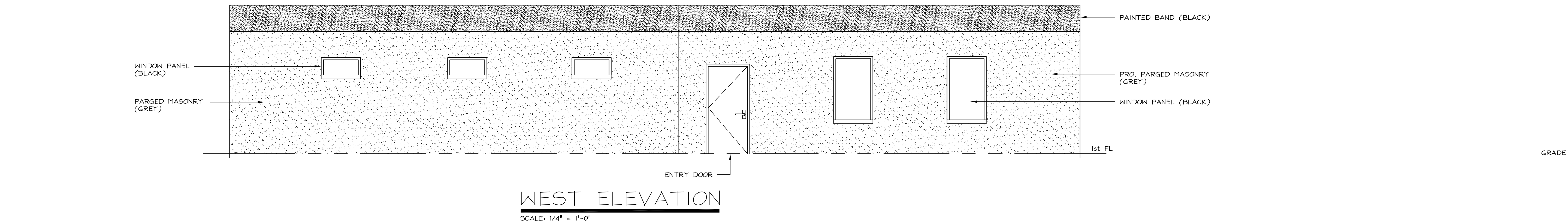
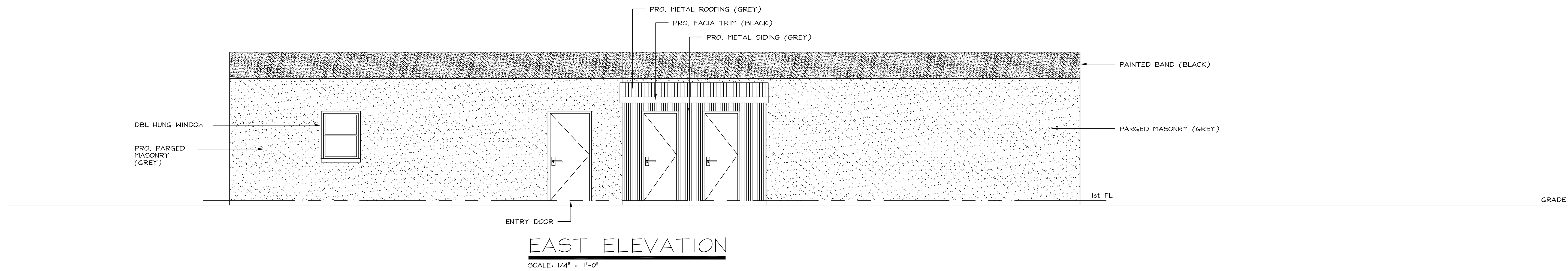
DRB III TRUCKING LLC
2601 & 2611 DARBYTOWN ROAD
YARINA DISTRICT • HANOVER COUNTY • VIRGINIA
GARAGE BUILDING ELEVATIONS

DRAWN BY: TRH
SCALE: 1/4" = 1'-0"

CHECKED BY: TRH
DATE: MARCH 17, 2026

PROJECT NO: 2023047

DRAWING NO:
2 of 3



REZ-2025-102340

EXHIBIT 'D'

DO NOT SCALE DRAWING FOR DIMENSIONS

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REVISION:	NO.	DATE:	DESCRIPTION:
	1	5/4/26	PER OWNER COMMENTS

DRB III TRUCKING LLC

2601 & 2611 DARBYTOWN ROAD

YARINA DISTRICT • HANOVER COUNTY • VIRGINIA

SERVICE GARAGE BUILDING ELEVATIONS

DRAWN BY: TRH

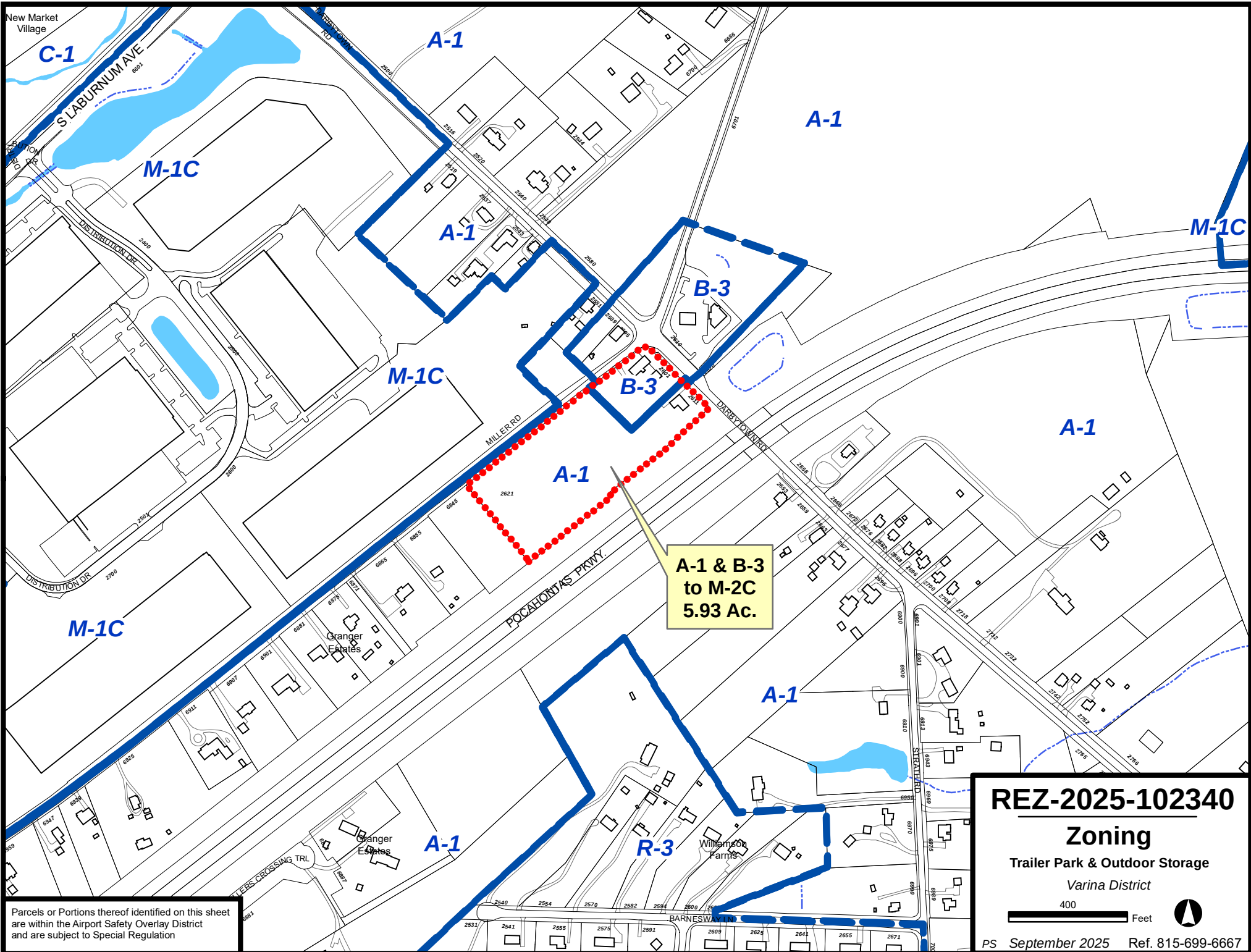
CHECKED BY: TRH

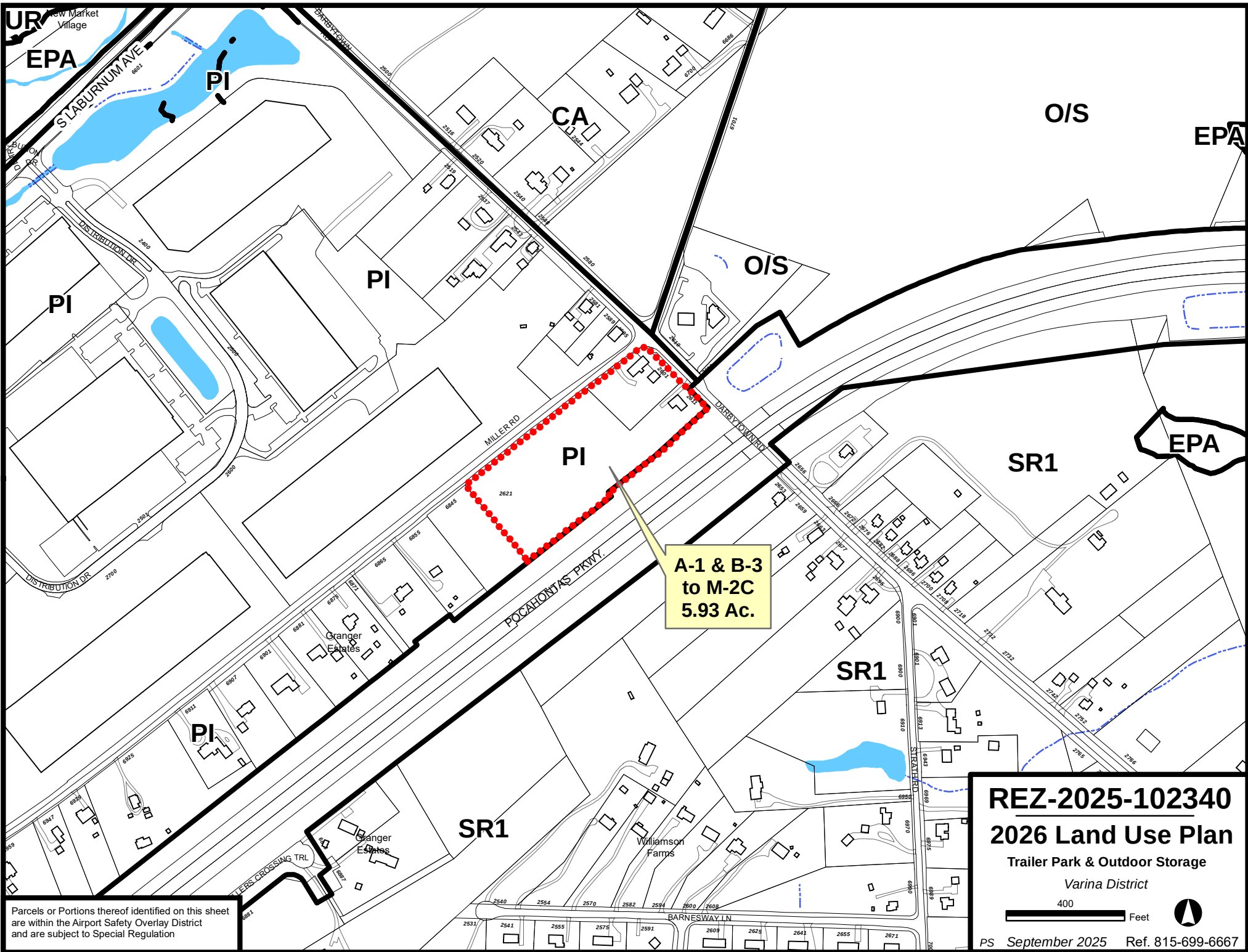
DATE: MARCH 17, 2026

PROJECT NO: 202347

DRAWING NO:

3 of 3



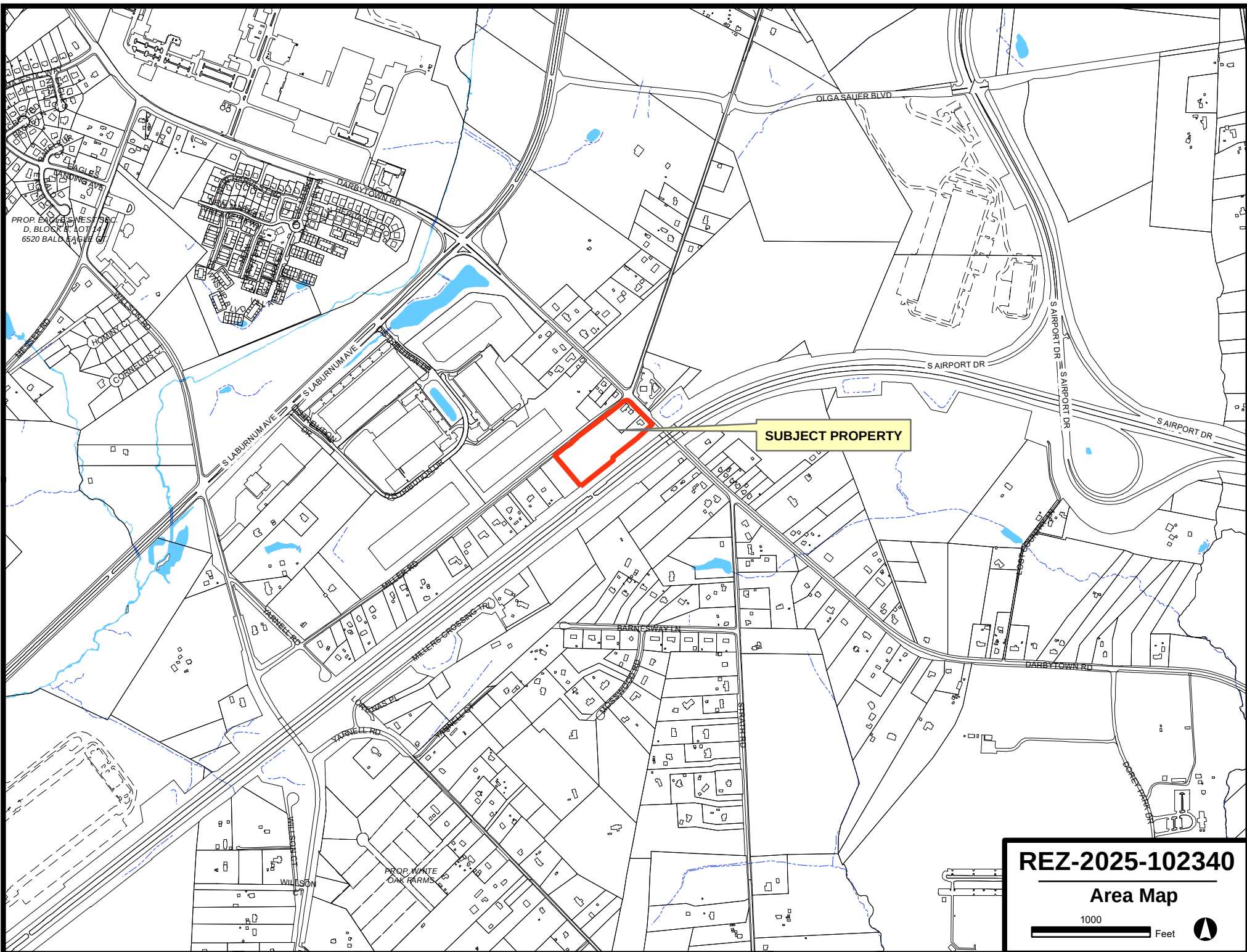


Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

REZ-2025-102340
2026 Land Use Plan
Trailer Park & Outdoor Storage
Varina District

400 Feet

PS September 2025 Ref. 815-699-6667



PROP. EAGLES NEST SEC
D, BLOCK 4, LOT 14,
6520 BALD EAGLE C

SUBJECT PROPERTY

REZ-2025-102340

Area Map

1000 Feet