

REZ-2025-101740

Zoning

Multi-Family Residential

Fairfield District

300

Feet



PS July 2025

Ref: 778-772-7200



COUNTY OF HENRICO

November 19, 2025

John A. Vithoulkas
County Manager

Winfrey Road LLC
P. O. Box 860
Glen Allen, VA 23060

Re: Rezoning Case REZ-2025-101740

Dear Mr. Rubis:

The Board of Supervisors at its meeting on November 12, 2025, approved your request to conditionally rezone from A-1 Agricultural District to R-5BC General Residence District (Conditional) part of Parcel 778-772-7200 containing 7.534 acres located at the northeast intersection of Woodman Road and Winfrey Road, described as follows:

Beginning at a concrete monument found, said monument being along the eastern line of the intersection of Woodman Road and Winfrey Road. Thence, N 21°02'29" W, a distance of 10.96 feet to an iron rod set; thence, along a tangent curve to the right having a radius of 275.00 feet, an arc length of 160.38 feet, a delta of 33°24'50", a chord bearing of N 04°20'04" W for a distance of 158.11 feet to a concrete monument found; thence, N 77°37'34" W, a distance of 10.00 feet to a concrete monument found; thence, N 12°22'21" E, a distance of 325.89 feet to an iron rod set; thence, N 19°07'21" E, a distance of 152.00 feet to an iron rod set; thence, N 75°12'04" E, a distance of 394.79 feet to a point, said point being S 75°12'04" W, a distance of 0.95 feet from an iron pipe found; thence, S 15°59'59" E, a distance of 550.29 feet to an iron rod set; thence, S 68°57'31" W, a distance of 623.69 feet to a concrete monument found; Thence, along a tangent curve to the right having a radius of 35.00 feet, an arc length of 54.98 feet, a delta of 90°00'00", a chord bearing of N 66°02'29" W for a distance of 49.50 feet to a concrete monument found, said concrete monument being the true and actual point of beginning; said portion of parcel containing 328,195 square feet or 7.534 acres of land, more or less

The Board of Supervisors accepted the following conditions, dated October 8, 2025, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Concept Plan.** The Property shall be developed in general conformance with Exhibit A, attached (see case file) and dated June 20, 2025 prepared by Timmons Group (the "Concept Plan"). The exact locations, footprints, configurations, size, and details of the roads, 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.

2. **Best Management Practice.**

- a. Above-ground stormwater basins shall be located outside of any landscaped buffer within the Property, except as a landscaping amenity or water related feature, or unless approved at the time of Plan of Development review.
- b. The portion of the Property identified as "Possible BMP 2" on the Conceptual Plan ("Corner Area") (see case file) may be improved with a lot or with a stormwater basin if a second basin is needed to meet stormwater requirements. In the event the Corner Area is improved with a stormwater basin, these two items shall be provided:
 - i. A landscaped area shall be provided along the north side of the Corner Area between the stormwater basin and the alley to provide landscaping to screen the rear of the homes to be located on the north side of this alley. This landscaped area shall be planted to TB10 planting standards with modifications required by the Department of Public Works for access, unless a different landscape standard is approved at the time of plan of development review.
 - ii. The remaining portion of the Corner Area shall be designed as a site amenity using low fencing, vegetative landscaping, fountain or other visible water circulation device (if a wet basin), pedestrian access or seating.

3. **Density.** No more than 40 dwelling units shall be developed on the Property.

4. **Hours of Construction.** The hours of site work construction shall be between 7:00 a.m. and 7:00 p.m. Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours and utility connections. For purposes of this proffer, site work is defined as any construction work shown on approved construction plans for the initial construction of roads, utilities, infrastructure and the respective exteriors of structures. Hours shall be posted in both English and Spanish until the roads are accepted by Henrico County for maintenance.

5. **Woodman Greenbelt with Street Trees.** The area within the 35' wide additional setback along Woodman Road, as generally illustrated on the Conceptual Plan (see case file), shall be landscaped with street trees planted with a minimum two (2) inch caliper every thirty-five (35) feet, in lieu of within the verge, unless a different landscape plan is approved at the time of plan of development review. Spacing of trees shall be adjusted as needed to accommodate sidewalks and underground utilities, including stormwater systems. In addition, this same area shall contain shrubs, the minimum of which shall be equivalent to 16 shrubs per 100 linear feet for the length of the frontage on Woodman Road. These shrubs shall be planted along Woodman Road in the manner set forth in the landscape plan approved at the time of

plan of development review and approval, with a concentration of these shrubs between Woodman Road and any stormwater basin located in the southwest corner of the Property, if any, and also with a concentration of these shrubs in the southeast corner to provide a landscaped area on the Property as a transition to the adjoining property to the east. These shrubs may be located on a lot within an easement benefiting the homeowners' association.

6. **Winfrey Road Landscaping.** In addition to the required street trees along Winfrey Road, the portions of the Property located between Winfrey Road and the stormwater basin, if any, in the southwest corner of the Property, and also between Winfrey Road and any side elevations of homes facing Winfrey Road shall be planted with shrubs on the basis of 25 shrubs per 100 linear feet for the lengths of the portions of the Property located between Winfrey Road and the stormwater basin, if any, in the southwest corner of the Property, and also between Winfrey Road and any side elevations of homes facing Winfrey Road. These shrubs may be located on a lot within an easement benefiting the homeowners' association.
7. **End Unit Facades along Winfrey Road.** For the side elevations facing Winfrey Road, the following measures shall be implemented, unless otherwise approved at the time of plans review.
 - a. A minimum of two windows per floor shall be required on the side elevation.
 - b. Where shutters are incorporated on the front façade of the end unit, they shall also be included on the side elevation.
 - c. When more than one (1) pattern, material, or color is used on the front façade, at least two (2) matching patterns, materials, or colors shall be used on the side elevation.
 - d. For units where the roof is "pitched" toward the front and rear of the house, (i) a minimum six (6) inch wide trim shall be used to divide the top floor from the attic, and (ii) a decorative attic vent shall be installed.
 - e. Any other trim incorporated on a side elevation shall be a minimum of four (4) inches wide.
8. **Sidewalks.**
 - a. A sidewalk, a minimum of 5' wide, will be constructed along the Property's frontage on Winfrey Road, which may be located in the right-of-way, buffer, or in an easement benefiting the County. The owner shall have no obligation to acquire any needed offsite right-of-way or public easement.

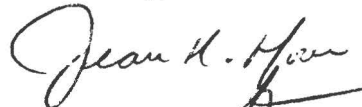
- b. An internal sidewalk, a minimum of 5' wide, will be constructed along the perimeter of the central mews illustrated on the Conceptual Plan (see case file). A minimum of two (2) benches shall be provided, along the sidewalk on the northern and southern sides of the mews, unless an alternative location or number is approved at the time of plan of development review or alternative improvements are approved at the time of plan of development review.
 - c. An internal sidewalk, a minimum of 5' wide, will be constructed along the fronts of the lots facing Woodman Road with at least two connections, a minimum of 5' wide, to the existing multi-use path located along Woodman Road, unless a fewer number of connections is approved at the time of plans review. These connections will be made at locations where the grade will not require the installation of steps and railings, unless steps and/or railing installation is approved at the time of plan of development review.
9. **Architecture.** Dwellings constructed on the Property shall be in general conformance with the architectural style depicted on Exhibit B (see case file) and attached hereto and by this reference made a part hereof, unless otherwise approved by the Planning Director at the time of Plan of Development review.
10. **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.
11. **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.
12. **Foundation Plantings.** The front corners of buildings shall be visually softened with a vertical accent shrub, and foundation beds shall turn and continue 4' down the side of a building on a street facing side façade.
13. **Exterior Lighting.** All dwellings shall have a decorative light at the entrance door.

14. **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.
15. **Driveways.** Driveways shall be constructed of either cobblestone, brick, asphalt, pre-cast pavers, concrete or other similar hardscape materials approved by the Director of Planning.
16. **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.
17. **Sod and irrigation.** Each front, side and rear yard shall initially be sodded and irrigated, exclusive of mulched flowerbeds and landscaping.
18. **Protective Covenants.** A supplemental declaration annexing the Property into the River Mill Homeowners' Association, Inc., shall be recorded in the land records of Henrico County if such annexation is approved by the declarant of the River Mill Homeowners' Association and is in keeping with the recorded Declaration of Covenants and Bylaws for the River Mill Homeowners' Association. If approved, this recorded supplemental declaration shall be provided to the County prior to the recordation of the initial subdivision plat within the Property. If such declarant does not approve, then, prior to or concurrent with the recordation of a subdivision plat approved by the County, a document shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of the Property.
19. **Screening of Parking along East Property Line.** The parking area along the east property line shall be screened on the east side of the parking area from the Fall Line Trail using the shrub planting standard in Section 24-5312.C.1. or .2., unless a different standard for plants and/or locations is approved at the time of the plan of development approval.
20. **Winfrey Road Improvements.**
 - a. The eastern side of Winfrey Road, as measured from the current centerline of Winfrey Road, shall be widened along the Property's frontage to one half of the Henrico Standard Class I-IV street section, unless the Director of Public Works approves modifications to this street section at the time of plans review and approval to accommodate final engineering, maintenance needs, or for acceptance reasons.
 - b. Street parking and curb and gutter shall be provided along the Property's frontage.

21. **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.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas", with a stylized flourish at the end.

John A. Vithoulkas
County Manager

pc: Jeffrey P. Geiger
Henrico County Public Schools
Director, Real Estate Assessment



Exhibit B



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