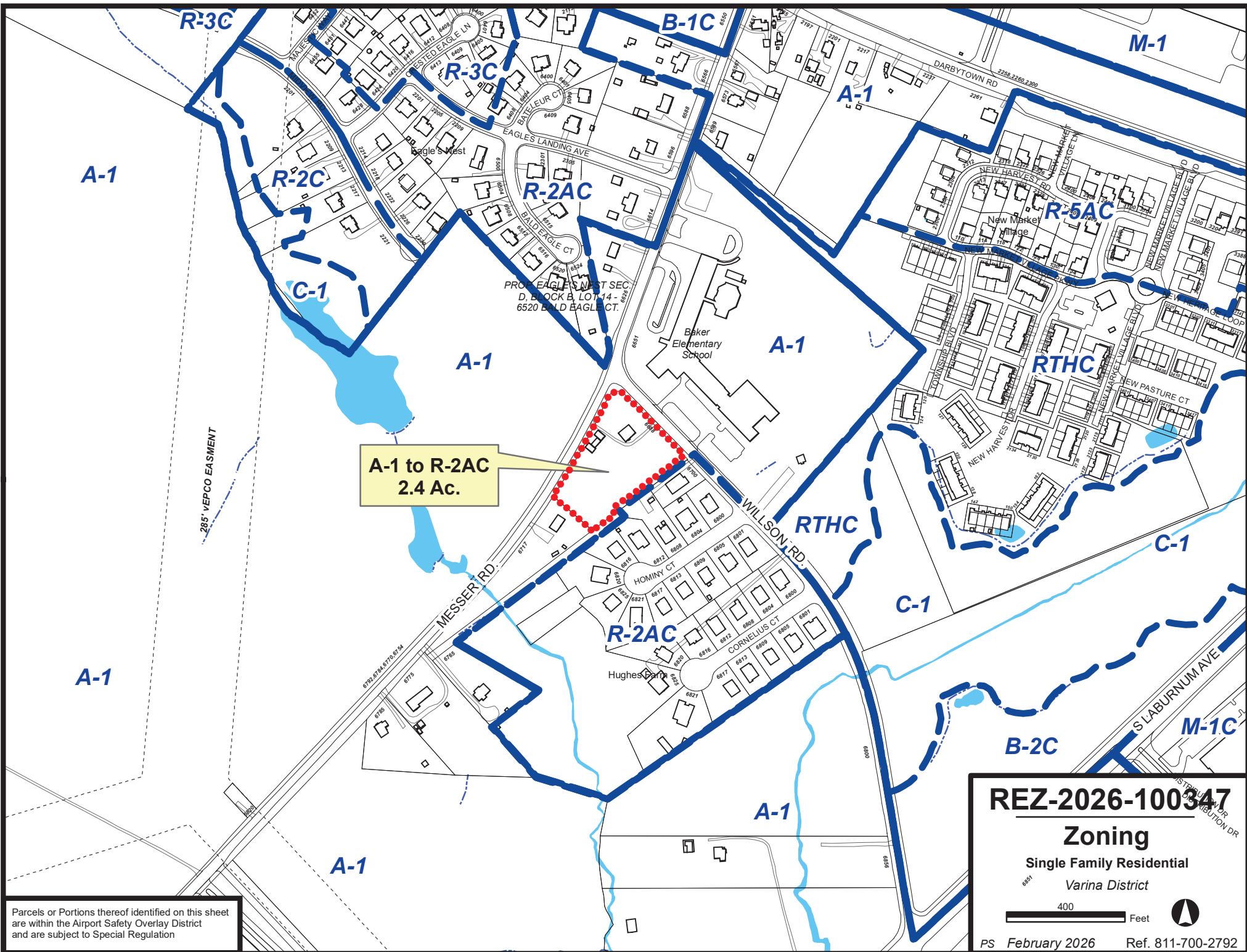






COUNTY OF HENRICO

June 16, 2026

John A. Vithoulkas
County Manager

Felicia Sanders
3842 Mapuche Trl
Powhatan, VA 23139

Re: Rezoning Case REZ-2026-100347

Dear Ms. Sanders:

The Board of Supervisors at its meeting on June 9, 2026, approved your request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) parcel 811-700-2792 containing 2.5 acres located at the south intersection of Willson Road and Messer Road, described as follows:

All that certain lot, piece or parcel of land, with all the improvements thereon and appurtenances thereunto belonging; beginning at a rod at the southeast corner of Willson Road; thence along the south line of Willson Road S 35°15' E, a distance of 302.55' to an old rod; thence leaving the south line of Willson Road S 61°32'30" W a distance of 290.40' to an old rod; thence S 62°12'30" W a distance of 161.0' to a rod; thence N 23°21'10" W a distance of 172.71' to a rod, thence along the non-tangent south line of Messer Road a length of 383.05 to a rod, thence along a curve to the right having a radius of 35' to the point and place of beginning; being the same real estate depicted on a plat of survey prepared by Warren W. Shaw, certified land surveyor, dated April 22, 1982, entitled "plat of property situated on the southeast corner of Willson Road and Messer Road" and containing an area of 2.5 acres in the Varina magisterial district, Henrico County, Virginia.

The Board of Supervisors accepted the following conditions, dated May 21, 2026, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Concept Plan.**

If approved by the County, the lots and roads shall be platted generally in accordance with the "Conceptual Zoning Plan" as attached hereto as Exhibit A.

2. **Maximum Density.**

The total number of residential building lots shall not exceed five (5).

3. **Access.**

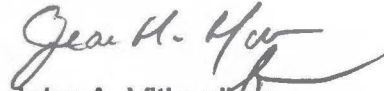
All homes shall be accessed via Willson Road or Messer Road. No additional ingress or egress points are proposed at this time.

4. **Underground Utilities:**
Except for junction boxes, meter pedestals, transformers, and existing overhead utility lines, all utility connections shall be installed underground unless otherwise required due to environmental or site conditions.
5. **Foundations:**
Each dwelling shall be constructed on crawl space foundations.
6. **Walkways:**
A concrete or comparable hard surface sidewalk shall be installed along Willson Road and Messer Road for the new lots. A right of way dedication shall be provided to accommodate the Henrico Thoroughfare Plan.
7. **Roof Materials:**
All dwellings shall be constructed with 30 year dimensional asphalt shingles or higher quality roofing materials.
8. **Exterior Wall Materials:**
Exterior walls of all primary dwellings and any garages shall be constructed using vinyl siding, brick, wood, stone, synthetic stone, or HardiPlank style siding.
9. **Minimum Finished Floor Area:**
All dwellings shall contain a minimum of 1,800 square feet of finished floor area.
10. **Existing Structure:**
The existing residential structure shall remain and will conform to R2A standards. Any future improvements or additions shall comply with all applicable zoning ordinances and proffered conditions.
11. **Construction Hours:**
Exterior construction, including the use of heavy equipment, shall be limited to the following hours: Monday through Friday from 7:00 AM to 7:00 PM or dusk, whichever occurs first. Saturday from 8:00 AM to 5:00 PM or dusk, whichever occurs first. No exterior construction shall occur on Sundays except in cases of emergency or for critical, time sensitive operations such as concrete pours or utility tie ins.
12. **Severance Clause:**
If any one or more of the proffered conditions is determined to be invalid or unenforceable, such determination shall not affect the validity or enforceability of the remaining proffers or any unaffected portions thereof.

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

Felicia Sanders
June 16, 2026
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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: Director, Real Estate Assessment
Henrico County Public Schools



RATCHET DESIGNS
7119 STAFFORD PARK DRIVE
MOSELEY, VA 23120
PHONE: (804) 334-9280
CMCNAIR@RATCHETDESIGNS.NET

DATE _____

CONCEPTUAL ZONING PLAN

FIG-1



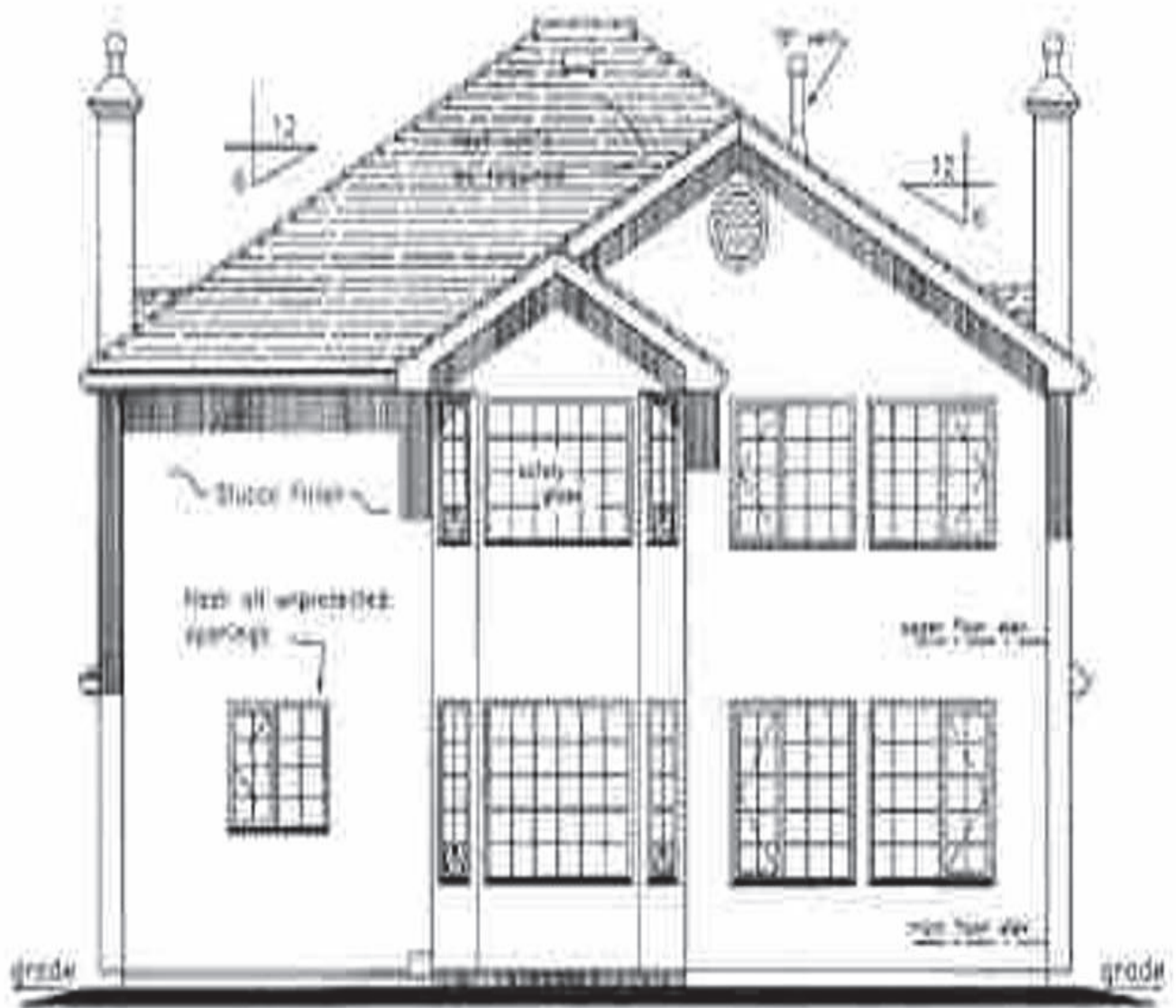
EXHIBIT A

REZ-2026-100347

NOT FOR CONSTRUCTION



REZ-2026-100347



REAR ELEVATION