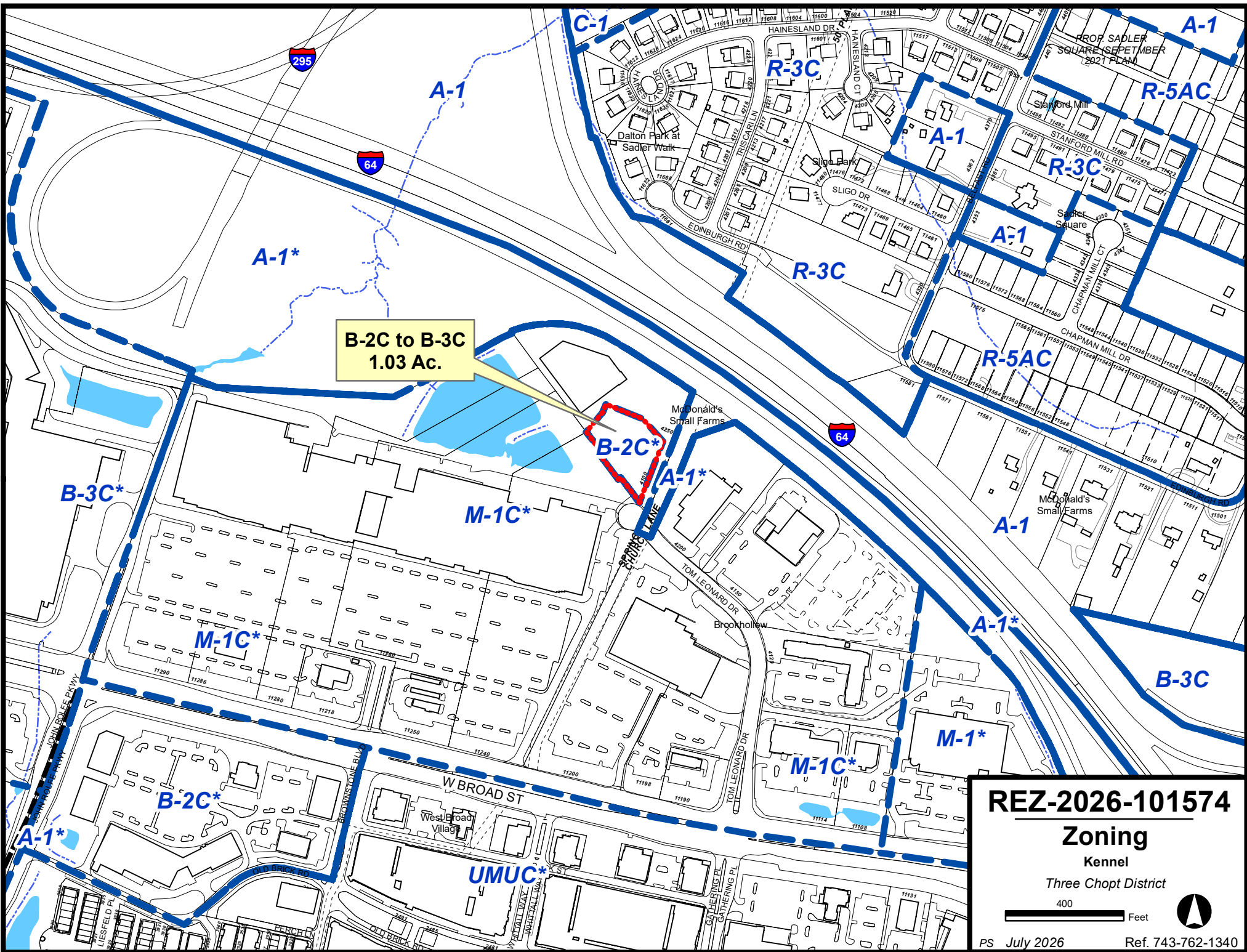




REZ-2026-101574

Zoning

Kennel

Three Chopt District

400 Feet

PS July 2026

Ref. 743-762-1340



COUNTY OF HENRICO

October 20, 2026

John A. Vithoulkas
County Manager

Dexstar LLC
900 Millers Lane
Manakin Sabot, VA 23103

Re: Rezoning Case REZ-2026-101574

Dear Sir/Madam:

The Board of Supervisors at its meeting on October 13, 2026, approved your request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional) Parcel 743-762-1340 containing 1.03 acres located on the northeast intersection of Springfield Church Lane and Tom Leonard Drive, described as follows:

BEGINNING at a point located along Tom Leonard Drive and 1,226 +/- to the North line of West Broad Street; thence extending N 36° 56' 12" West a distance of 105.7'; thence extending S 53° 03' 48" West a distance of 10.00'; thence extending N 36° 56' 12" West a distance of 110.00'; thence extending N 53° 03' 48" East a distance of 10.00'; thence extending N 36° 56' 12" West a distance of 83.05'; thence extending N 39° 40' 44" East a distance of 86.57'; thence extending N 21° 30' 19" East a distance of 28.91'; thence extending S 68° 29' 41" East a distance of 132.73'; thence extending S 42° 01' 32" East a distance of 104.39'; thence extending S 21° 08' 45" West a distance of 220.98' to the point of beginning for 1.033 acres.

The Board of Supervisors accepted the following conditions, dated August 14, 2026, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Site Plan.** The Property shall be developed as follows: No more than 15,000 square feet of building or individual building space in the aggregate on the Property shall be used for a kennel, inclusive of indoor and/or covered exercise and play area; and no more than 7,000 square feet of outdoor space in the aggregate on the Property shall be used for an outdoor exercise run or pen.
2. **Uses.** The only uses permitted on the Property shall be a kennel and such accessory uses as are customarily and incidental thereto, and any principal use permitted in the B-2 district except the following:
 - a. Billiard, bagatelle, video games or bingo parlor;
 - b. Flea markets or antique auctions;
 - c. Billboards;
 - d. Funeral homes, mortuaries, crematories and/or undertaking establishments;

- e. Dance halls, but dancing shall not be prohibited in restaurants as an accessory use;
 - f. Gun shops, sales and repair;
 - g. Parking garages or commercial parking lots;
 - h. Sign painting shops;
 - i. Adult businesses as defined by the Henrico County Zoning Ordinance;
 - j. Bars, which, for purposes of this restriction, shall mean a business establishment whose primary business is the sale of alcoholic beverages for on-premises consumption. This restriction shall not prohibit the sale of alcoholic beverages in restaurants as permitted by the Virginia Department of Alcoholic Beverage Control;
 - k. Sale of gasoline;
 - l. Establishments whose primary business is check and/or for the making of payday loans as defined and regulated by Sections 6.2-2100 *et seq.*, and 6.2-1800 *et seq.*, of the Code of Virginia (the foregoing shall not preclude banks, savings and loan or similar financial institutions that are not regulated by the foregoing Virginia Code sections); and
 - m. Hotels, motels, and motor lodges.
3. **Refuse and Containers.** Dumpster and trash receptacles shall be screened from public view at ground level in a manner approved at the time of Plan of Development. Dumpster screening shall be compatible with the materials of the main structure(s) of the site. The gates and doors of all refuse screens shall be of a substantial, durable and opaque material as determined at the time of Plan of Development. Support posts, gate frames, hinges and latches shall be of a sufficient size and strength to allow gates to function without sagging or becoming a visual eyesore as determined at the time of Plan of Development. Servicing the dumpsters and parking lot cleaning shall occur only between the hours of 7:00 a.m., and 8:00 p.m., Monday through Saturday.
4. **Existing Graveyard.** The existing graveyard on the Property shall be fenced and have at a minimum one point of access. The property owner will maintain the present landscaping and provide a 10 foot buffer around the perimeter.
5. **Signage.** Detached signage shall be monument style, the base of which shall be of a material consistent with that on the building, shall be landscaped, and shall be limited in height to six (6) feet. Changeable message signs, portable or mobile signs, and inflatable or other attention getting devices shall be prohibited. All signage shall be limited to such signage as may be permitted in the B-2 Business District.
6. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for junction boxes, meters, utility lines in wetland areas and utility lines required to be above ground by the utility company.

7. **Lighting.** All parking lot lighting on the Property shall be produced from concealed sources of light and shall be reduced to no more than a security level following the close of business operations each day. All parking lot lighting shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent property.
8. **HVAC Screening.** Any heating, ventilation and air conditioning equipment shall be screened from public view at ground level at the perimeter of the Property.
9. **Hours of Operation.** The hours of operation of any business on the Property will be limited to those hours permitted in the B-2 Business District, unless otherwise extended with a Provisional Use Permit.
10. **Severance.** This unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any 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,


John A. Vithoulkas
County Manager

pc: GW Property Inc. c/o Larry Willis
Katherine Lafayette
Director, Real Estate Assessment