

THE HENRICO COUNTY BOARD OF SUPERVISORS WILL HOLD A PUBLIC HEARING IN THE BOARD ROOM OF THE COUNTY ADMINISTRATION BUILDING IN THE GOVERNMENT CENTER AT PARHAM AND HUNGARY SPRING ROADS, 6:00 P.M., WEDNESDAY, NOVEMBER 12, 2025, TO RECEIVE PUBLIC COMMENT AND CONSIDER THE FOLLOWING:

FAIRFIELD:

REZ-2025-101468 Ridge Homes LLC: Request to conditionally rezone from B-3C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 784-747-2895 containing 2.00 acres located on the north line of Brook Lake Drive approximately 500' west of its intersection with Brook Road (US Route 1). The applicant proposes townhomes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Multi-Family Residential. A portion of the site is located in the Enterprise Zone.

REZ-2025-101740 Winfrey Road LLC: Request to conditionally rezone from A-1 Agricultural District to R-5BC General Residence District (Conditional) part of Parcel 778-772-7200 containing 7.53 acres located at the northeast intersection of Woodman and Winfrey Roads. The applicant proposes single-family detached homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, where density should not exceed 2.4 units per acre.

THREE CHOPT:

REZ-2025-101958 Laurel Borrel/Personal Solutions Services LLC: Request to rezone from O-1C Office District (Conditional) to R-3C One-Family Residence District (Conditional) Parcel 761-753-0697 containing 0.40 acres located at the southwest intersection of N. Parham and Skipwith Roads. The applicant proposes residential use of an existing single-family home. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office.

VARINA:

REZ-2024-101268 GEM Capital, LLC: Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-5AC General Residence District (Conditional) on Parcel 832-727-2459 containing 65.95 acres located on the north line of N. Washington Street approximately 150' east of its intersection with Delbert Drive. The applicant proposes a single-family subdivision. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, and Environmental Protection Area.

The meeting will be livestreamed at <https://henrico.gov/supervisors/next-meeting/>, and the public will be able to participate in person or remotely. Individuals who would like to speak can sign up at <https://henrico.gov/services/citizen-participation-registration/>. After registering, individuals will receive a confirmation email with instructions. Registration is not required to participate. The meeting is open to the public.

This notice covers the main points of the proposed developments and subdivision and zoning ordinance amendments. The full text of the proposed ordinances under consideration and a copy of the zoning staff reports and associated information are available for examination at the Planning Department, County Administration Building at Parham and Hungary Spring Roads between 8:00 a.m. and 4:30 p.m. each business day, and online at <https://www.henrico.gov/planning>. For more information, contact the Planning Department at (804) 501-4602 or planning@henrico.gov.

Given under my hand this 14th day of October 2025.

Tanya N. Brackett, Clerk