

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., TUESDAY, OCTOBER 14, 2025, TO RECEIVE PUBLIC COMMENT AND CONSIDER THE FOLLOWING:

BROOKLAND:

REZ-2025-101721 Staples Mill Road Partners LLC: Request to conditionally rezone from B-2C Business District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 772-749-6261 containing 2.70 acres located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of its intersection with Bremner Boulevard. The applicant proposes a conservation area. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is located in the Enterprise Zone.

FAIRFIELD:

REZ-2025-101467 HHHunt Land LLC: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcel 775-766-6864 containing 8.62 acres located at the southwest intersection of Mountain Road and Woodman Road. The applicant proposes townhomes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area.

REZ-2025-101469 Ridge Homes LLC: Request to conditionally rezone from B-3 Business District to R-4C One-Family Residence District (Conditional) Parcels 781-761-9506 and 781-761-9700 containing 0.37 acres located at the northwest intersection of Mountain Road and North Run Road. The applicant proposes a single-family home. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration.

THREE CHOPT:

REZ-2025-101192 Imperial Health Services LP: Request to conditionally rezone from O-2C Office District (Conditional) to O/SC Office Service District (Conditional) Parcel 758-752-8262 containing 11.73 acres located on the north line of Mayland Drive approximately 315' south of its intersection with N. Parham Road. The applicant proposes an office/warehouse use. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area.

TUCKAHOE:

REZ-2025-101725 Wilton Commercial II LLC: Request to conditionally rezone from B-1C Business District (Conditional) and B-2C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 741-741-1794 containing 2.66 acres located on the south line of Patterson Avenue (State Route 6) approximately 220' west of its intersection with Pump Road. The applicant proposes a master-planned development with multi-family apartments and office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration.

PUP-2025-101724 Wilton Commercial II LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315 of Chapter 24 of the County Code to allow zoning modifications and commercial uses as part of a master-planned development on Parcel 741-741-1794 on the south line of Patterson Avenue (State Route 6) approximately 220' west of its intersection with Pump Road. The existing zoning is B-1C Business District (Conditional) and B-2C Business District (Conditional). R-6C General Residence District (Conditional) zoning is proposed with REZ-2025-101725. The 2026 Comprehensive Plan recommends Commercial Concentration.

PUP-2025-101423 Mohammed Ahmed: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315 of Chapter 24 of the County Code to allow an indoor recreation facility (snooker hall) on Parcel 762-753-1192 located at the southeast intersection of Old Parham Road and Blankenship Road. The existing zoning is B-1C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial.

REZ-2025-101470 Main Street Homes of VA, Inc: Request to conditionally rezone from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional) Parcels 737-753-9991 and 738-754-2656 containing 7.25 acres located at the southwest intersection of Church Road and Covey Run Drive. The applicant proposes single-family homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre.

VARINA:

PUP-2025-101460 Wagner Urban Logistics, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4328 of Chapter 24 of the County Code to allow data centers on part of Parcel 812-704-4612 located on the north line of Darbytown Road approximately 550' south of its intersection with Fergus Boulevard. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Planned Industry and Environmental Protection Area. A portion of the site is located in the Enterprise Zone.

REZ-2025-101722 Elderhomes Corporation: Request to conditionally rezone from B-3 Business District and R-3 One-Family Residence District to R-5AC General Residence District (Conditional) (8.99 acres) and R-5BC General Residence District (Conditional) (8.51 acres) Parcels 817-726-9388, 817-727-7702, and 818-726-1688 containing 17.51 acres located at the northwest intersection of Nine Mile Road (State Route 33) and Newbridge Road. 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 2, where density should not exceed 3.4 units per acre, and Commercial Arterial. A portion of the site is located in the Enterprise Zone. *(Deferral Requested to the November 12, 2025, Meeting)*

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 19th day of September 2025.

Tanya N. Brackett, Clerk