

Henrico County Enterprise Zone 2024 Proposed Amendment Summary

Background

An Enterprise Zone (EZ) is a designated commercial or industrial area targeted for increased business development and support. Businesses located within [Henrico's Enterprise Zone](#) can take advantage of County and State incentives for physical improvements to their properties. Henrico County's Zone has been in place since 2003 and currently contains 3,793 acres, including older commercial areas and economic development opportunities. The County is authorized to have up to 3,840 acres, with 47 acres currently available for additions. Henrico's program provides permit fee waivers, grants for building improvements, landscaping, signage replacement, architectural design assistance, etc. Henrico businesses to date have received \$2,153,436 of State EZ grants, and in the past ten years, \$8.7 million of local grants and incentives.

Boundary Amendment

Henrico County's Enterprise Zone has been amended periodically to accommodate additional commercial and industrial properties, as well as the removal of areas no longer intended for commercial or industrial development. The proposed 2024 amendment adds a total of 194.4 acres and removes a total of 166.7 acres, for a new total acreage of 3,820.70. A full list of the properties in the proposed boundary amendment can be found on pages 2-4.

Additions

The following general locations are proposed for addition to the Zone: portions of four undeveloped parcels near Richmond-Henrico Turnpike and Azalea Avenue, eight parcels in the area of Glen Alden Drive and Richneil Road, four properties on Sarellen Road, the remainder of a parcel at Laburnum Avenue and Seven Hills Boulevard, three parcels near Bethlehem Road and Glenside Drive, and several individual sites contiguous to the existing Zone in various locations.

Deletions

The following general locations of recently developed or rezoned residential areas are proposed for removal from the Zone: Springdale Park, Laurel Park, Rise at Regency, Walnut Avenue area, The Brook, ReTreat at One, Carter Woods III, and Studios at 6531. Non-residential properties proposed for removal are publicly owned land off Nine Mile Rd, Shurm St, and Falmouth St; and land east of Richmond International Airport.

Incentive Amendment

The 2024 proposed incentive amendments address rising costs and inflation, and remove incentives that have no direct dollar value and are offered county-wide.

The following incentives are being proposed for removal: CPTED Assistance, Employment Training and Assistance, Fire Safety Seminars, and Accelerated Development Processing. These incentives will still be available to businesses in Henrico County; removal of these for the proposed amendment means that the performance of these incentives within the Enterprise Zone will no longer be tracked and reported to the state individually.

To accommodate for inflation, the following grant maximums are being increased: Landscaping Grant and Existing Freestanding Signage Grant: increase maximums from \$2,000 to \$2,500; Paving Grant: retain maximum of \$5,000 for resealing and striping and increase maximum to \$10,000 for repaving; Off-Site Improvements Grant: increase maximum from \$10,000 to \$15,000; and CDBG-funded Façade Grant: increase maximum from \$30,000 to \$50,000. To allow for wider use, the employment threshold for the County-funded Existing Small Business Façade Grant will increase from 6 full-time employees to 10.

PROPOSED ADDITIONS TO HENRICO ENTERPRISE ZONE

The addresses listed below correspond to the highlighted parcels in green on the 2024 Henrico County Proposed Boundary Amendment map on page 5.

Property Address	GPIN
5202 RICHMOND HENRICO TPKE	795-745-9597
5312 RICHMOND HENRICO TPKE	795-745-6496
5900 RICHMOND HENRICO TPKE (partial)	796-747-9944
4700 RICHMOND HENRICO TPKE (partial)	795-743-1283
6002 S LABURNUM AVE (partial)	815-705-2789
5102 GLEN ALDEN DR	815-713-0776
5109 GLEN ALDEN DR	815-713-3676
5117 GLEN ALDEN DR	815-713-3549
5123 GLEN ALDEN DR	815-713-4420
4708 RICHNEIL RD	815-713-5449
4716 RICHNEIL RD	815-713-7349
4721 RICHNEIL RD	815-713-7320
4730 RICHNEIL RD	816-713-0434
4411 SARELLEN RD	815-710-0988
4414 SARELLEN RD	815-711-1137
4444 SARELLEN RD	815-711-4124
4500 SARELLEN RD	815-710-6687
5420 W BROAD ST (partial)	751-745-8545
3715 HARGROVE AVE	801-735-6996
9004 QUIOCASSIN RD	751-745-8545
9020 QUIOCASSIN RD	751-745-4667
1401 EASTRIDGE RD	754-743-2488
6800 PARAGON PL	768-746-6985
6802 PARAGON PL	769-746-2635
6806 PARAGON PL	768-746-7827
4101 MECHANICSVILLE TPKE	803-736-7693

PROPOSED DELETIONS TO HENRICO ENTERPRISE ZONE

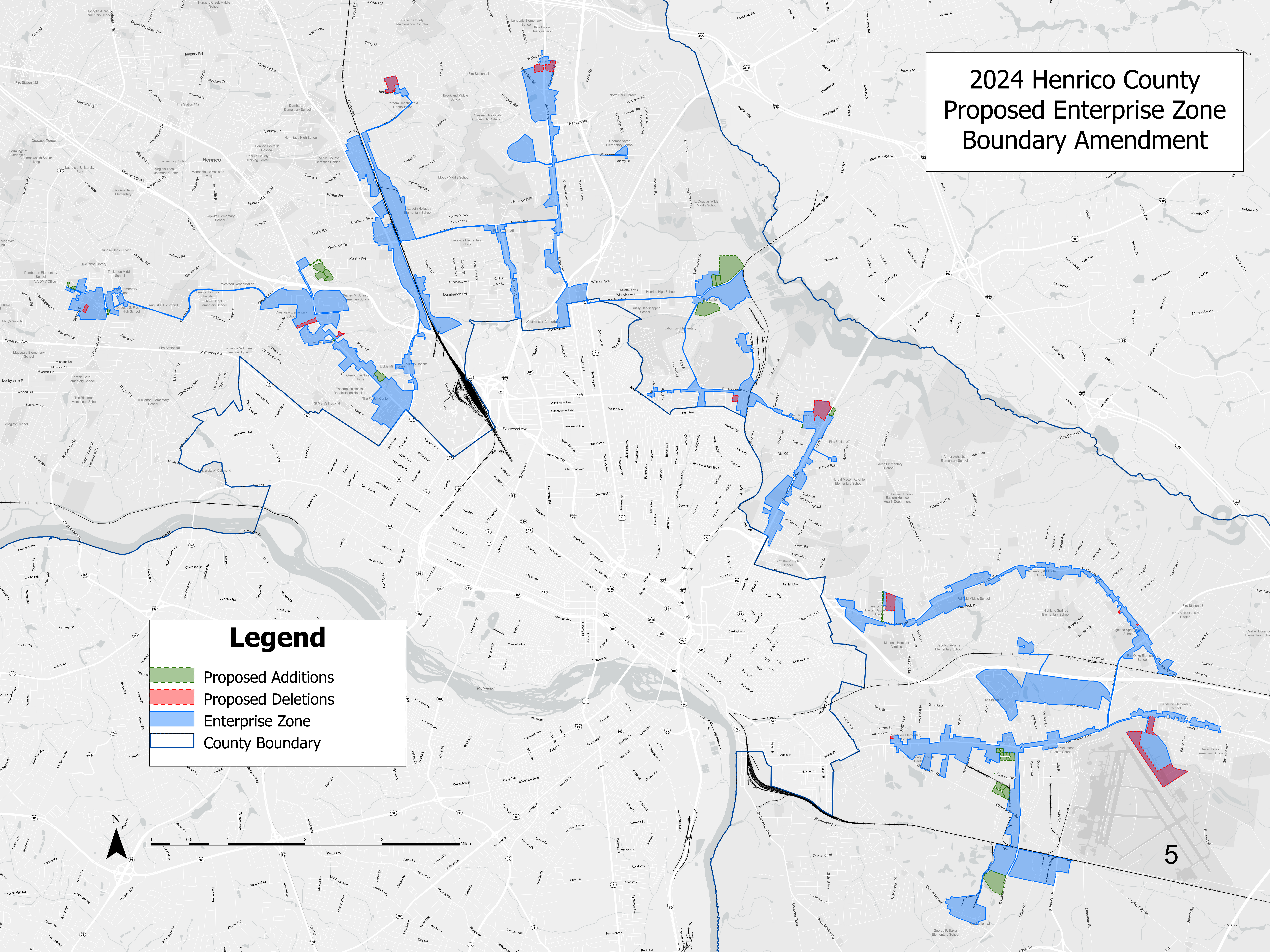
The addresses listed below correspond to the highlighted parcels in red on the 2024 Henrico County Enterprise Zone Boundary map on page 5.

Property Address	GPIN
2400 HUNGARY RD	773-759-5623
2416 HUNGARY RD	773-758-2890
MECHANICSVILLE TPKE	803-736-2259
4091 CONCORD CREEK PL	803-736-2773
4121 CONCORD CREEK PL	803-737-5815
MECHANICSVILLE TPKE	803-737-0004
GRAND RESERVE LN	802-737-8346
MECHANICSVILLE TPKE	802-736-5568
MECHANICSVILLE TPKE	802-736-5348
2130 BLOSSOM TRAIL AVE	802-737-8725
2128 BLOSSOM TRAIL AVE	802-737-8525
2126 BLOSSOM TRAIL AVE	802-737-8325
2124 BLOSSOM TRAIL AVE	802-737-8126
2122 BLOSSOM TRAIL AVE	802-737-7926
2118 BLOSSOM TRAIL AVE	802-737-7626
2116 BLOSSOM TRAIL AVE	802-737-7427
2114 BLOSSOM TRAIL AVE	802-737-7127
2112 BLOSSOM TRAIL AVE	802-737-7027
2110 BLOSSOM TRAIL AVE	802-737-6728
2115 BLOSSOM TRAIL AVE	802-737-6611
2117 BLOSSOM TRAIL AVE	802-737-6810
2119 BLOSSOM TRAIL AVE	802-737-7009
2121 BLOSSOM TRAIL AVE	802-737-7108
2123 BLOSSOM TRAIL AVE	802-737-7307
2125 BLOSSOM TRAIL AVE	802-737-7506
2127 BLOSSOM TRAIL AVE	802-737-7705
4023 GRAND RESERVE LN	802-737-6602
4021 GRAND RESERVE LN	802-736-6599
4019 GRAND RESERVE LN	802-736-6498
4017 GRAND RESERVE LN	802-736-6396
4015 GRAND RESERVE LN	802-736-6394
4013 GRAND RESERVE LN	802-736-6292
4011 GRAND RESERVE LN	802-736-6190
4024 PARK TRAIL DR	802-737-7201
4022 PARK TRAIL DR	802-736-7199
4020 PARK TRAIL DR	802-736-7097
4018 PARK TRAIL DR	802-736-6995
4016 PARK TRAIL DR	802-736-6894
4014 PARK TRAIL DR	802-736-6792

Property Address	GPIN
4012 PARK TRAIL DR	802-736-6690
4010 PARK TRAIL DR	802-736-6588
4000 GRAND RESERVE LN	802-736-6274
4002 GRAND RESERVE LN	802-736-6075
4004 GRAND RESERVE LN	802-736-5876
4006 GRAND RESERVE LN	802-736-5677
4008 GRAND RESERVE LN	802-736-5578
4010 GRAND RESERVE LN	802-736-5379
4012 GRAND RESERVE LN	802-736-5180
4020 GRAND RESERVE LN	802-737-5210
4022 GRAND RESERVE LN	802-737-5212
4024 GRAND RESERVE LN	802-737-5214
4026 GRAND RESERVE LN	802-737-5216
4028 GRAND RESERVE LN	802-737-5318
4032 GRAND RESERVE LN	802-737-5322
4034 GRAND RESERVE LN	802-737-5325
4036 GRAND RESERVE LN	802-737-5427
4038 GRAND RESERVE LN	802-737-5429
4040 GRAND RESERVE LN	802-737-5431
4044 GRAND RESERVE LN	802-737-5535
4046 GRAND RESERVE LN	802-737-5538
4048 GRAND RESERVE LN	802-737-5540
4050 GRAND RESERVE LN	802-737-5542
4052 GRAND RESERVE LN	802-737-5644
4056 GRAND RESERVE LN	802-737-5648
4058 GRAND RESERVE LN	802-737-5751
4060 GRAND RESERVE LN	802-737-5753
4062 GRAND RESERVE LN	802-737-5755
4064 GRAND RESERVE LN	802-737-5857
4041 GRAND RESERVE LN	802-737-6832
4043 GRAND RESERVE LN	802-737-7032
4045 GRAND RESERVE LN	802-737-7232
4047 GRAND RESERVE LN	802-737-7432
4049 GRAND RESERVE LN	802-737-7631
4053 GRAND RESERVE LN	802-737-8434
4055 GRAND RESERVE LN	802-737-8536
4057 GRAND RESERVE LN	802-737-8538
4059 GRAND RESERVE LN	802-737-8541
4063 GRAND RESERVE LN	802-737-7846

Property Address	GPIN	Property Address	GPIN
4065 GRAND RESERVE LN	802-737-7646	807 HAVERSACK HUNT WAY, B	785-760-3649.072
4067 GRAND RESERVE LN	802-737-7446	809 HAVERSACK HUNT WAY, A	785-760-3649.073
4069 GRAND RESERVE LN	802-737-7247	MAGELLAN PKWY	785-760-3649.000
4071 GRAND RESERVE LN	802-737-7047	801 HAVERSACK HUNT WAY, A	785-760-3649.065
2100 GRAND RESERVE WAY	802-737-5970	801 HAVERSACK HUNT WAY, B	785-760-3649.066
2102 GRAND RESERVE WAY	802-737-6170	9292 MAGELLAN PKWY	784-760-2968
2104 GRAND RESERVE WAY	802-737-6369	9275 MAGELLAN PKWY, B	785-760-3649.102
2106 GRAND RESERVE WAY	802-737-6569	9277 MAGELLAN PKWY, A	785-760-3649.103
2108 GRAND RESERVE WAY	802-737-6869	9277 MAGELLAN PKWY, B	785-760-3649.104
2112 GRAND RESERVE WAY	802-737-7169	9279 MAGELLAN PKWY, A	785-760-3649.105
2114 GRAND RESERVE WAY	802-737-7368	9279 MAGELLAN PKWY, B	785-760-3649.106
2116 GRAND RESERVE WAY	802-737-7568	9281 MAGELLAN PKWY, A	785-760-3649.107
2118 GRAND RESERVE WAY	802-737-7768	9281 MAGELLAN PKWY, B	785-760-3649.108
2120 GRAND RESERVE WAY	802-737-8067	809 BIRCHWOOD HILL PL, A	785-760-3649.109
2124 GRAND RESERVE WAY	802-737-8367	809 BIRCHWOOD HILL PL, B	785-760-3649.110
2126 GRAND RESERVE WAY	802-737-8567	807 BIRCHWOOD HILL PL, A	785-760-3649.111
2128 GRAND RESERVE WAY	802-737-8766	807 BIRCHWOOD HILL PL, B	785-760-3649.112
2130 GRAND RESERVE WAY	802-737-8966	805 BIRCHWOOD HILL PL, A	785-760-3649.113
2132 GRAND RESERVE WAY	802-737-9266	805 BIRCHWOOD HILL PL, B	785-760-3649.114
2111 GRAND RESERVE WAY	802-737-7052	803 BIRCHWOOD HILL PL, A	785-760-3649.115
2113 GRAND RESERVE WAY	802-737-7352	803 BIRCHWOOD HILL PL, B	785-760-3649.116
2115 GRAND RESERVE WAY	802-737-7551	801 BIRCHWOOD HILL PL, A	785-760-3649.117
2117 GRAND RESERVE WAY	802-737-7751	801 BIRCHWOOD HILL PL, B	785-760-3649.118
2121 GRAND RESERVE WAY	802-737-8151	3916 NINE MILE RD	807-723-9369
2123 GRAND RESERVE WAY	802-737-8350	NINE MILE RD	807-723-6293
2125 GRAND RESERVE WAY	802-737-8550	WALNUT AVE	797-737-0449
2127 GRAND RESERVE WAY	802-737-8750	6531 W BROAD ST	767-743-7902
4182 PARK TRAIL DR	802-737-9546	1321 FARRELLS WEST AVE	752-744-6809
4180 PARK TRAIL DR	802-737-9544	E NINE MILE RD	823-723-3619
4170 PARK TRAIL DR	802-737-9341	908 E NINE MILE RD	824-722-6337
4168 PARK TRAIL DR	802-737-9239	4910 SHURM ST	807-714-8167
4166 PARK TRAIL DR	802-737-9137	5310 FALMOUTH ST	769-742-8910
4164 PARK TRAIL DR	802-737-9036	5314 FALMOUTH ST	770-742-0433
4162 PARK TRAIL DR	802-737-8934	2309 INDIGO RD	770-742-1723
4160 PARK TRAIL DR	802-737-8832	1 RICHARD E BYRD TERMINAL DR (partial)	824-712-5473
1230 BROOK BEND RD	783-760-6649	290 THUNDERBOLT ST	826-711-9162
9007 BROOK RD	784-760-2344		
803 HAVERSACK HUNT WAY, B	785-760-3649.068		
805 HAVERSACK HUNT WAY, A	785-760-3649.069		
805 HAVERSACK HUNT WAY, B	785-760-3649.070		
807 HAVERSACK HUNT WAY, A	785-760-3649.071		

2024 Henrico County Proposed Enterprise Zone Boundary Amendment



Legend

- Proposed Additions
- Proposed Deletions
- Enterprise Zone
- County Boundary



0 0.5 1 2 3 4 Miles