

**HENRICO COUNTY
NOTICE OF SPECIAL MEETING
BOARD OF SUPERVISORS**

Please take notice that a special meeting of the Board of Supervisors will be held on **Tuesday, December 12, 2023, at 5:30 p.m.** in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

The matters to be reviewed by the Board at this time are:

5:30 - 6:00 p.m.	New Market Heights Trail & Wetland Bank
6:00 - 6:15 p.m.	Review of Regular Meeting Agenda Items

Tanya N. Brackett

Tanya N. Brackett, CMC
Clerk, Henrico County Board of Supervisors
December 7, 2023

COUNTY OF HENRICO, VIRGINIA
Henrico County Board Room
Board of Supervisors' Agenda
December 12, 2023
7:00 p.m.

PLEDGE OF ALLEGIANCE
INVOCATION

APPROVAL OF MINUTES – November 28, 2023, Regular and Special Meetings

MANAGER'S COMMENTS

BOARD OF SUPERVISORS' COMMENTS

RECOGNITION OF NEWS MEDIA

PRESENTATIONS

- 312-23 Resolution - Commending Christopher W. (Chris) Archer.
- 313-23 Resolution - Celebrating 70 Years of Service - Tuckahoe Volunteer Rescue Squad, Inc.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMITS

- 314-23 2000 Maywill, LLC: Request to amend proffers accepted with C-52C-93 on part of Parcels 775-737-4781 and 775-737-5724 located at the southeast intersection of Staples Mill Road (U.S. Route 33) and Thalbro Street. The applicant proposes to amend proffers regarding permitted uses, accessory uses, and loading facilities. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Office. The site is located in the Westwood Redevelopment Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- REZ2023-00025
Brookland
- 315-23 2000 Maywill, LLC: Request for a Provisional Use Permit under Section 24-3708 of Chapter 24 of the County Code to allow a mixed-use, master planned development with residential on Parcels 775-736-3570, 775-737-4781, and 775-737-5724 located at the northeast intersection of W. Broad Street (U.S. Route 250) and Staples Mill Road (U.S. Route 33). The existing zoning is B-3 Business District and B-3C Business District (Conditional). Proffer amendments are proposed with REZ2023-00025. The 2026 Comprehensive Plan recommends Office. The site is located in the Westwood Redevelopment Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- PUP2023-00010
Brookland
- 115-22 Markel | Eagle Advisors, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcels 733-778-7649 and 734-777-3893 containing 46.599 acres located at the southwest intersection of Pouncey Tract Road (State Route 271) and Wyndham West Drive. The applicant proposes a single-family residential development. The R-5A District allows a maximum gross density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Rural Residential, density should
- REZ2022-00002
Three Chopt

not exceed 1 unit per acre. The Planning Commission voted to recommend the Board of Supervisors **grant** the request. **(Deferred from the November 14, 2023, meeting.)**

316-23
REZ2023-
00027
Fairfield
General Land Company, LLC: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional) Parcel 775-766-6864 containing 8.615 acres located at the southwest intersection of Mountain and Woodman Roads. The applicant proposes a self-storage facility and commercial uses with a drive-thru. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Environmental Protection Area, and Suburban Residential 2. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

317-23
PUP2023-
00014
Fairfield
General Land Company, LLC: Request for a Provisional Use Permit under Section 24-4205 of Chapter 24 of the County Code to allow a self-storage facility on Parcel 775-766-6864 located at the southwest intersection of Mountain Road and Woodman Road. The existing zoning is A-1 Agricultural District. B-2C Business District (Conditional) zoning is proposed with REZ2023-00027. The 2026 Comprehensive Plan recommends Office, Environmental Protection Area, and Suburban Residential 2. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

318-23
REZ2023-
00016
Varina
BMR Investments 4, LLC: Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcel 846-712-3955 containing 5.814 acres located on the north line of Old Williamsburg Road approximately 100' west of its intersection with Antioch Church Road. The applicant proposes a mini-warehouse and office. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

319-23
REZ2023-
00033
Varina
Lingerfelt Development, LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to M-1C Light Industrial District (Conditional) parcel 812-713-2294 containing 13.723 acres located on the south line of Williamsburg Road (U.S. Route 60) approximately 150' east of its intersection with Millers Lane. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service. The site is located in the Airport Safety Overlay District and Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

320-23
REZ2023-
00034
Varina
VOZ724 Park City, LLC: Request to conditionally rezone from R-4 One-Family Residence District to M-1C Light Industrial District (Conditional) parcels 810-711-9186 and 811-711-2166 containing 8.185 acres located on the south line of Charles City Road approximately 600' west of its intersection with Brighton Road. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District.

The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

321-23
REZ2023-
00035
Varina

VOZ724 Park City, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) parcel 810-712-6260 containing 5.56 acres located on the north line of Charles City Road approximately 1,345' west of its intersection with Brighton Road. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service. The site is located in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

322-23
REZ2023-
00037
Varina

VOZ724 Park City, LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to M-1C Light Industrial District (Conditional) parcel 811-712-4375 containing 15.936 acres located on the north line of Charles City Road approximately 525' west of its intersection with Brighton Road. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service. The site is located in the Airport Safety Overlay District and Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

323-23
REZ2022-
00031
Brookland

Rebkee Company: Request to conditionally rezone from R-4 One-Family Residence District, R-5C General Residence District (Conditional), O-2C Office District (Conditional), and B-2C Business District (Conditional) to B-2C Business District (Conditional) and R-5C General Residence District Parcel 772-749-6261 and part of Parcel 772-749-3398 containing 10.121 acres located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of Bremner Boulevard. The applicant proposes townhomes, an automobile filling station with a convenience store and a restaurant with drive-thru. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Commercial Concentration, and Suburban Residential 2, density should not exceed 3.4 units per acre. Most of the site is in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

324-23
PUP2022-
00019
Brookland

Rebkee Company: Request for a Provisional Use Permit under Sections 24-4315 and 24-2306 of Chapter 24 of the County Code to allow 24-hour operation on part of Parcels 772-749-3398 and 772-749-6261 located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of Bremner Boulevard. The existing zoning is R-4 One-Family Residence District, R-5C General Residence District (Conditional), O-2C Office District (Conditional), and B-2C Business District (Conditional). B-2C Business District (Conditional) zoning is proposed with REZ2022-00031. The 2026 Comprehensive Plan recommends Office and Suburban Residential 2, density should not exceed 3.4 units per acre. Most of the site is in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

PUBLIC HEARINGS - OTHER ITEMS

- 325-23 Ordinance - To Prohibit Firearms, Ammunition, and Components in Certain Public Buildings and Facilities by Amending and Reordaining Section 13-62 Titled "Reserved" of the Code of the County of Henrico.
- 326-23 Resolution - Amendments to FY 2023-24 Annual Fiscal Plan - December 2023.
- 327-23 Resolution - Signatory Authority - Quitclaim of Portions of Utility Easements - 10101 Brook Road - Fairfield District.
- 328-23 Ordinance - Vacation of Building Line - River Road Hills Subdivision - 4 Ralston Road - Tuckahoe District.
- 329-23 Resolution - Signatory Authority - Quitclaim of 16' Utility Easement - 11274 Patterson Avenue - Tuckahoe District.
- 330-23 Resolution - Signatory Authority - Subordination of Utility Easement - 4615 Williamsburg Road - Virginia Department of Transportation - Varina District.
- 331-23 Ordinance - To Change the Polling Place for the Elko Precinct in the Varina District from New Bridge Baptist Church to Elko Middle School by Amending and Reordaining Section 9-2 Titled "Precincts and polling places" of the Code of the County of Henrico.

PUBLIC COMMENTS

GENERAL AGENDA

- 332-23 Resolution - Award of Contract - Underground Piping Replacement at Henrico County Jail East.
- 333-23 Resolution - Determination Required for VHDA Financing of Regency Apartments - Phase II - Tuckahoe District.
- 334-23 Resolution - Signatory Authority - Contract Amendments - Tuckahoe Sports, Inc. - Tuckahoe District.
- 335-23 Resolution - Award of Contract - Bloomingdale & Brook Run Area Sanitary Sewer Renewal - Fairfield District.
- 336-23 Resolution - Award of Contracts - Annual Engineering Services - Water and Sewage Pumping Station Projects - Countywide.
- 337-23 Resolution - Award of Contract - Ridge Road Sidewalk Improvements - Tuckahoe District.
- 338-23 Resolution - Acceptance of Road - Fairfield and Varina Districts.



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS' RESUME
December 12, 2023**

PRESENTATIONS

RESOLUTION - Honoring Christopher W. (Chris) Archer.

This resolution expresses sincere appreciation to Mr. Archer for his dedicated public service to the County and its residents.

RESOLUTION - Celebrating 70 Years of Service - Tuckahoe Volunteer Rescue Squad, Inc.

This resolution recognizes the Tuckahoe Volunteer Rescue Squad and its invaluable contribution and support to the Division of Fire and the residents of the County.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMITS

REZ2023-00025
Brookland

2000 Maywill, LLC: Request to amend proffers accepted with C-52C-93 on part of Parcels 775-737-4781 and 775-737-5724 located at the southeast intersection of Staples Mill Road (U.S. Route 33) and Thalbro Street. The applicant proposes to amend proffers regarding permitted uses, accessory uses, and loading facilities. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Office. The site is located in the Westwood Redevelopment Overlay District. Acting on a motion by Mr. Witte, seconded by Mrs. Thornton, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the proffer amendment is not expected to adversely impact surrounding land uses in the area.

PUP2023-00010
Brookland

2000 Maywill, LLC: Request for a Provisional Use Permit under Section 24-3708 of Chapter 24 of the County Code to allow a mixed-use, master planned development with residential on Parcels 775-736-3570, 775-737-4781, and 775-737-5724 located at the northeast intersection of W. Broad Street (U.S. Route 250) and Staples Mill Road (U.S. Route 33). The existing zoning is B-3 Business District and B-3C Business District (Conditional). Proffer amendments are proposed with REZ2023-00025. The 2026 Comprehensive Plan recommends Office. The site is located in the Westwood Redevelopment Overlay District. Acting on a motion by Mr. Witte, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would provide added residential and commercial services to the community and the conditions should minimize the potential impacts on surrounding land uses.

REZ2022-00002
Three Chopt

Markel | Eagle Advisors, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcels 733-778-7649 and 734-777-3893 containing 46.599 acres located at the southwest intersection of Pouncey Tract Road (State Route 271) and Wyndham West Drive. The applicant proposes a single-family residential development. The R-5A District allows a maximum gross density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Rural Residential, density should not exceed 1 unit per acre. Acting on a motion by Mrs. Thornton, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would permit development of the land for residential use in an appropriate manner and the proffered conditions will provide appropriate quality assurances not otherwise available. **(Deferred from the November 14, 2023, meeting.)**

REZ2023-00027
Fairfield

General Land Company, LLC: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional) Parcel 775-766-6864 containing 8.615 acres located at the southwest intersection of Mountain and Woodman Roads. The applicant proposes a self-storage facility and commercial uses with a drive-thru. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Environmental Protection Area, and Suburban Residential 2. Acting on a motion by Mr. Archer, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would not adversely affect the adjoining area if properly developed as proposed and the proffered conditions will assure a level of development otherwise not possible.

PUP2023-00014
Fairfield

General Land Company, LLC: Request for a Provisional Use Permit under Section 24-4205 of Chapter 24 of the County Code to allow a self-storage facility on Parcel 775-766-6864 located at the southwest intersection of Mountain Road and Woodman Road. The existing zoning is A-1 Agricultural District. B-2C Business District (Conditional) zoning is proposed with REZ2023-00027. The 2026 Comprehensive Plan recommends Office, Environmental Protection Area, and Suburban Residential 2. Acting on a motion by Mr. Archer, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would not be expected to adversely affect public safety, health or general welfare and it would provide added services to the community.

REZ2023-00016
Varina

BMR Investments 4, LLC: Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcel 846-712-3955 containing 5.814 acres located on the north line of Old Williamsburg Road approximately 100' west of its intersection with Antioch Church Road. The applicant proposes a mini-warehouse and office. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan

recommends Office. Acting on a motion by Mr. Mackey, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the proffered conditions will provide adequate assurances not otherwise available.

REZ2023-00033
Varina

Lingerfelt Development, LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to M-1C Light Industrial District (Conditional) parcel 812-713-2294 containing 13.723 acres located on the south line of Williamsburg Road (U.S. Route 60) approximately 150' east of its intersection with Millers Lane. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service. The site is located in the Airport Safety Overlay District and Enterprise Zone. Acting on a motion by Mr. Mackey, seconded by Mr. Archer, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the proffered conditions should minimize the potential impacts on surrounding land uses.

REZ2023-00034
Varina

VOZ724 Park City, LLC: Request to conditionally rezone from R-4 One-Family Residence District to M-1C Light Industrial District (Conditional) parcels 810-711-9186 and 811-711-2166 containing 8.185 acres located on the south line of Charles City Road approximately 600' west of its intersection with Brighton Road. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mrs. Thornton, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would not adversely affect the adjoining area if properly developed as proposed.

REZ2023-00035
Varina

VOZ724 Park City, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) parcel 810-712-6260 containing 5.56 acres located on the north line of Charles City Road approximately 1,345' west of its intersection with Brighton Road. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service. The site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Archer, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it conforms with the objectives and intent of the County's Comprehensive Plan.

REZ2023-00037
Varina

VOZ724 Park City, LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to M-1C Light Industrial District (Conditional) parcel 811-712-4375 containing 15.936 acres located on the north line of Charles City Road approximately 525' west of its intersection with Brighton Road. The applicant proposes office and

industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office/Service. The site is located in the Airport Safety Overlay District and Enterprise Zone. Acting on a motion by Mr. Mackey, seconded by Mr. Witte, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the proffered conditions will provide appropriate quality assurances not otherwise available.

REZ2022-00031
Brookland

Rebkee Company: Request to conditionally rezone from R-4 One-Family Residence District, R-5C General Residence District (Conditional), O-2C Office District (Conditional), and B-2C Business District (Conditional) to B-2C Business District (Conditional) and R-5C General Residence District Parcel 772-749-6261 and part of Parcel 772-749-3398 containing 10.121 acres located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of Bremner Boulevard. The applicant proposes townhomes, an automobile filling station with a convenience store and a restaurant with drive-thru. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Commercial Concentration, and Suburban Residential 2, density should not exceed 3.4 units per acre. Most of the site is in the Enterprise Zone. Acting on a motion by Mr. Witte, seconded by Mr. Mackey, the Planning Commission voted 4-1, (one opposed, one abstention) to recommend the Board of Supervisors **grant** the request because it continues a form of zoning consistent with the area.

PUP2022-00019
Brookland

Rebkee Company: Request for a Provisional Use Permit under Sections 24-4315 and 24-2306 of Chapter 24 of the County Code to allow 24-hour operation on part of Parcels 772-749-3398 and 772-749-6261 located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of Bremner Boulevard. The existing zoning is R-4 One-Family Residence District, R-5C General Residence District (Conditional), O-2C Office District (Conditional), and B-2C Business District (Conditional). B-2C Business District (Conditional) zoning is proposed with REZ2022-00031. The 2026 Comprehensive Plan recommends Office and Suburban Residential 2, density should not exceed 3.4 units per acre. Most of the site is in the Enterprise Zone. Acting on a motion by Mr. Witte, seconded by Mr. Mackey, the Planning Commission voted 4-1, (one opposed, one abstention) to recommend the Board of Supervisors **grant** the request because the proposed conditions should minimize the potential impacts on surrounding land uses.

PUBLIC HEARINGS - OTHER ITEMS

ORDINANCE - To Prohibit Firearms, Ammunition, and Components in Certain Public Buildings and Facilities by Amending and Reordaining Section 13-62 Titled "Reserved" of the Code of the County of Henrico.

This ordinance would prohibit firearms, ammunition, and components in County buildings and any recreation or community center facilities operated by the County or by entities such as the Sports and Entertainment Authority.

The proposed ordinance includes exemptions for military personnel acting within the scope of their official duties, sworn law enforcement officers, Senior Reserve Officers' Training Corps programs, and certain athletic teams, among others.

Finally, the proposed ordinance requires notice of the prohibition to be posted at entrances of affected facilities.

RESOLUTION - Amendments to FY 2023-24 Annual Fiscal Plan - December 2023.

The Board approved a resolution on November 28, 2023, that received requests to appropriate funds for certain programs, directed their advertisement, and set the date for a public hearing. This paper, if approved after the public hearing, would amend the Annual Fiscal Plan and appropriate funds for expenditure for the indicated purposes.

The Director of Finance recommends approval of the Board paper, and the County Manager concurs.

RESOLUTION - Signatory Authority - Quitclaim of Portions of Utility Easements - 10101 Brook Road - Fairfield District.

This Board paper authorizes the Chairman to execute a quitclaim deed releasing any interest the County may have in portions of utility easements on 10101 Brook Road. Stanley Martin Homes, LLC, the owner of the property encumbered by the utility easements, has requested this action to accommodate construction. The County does not need the areas to be quitclaimed, and there are no County facilities in those areas.

The Real Property Division has processed this request through the Departments of Planning and Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

ORDINANCE - Vacation of Building Line - River Road Hills Subdivision - 4 Ralston Road - Tuckahoe District.

This ordinance would vacate the 50-foot portion of the building line in the front of Lot 4, Block B in the River Road Hills subdivision in the Tuckahoe District, also known as 4 Ralston Road. The homeowner wishes to build an addition that would encroach on the existing building lines.

The Real Property Division processed the requested vacation through the Departments of Planning, Public Works, and Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

RESOLUTION - Signatory Authority - Quitclaim of 16' Utility Easement - 11274 Patterson Avenue - Tuckahoe District.

This Board paper authorizes the Chairman to execute a quitclaim deed releasing any interest the County may have in a 16' utility easement located at 11274 Patterson Avenue. The owner has requested this action, as the easement is no longer needed by the County, and the water meter that had been in the easement area was relocated.

The Real Property Division has processed this request through the Departments of Planning and Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

RESOLUTION - Signatory Authority - Subordination of Utility Easement - 4615 Williamsburg Road - Virginia Department of Transportation - Varina District.

This Board paper authorizes the Chairman to execute a subordination of rights agreement with the Virginia Department of Transportation. The agreement would subordinate a County easement for utility service lines on 4615 Williamsburg Road to the surface transportation rights of the citizens of the Commonwealth to use the roadway. The subordination of the easement will not adversely affect the County.

The Real Property Division has processed this request through the Departments of Planning and Public Utilities without objection. The Director of Real Property recommends approval; the County Manager concurs.

ORDINANCE - To Change the Polling Place for the Elko Precinct in the Varina District from New Bridge Baptist Church to Elko Middle School by Amending and Reordaining Section 9-2 Titled "Precincts and polling places" of the Code of the County of Henrico.

This Board paper would move the polling place for the Elko Precinct in the Varina District from New Bridge Baptist Church to Elko Middle School. New Bridge Baptist Church is no longer able to accommodate a polling place due to the nursery school programs that are held on site during the day.

The Board previously set the public comment period on the Proposed Ordinance from December 1 through 31, 2023. At the conclusion of the public comment period, the Code of Virginia requires a 30-day wait period before the polling place change takes effect. Accordingly, this Board paper directs the Clerk to publish in the Richmond Times-Dispatch and on the official County website on January 5, 2024, notice of the final polling place change, including a plain English description of the change and the text of the final ordinance, and that the change will take effect 30 days thereafter on February 4, 2024.

The Electoral Board requested approval of this Board paper at its meeting on September 26, 2023.

PUBLIC COMMENTS

GENERAL AGENDA

RESOLUTION - Award of Contract - Underground Piping Replacement at Henrico County Jail East.

This Board paper awards a fixed price contract for \$207,000 to Retrofit Services, Inc. for the Underground Piping Replacement at Henrico Jail East project. The project consists of installation of new underground piping at Henrico County Jail East and all other work indicated on the drawings.

Work on the project is anticipated to begin in early 2024 and be completed within 60 days after the start of construction.

The County received two bids on November 14, 2023, in response to ITB 23-2601-10JL and Addendum No. 1. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Retrofit Services, Inc. Hampton, VA	\$207,000
Old Dominion Mechanical, LLC Richmond, VA	\$1,098,371

Based upon a review of the bids, Retrofit Services, Inc. is the lowest responsive and responsible bidder.

Funding to support the contract is available within the project budget. The Director of General Services and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Determination Required for VHDA Financing of Regency Apartments - Phase II - Tuckahoe District.

This Board paper would make two determinations required by state law for VHDA financing of a proposed apartment complex of up to 307 units located on the west side of Regency Mall, between Starling Drive to the west, North Parham Road to the east, and Quioccasin Road to the north, and adjacent to The Rise at Regency Apartments. The proposed project would increase the availability of affordable housing in the County because the VHDA financing would require the applicant to lease at least 20% of the dwellings to persons earning less than 80% of the County's median income.

For the VHDA financing to be available, the Board of Supervisors must make certain determinations by resolution. The Board paper would determine (1) the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units therein are occupied or held available for occupancy by persons and families who are not of low and moderate income, and (2) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area

and thereby create a desirable economic mix of residents in such area.

The Director of Community Revitalization recommends approval of the Board paper; the County Manager concurs.

RESOLUTION - Signatory Authority - Contract Amendments - Tuckahoe Sports, Inc. - Tuckahoe District.

This Board paper authorizes the County Manager to execute an amendment to the Declaration of Restrictive Covenants dated March 21, 2007, made by Tuckahoe Sports, Inc. (“TSI”) and an amendment to the Real Estate Sales Contract dated March 21, 2007, between the County and TSI. The County acquired Tuckahoe Park from TSI subject to the Declaration of Restrictive Covenants and the Real Estate Sales Contract.

The amendments will facilitate the enhancement of Tuckahoe Park for the benefit of all users by adjusting provisions that are no longer applicable, removing certain restrictions, and clarifying other terms.

The Director of Recreation and Parks recommends approval of the Board paper; the County Manager concurs.

RESOLUTION - Award of Contract - Bloomingdale & Brook Run Area Sanitary Sewer Renewal - Fairfield District.

This Board paper awards a fixed price contract for \$4,987,750 to G.L. Howard, Inc. for the Bloomingdale & Brook Run Area (SH-02D, PT 2, PH 2) Sanitary Sewer Renewal project. The project consists of replacing approximately 3,940 linear feet of sanitary sewer main, rehabilitating approximately 3,250 linear feet of sanitary sewer main, installing approximately 460 feet of sanitary sewer main, and installing approximately 950 linear feet of water main in the Bloomingdale and Brook Run Area, approximately bounded by Dumbarton Road (north), Michael Avenue (east), Vale Street/Upham Brook (south), and Bloomingdale Avenue (west).

Work on the project is anticipated to begin in February 2024 and be completed within 570 calendar days.

The County received one bid on November 2, 2023, in response to ITB 23-2593-9EAR and Addendum No. 1. The bid was as follows:

<u>Bidder</u>	<u>Bid Amount</u>
G. L. Howard, Inc. Rockville, VA	\$4,987,750

Based upon a review of the bid, G.L. Howard, Inc. is the lowest responsive and responsible bidder.

Funding to support the contract is available within the project budget. The Director of Public Utilities and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Award of Contracts - Annual Engineering Services - Water and Sewage Pumping Station Projects - Countywide.

This Board paper would award annual contracts to Greeley and Hansen, LLC and Dewberry Engineers, Inc. for annual engineering services for water and sewage pumping station projects. The work includes engineering studies, designs, cost estimates, and construction administration for repairs and improvements for pumping stations operated by the Department of Public Utilities. Projects will include those identified in the Capital Improvement Program as well as those for unforeseen and emergency conditions.

On September 29, 2023, five proposals were received in response to RFP No. 23-2512-3JOK. Following review and evaluation of the proposals, the Selection Committee interviewed the following firms:

Greeley and Hansen, LLC
Dewberry Engineers, Inc.
Rummel, Klepper, and Kahl, LLP

Based on the written proposals and interviews, the Selection Committee chose Greeley and Hansen, LLC and Dewberry Engineers, Inc. as the two top-ranked firms and negotiated hourly rate schedules with each firm.

The contracts are for a period of one year. The County may renew each contract for three additional one-year terms.

Compensation will be based on the hourly rate schedules that have been negotiated with each firm. Fees may not exceed \$2,500,000 for any single project or \$10,000,000 in any one-year term.

The Director of Public Utilities and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Award of Contract - Ridge Road Sidewalk Improvements - Tuckahoe District.

This Board paper awards a unit price contract for \$430,386.40 to M&F Concrete, Inc. for the Ridge Road Sidewalk Improvements project. The project consists of construction of a sidewalk, concrete entrance aprons, and drainage improvements along the southwest side of Ridge Road between Old Providence Circle and North Ridge Road.

The project is anticipated to begin in January 2024 and be completed within 180 calendar days.

The County received six bids on November 21, 2023, in response to ITB 23-2605-10JOK. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
M&F Concrete, Inc. Manassas, VA	\$430,386.40

Blakemore Construction Company Rockville, VA	\$472,800.39
Finley Asphalt & Sealing, Inc. Ashland, VA	\$574,085.30
Dickerson Construction LLC Chesterfield, VA	\$583,682.10
A&M Concrete Corporation Sterling, VA	\$641,695.70
North Construction, Inc. Ashburn, VA	\$661,078.00

Based upon a review of the bids, M&F Concrete, Inc. is the lowest responsive and responsible bidder.

The final contract amount will be determined upon completion of the project by multiplying the unit quantities authorized by the County by the unit prices submitted in the contractor's bid.

Funding to support the contract is available within the project budget. The Director of Public Works and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Acceptance of Road - Fairfield and Varina Districts.

This Board paper would accept the following named and described section of road into the County road system for maintenance:

0.45 miles of Oakleys Lane – Fairfield and Varina Districts

The Director of Public Works recommends approval of this Board paper, and the County Manager concurs.