

COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
REGULAR MEETING
January 24, 2017

The Henrico County Board of Supervisors convened a regular meeting on Tuesday, January 24, 2017, at 7:00 p.m. in the Board Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico County, Virginia.

Members of the Board Present:

Richard W. Glover, Chairman, Brookland District
Patricia S. O'Bannon, Vice Chairman, Tuckahoe District
Thomas M. Branin, Three Chopt District
Tyrone E. Nelson, Varina District
Frank J. Thornton, Fairfield District

Other Officials Present:

John A. Vithoukias, County Manager
Joseph P. Rapisarda, Jr., County Attorney
Col. Alisa A. Gregory, Undersheriff
Barry R. Lawrence, CMC, Assistant to the County Manager/Clerk to the Board
Timothy A. Foster, P.E., Deputy County Manager for Community Operations
W. Brandon Hinton, Deputy County Manager for Community Services
Anthony J. Romanello, Deputy County Manager for Administration
Randall R. Silber, Deputy County Manager for Community Development

Mr. Glover called the meeting to order at 7:00 p.m. and led recitation of the Pledge of Allegiance.

Reverend Dr. Dean L. Collings, Sr., Chaplain for the Henrico County Police Division, delivered the invocation.

On motion of Mr. Nelson, seconded by Mr. Thornton, the Board approved the minutes of the January 10, 2017, Regular Meeting.

The vote of the Board was as follows:

Yes: Glover, O'Bannon, Branin, Nelson, Thornton

No: None

MANAGER'S COMMENTS

Earlier in the day, hundreds of people across the Commonwealth remembered David A. Kaechele, who served the County and region for 36 years with steadfast and passionate

dedication for the betterment of the community. Family, loved ones, friends, colleagues, and community members gathered at Tuckahoe Presbyterian Church for a moving ceremony to celebrate Mr. Kaechele's life and abundant public accomplishments. Also, the Virginia House of Delegates adjourned its daily session in memory of Mr. Kaechele and the *Richmond Times-Dispatch* published an editorial portraying Mr. Kaechele's public service. Mr. Vithoukias thanked the County's Police and Fire Divisions and its Sheriff's Office for coordinating the funeral procession and saluting Mr. Kaechele one last time. He noted it was a day of grief for Henrico County but that Mr. Kaechele had a life that was well lived. County flags will remain lowered through dusk on Friday, January 27, in honor of Mr. Kaechele.

Bentley Chan has been appointed Assistant Director of Public Utilities for the County, effective January 21. Mr. Chan began his career with the Department of Public Utilities in 2007 as an Engineer and has been promoted several times. In 2014, he was named the department's Operations Division Director. Mr. Chan is a graduate of Hermitage High School, received his undergraduate degree in Mechanical Engineering from Virginia Commonwealth University and a graduate certificate in Local Government Management from Virginia Tech, and is a registered Professional Engineer. Mr. Vithoukias congratulated Mr. Chan on his promotion and wished him many years of success.

BOARD OF SUPERVISORS' COMMENTS

Mr. Thornton sadly reported the recent passing of Clarence L. Townes, Jr., a founder of Richmond Renaissance who was very concerned with building regional cooperation.

Mr. Nelson dittoed the comments of Mr. Vithoukias relating to the celebration of Mr. Kaechele's life and noted Mr. Kaechele will be deeply missed. He also thanked Mr. Vithoukias for sharing exciting information regarding the County during a presentation to the Henrico Business Council on January 23.

Mr. Thornton thanked Mr. Vithoukias for doing double-duty on January 23 and also making a State of the County address at Mr. Thornton's Fairfield District town meeting, which had an overflow crowd.

RECOGNITION OF NEWS MEDIA

Mr. Glover recognized Debbie Truong from the *Richmond Times-Dispatch*.

PUBLIC HEARINGS - REZONING CASES

26-17	BPMS Carriage Hill Holdings, LLC: Request to conditionally rezone from R-
REZ2016-	5 General Residence District to R-6C General Residence District
00040	(Conditional), Parcels 769-748-8819, 770-748-2488, and 770-748-3221
Brookland	containing 47.03 acres located on the north and south sides of Glenside Drive
	at its intersection with Inglewood Street.

Bill Axselle presented the case on behalf of the applicant. He explained that the case was consistent with the County's comprehensive plan and in addition to adding new features would enhance the existing property by making it age restricted.

John Martin Owens, a resident of 6315 Millhiser Avenue in the Brookland District, spoke in opposition to this item. He expressed the view that age-restricted housing is discriminatory and asked that the Board not approve the case unless there was an accommodation for affordable housing for families.

Mr. Axselle responded to Mr. Owens by reiterating his earlier comments.

Mrs. O'Bannon noted age-restricted apartments do not impact the public schools, which are already at capacity in this area.

On motion of Mrs. O'Bannon, seconded by Mr. Branin, and by unanimous vote, the Board followed the recommendation of the Planning Commission and approved this item subject to the following proffered conditions:

1. **Age Restriction.** Except as otherwise prohibited by the Virginia Fair Housing Law, as it may be amended, the federal Fair Housing Law and such other applicable federal, state or local legal requirements, residential development on the Property shall be restricted to "housing for older persons" as defined in the Virginia Fair Housing Law.
2. **Maximum Residential Units.** The number of residential units on the property at any time shall not exceed 931.
3. **Development Plan.** The Property shall be developed generally consistent with that certain development plan entitled "Conceptual Site Plan, Carriage Hill Master Plan", dated October 28, 2016, prepared by J. Price Architecture, which is incorporated by this reference as Exhibit 1 (see case file) (the "Development Plan"). The exact locations, footprints, configurations, sizes and details of the drives, roads and other improvements shown on the Development Plan are illustrative and may be subject to change and revised and updated from time to time as required for final engineering design, compliance with governmental regulations, or as otherwise approved at the time of Plan of Development review of the Property.
4. **Private Road Certification.** Prior to issuance of first permanent certificate of occupancy for new units developed after rezoning, the owner shall provide to the Planning Department certification from a licensed engineering firm that the new private roadways within the development were constructed in accordance with the approved POD

and in compliance with Henrico County road design standards and specifications, etc.

5. **Construction Activity.** Construction activity, including operation of bulldozers and other earthmoving equipment on the property shall be between 7:00 a.m. and 7:00 p.m., Monday thru Friday, and 8:00 a.m. and 4:00 p.m. on Saturday, except in emergencies where unusual circumstances require extending those specific hours in order to complete work such as concrete pours or utility connections. No exterior construction on Sunday shall be permitted.
6. **New Buildings' Appearances and Exterior Construction Material.** New Buildings 1 and 2 as shown on the Development Plan shall be developed consistent with the exterior materials and on the attached Exhibit 2 entitled "Building Character" (see case file).

The vote of the Board was as follows:

Yes: Glover, O'Bannon, Branin, Nelson, Thornton

No: None

27-17
REZ2016-
00043
Three Chopt

BHC Townes, LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to R-6C General Residence District (Conditional) part of Parcel 730-767-7336 containing 8.738 acres located on the south line of Interstate 64 along the western Henrico County line.

Jean Moore, Assistant Director of Planning, responded to a question and comment from Mr. Branin.

Mr. Owens spoke in opposition to this item. He suggested that apartments be built on this site to bring diversity to the Short Pump community. Mr. Branin responded by pointing out affordable apartments have already been constructed on adjoining sites in Broad Hill Centre.

On motion of Mr. Branin, seconded by Mr. Nelson, and by unanimous vote, the Board followed the recommendation of the Planning Commission and approved this item subject to the following proffered conditions:

1. **Conceptual Master Plan.** Development of the Property shall be in general conformance with the Conceptual Master Plan attached hereto as entitled "Broad Hill Centre" prepared by Cite Design (the "Master Plan") (see case file), which Master Plan is conceptual in nature and may vary in detail, unless otherwise requested and specifically approved at the time of Plan of Development.

2. **Underground Utilities.** All utility lines on the Property shall be underground, except for junction boxes, meters, existing and/or relocated existing overhead utility lines and lines in wetland areas. Electrical junction boxes and meters shall be screened from public view at ground level at the perimeter of the tract with use of a wall, fencing, landscaping, or such other method as may be approved at the time of Plan of Development.
3. **Best Management Practice.** Best Management Practice structures shall be located outside of any landscaped buffer within the Property, except as a landscaping amenity or water related feature and if requested and specifically permitted by the Director of Planning or the Planning Commission at the time of Plan of Development review. Any aboveground wet Best Management Practice structure shall include an aeration feature to move water within such structure.
4. **Minimum Sizes.** The minimum finished floor area of each home shall be 1,390 square feet.
5. **Architectural Treatment.** Any condominiums constructed on the Property shall be generally in conformance with the elevations attached hereto entitled "Saunders Station Townes at Broad Hill Centre Architectural Elevations" (see case file), pages 1-3, unless requested and approved by the Director of Planning at the time of Plan of Development Review.
6. **Building Materials.** All buildings shall have exposed exterior walls (above grade and exclusive of trim) of stone, stone veneer, brick, hardi-plank, or a combination of the foregoing unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review. A minimum of thirty-five (35) percent in the aggregate, of the exterior portions of the front building wall surfaces of each building, excluding windows, doors, breezeways, gables and architectural design features, shall be of brick, stone or stone veneer construction.
7. **Foundations.** All finished floor areas, except basements, shall be constructed above grade or give the appearance of being constructed above grade. The exterior portions of all residential foundations, including the exterior portion of foundations below the first-floor level which is visible above grade, shall be constructed of brick, stone or stone veneer. There shall be a minimum vertical height of twelve (12) inches of brick, stone or stone veneer above grade utilized on slab-on-grade foundations to present the appearance of a crawl space.

8. **Cantilevering.** There shall be no cantilevered chimneys or closets. Any first- floor cantilevered items shall be limited to box or bay-type windows only, shall not extend beyond a maximum of twenty-four (24) inches from the predominant plane of the side of the home, nor shall the bottom be less than three (3) feet above the grade level below. Any usable floor space on the first floor such as breakfast nooks shall not be cantilevered. Items on the second floor such as balconies, decks, box or bay-type windows may be cantilevered, but shall include decorative corbels. The exposed portions of all fireplace chimneys shall be of brick or stone.
9. **Sound Suppression.** Interior walls between homes shall have a minimum sound transmission coefficient rating of 54. Exterior walls parallel and adjacent to Interstate 64 shall be standard construction, with the addition of an RC-1 sound attenuation channel creating a ½" dead air space. Windows installed in these walls will have a minimum sound transmission coefficient rating of 32. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the methodology to accomplish the sound coefficient rating, shall be included in building permit application.
10. **Garages.** Each home shall include a minimum of a one (1) car attached garage.
11. **Driveways.** All driveways directly serving homes shall be constructed of concrete, aggregate materials, brick or stone pavers.
12. **Marketing.** All homes shall be marketed for sale as "Owner-occupied".
13. **Private Streets.** Prior to issuance of a permanent Certificate of Occupancy for any home, the developer shall provide the Planning Department certification from a licensed engineering firm that the roadways within the development were constructed according to the approved plan and in compliance with Henrico County road design standards and specifications, to include proper compaction of sub-base soils, utility trenches, base stone and asphalt, but excluding road widths, turning radii, cross over and entrance spacing, sight distance and vertical curves, or a bond in an amount satisfactory to the Director of the Department of Public Works shall be provided to Henrico County for items not yet completed. The internal roads within the Property shall be private and shall be maintained by the Homeowners Association.

14. **Street Lights.** Street lights shall be provided and shall not exceed sixteen (16) feet in height. The streetlights shall be non-glare and residential in character.
15. **Condominium Act.** Any condominiums constructed on the Property shall be submitted to the Virginia Condominium Act.
16. **Density.** There shall be no more than seventy-eight (78) residential units developed on the Property.
17. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

The vote of the Board was as follows:

Yes: Glover, O'Bannon, Branin, Nelson, Thornton

No: None

28-17
REZ2016-
00044
Three Chopt

P&F, LLC and North American Holdings, Inc.: Request to conditionally rezone from B-3C Business District (Conditional) and O-2C Office District (Conditional) to B-3C Business District (Conditional) Parcels 761-754-4773 and 761-754-2053 containing 4.01 acres located between the south line of W. Broad Street (U.S. 250) and Skipwith Road approximately 600' west of their intersection with N. Parham Road.

No one from the public spoke in opposition to this item.

On motion of Mr. Branin, seconded by Mrs. O'Bannon, and by unanimous vote, the Board followed the recommendation of the Planning Commission and approved this item subject to the following proffered conditions:

1. **Architectural Treatment.** Except for windows, doors and exterior trim, there shall be no exposed metal on the front exterior facades on any building facing Broad Street and on the exterior side of such building or buildings for a distance equal to the depth of such building used for sales and administrative offices. There may be exposed metal on the front, rear and sides of other buildings constructed on the Property, provided that the portion of any building facing toward and within two hundred feet of any public street shall not be more than 50% metal. Further and as the same is not inconsistent with the foregoing, the architectural design of buildings on Broad Street shall be similar to the architectural design as shown

on the photograph marked Exhibit "1" (see case file) attached to and made a part of Case No. C-54C-89.

2. **HVAC.** Rooftop heating and air conditioning equipment shall be screened from public view at ground level at the property lines by means of parapets or other architectural features, in a manner approved by the Planning Commission at the time of Plan of Development review.
3. **Central Trash Receptacles.** Dumpsters, trash receptacles, not including convenience cans, and recycling receptacles shall be screened from public view with opaque enclosures compatible with the architectural design of the building at ground level at the Property lines as approved at the time of Plan of Development. The gates and doors on the opaque refuse screens shall be of a substantial and durable 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 the gates to function without sagging or becoming a visual eyesore as determined at the time of Plan of Development. The number of refuse containers shall be adequate for the development as determined at the time of Plan of Development. Convenience cans shall be within or part of a decorative container.
4. **Building Heights.** No building constructed on the Property shall exceed thirty-five (35) feet in height, exclusive of chimneys or other architectural design features.
5. **Outside Speakers.** No outside loud speakers, which can be heard beyond the boundaries of the Property, shall be permitted on the Property.
6. **Signage.** Signage on the Property shall be restricted to the B-2, Business District, requirements.
7. **Hours of Operation.** Any car dealership shall not be open for the conduct of business to the public between the hours of midnight and 6:00 a.m. The foregoing shall not preclude servicing of vehicles in a completely enclosed building with bay doors closed between midnight and 6:00 a.m. The hours of operation for any other uses on the Property shall be limited to 6:00 a.m. to midnight.
8. **No Body Repair.** No body repair work shall be performed on the Property or in buildings on the Property.
9. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the

validity or enforceability of the other proffers or the unaffected part of any such proffer.

10. **Landscaped and Natural Area.** A landscaped and natural area a minimum of twenty-five (25) feet in width shall be provided along the right-of-way line of West Broad Street. Any automobiles parked within said twenty-five (25) feet area shall only be parked or displayed on no more than two (2) vehicle pads designated for such use on the Plan of Development.

Applicable to GPIN 761-754-4773 (West Broad Street Frontage)

11. **Parking Lot Lighting.** All parking lot lighting standards will not exceed twenty-five (25) feet in height above grade level. Parking lot lighting shall be produced from a concealed source of light (such as "shoe box" type).
12. **Permitted Uses.** The only permitted B-3 uses shall be limited to automobile sales, service and repair, and uses accessory thereto. All uses permitted in a B-2 business district shall be permitted, except the following uses:
 - a. billiard, bagatelle, video game or a bingo parlor;
 - b. flea markets or antique auctions;
 - c. recycling facilities;
 - d. funeral homes, mortuaries, crematories and/or undertaking establishments;
 - e. dance halls;
 - f. truck stops;
 - g. gun shop, sales and repair;
 - h. recreational facilities;
 - i. parking garages or commercial parking lots as a principal use;
 - j. sign painting shops;
 - k. establishments whose primary business is check cashing and/or 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 loans or similar financial institutions that are not regulated by the foregoing Virginia Code sections);
 - l. 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 licensed by the Virginia Department of Alcoholic Beverage Control;

- m. establishments whose primary business is the making of motor vehicle title loans as defined and regulated by Section 6.2-2200 et seq. of the Code of Virginia.
 - n. recording studios; and
 - o. private club, lodge, meeting hall and fraternal organization.
13. **Vehicular Access.** Vehicular access from West Broad Street to and from GPIN 761-754- 4773 shall be limited to the two existing entrances/exits.

Applicable to GPIN 761-754-2053 (Skipwith Road Frontage)

14. **Uses.** The only use permitted on GPIN 761-754-2053 shall be for an automobile inventory lot for fully operative new or used cars, not to include recreational vehicles and/or commercial trucks.
15. **Vehicular Access.** Any direct vehicular access to and from GPIN 761-754-2053 to and from Skipwith Road shall be gated. No loading or unloading of vehicles shall be within the Skipwith Road right-of-way.
16. **Fencing/Landscaping.** A decorative "wrought iron-style" fence shall be provided along the Skipwith Road frontage of the Property. A variable width landscaped area a minimum of twenty-five (25) feet in width adjacent the Skipwith Road frontage of the Property shall be provided, except to the extent necessary or allowed for utility easements (including drainage), site distance easements, berms, BMPs, fencing, grading, and access driveways and other purposes requested and specifically permitted, or if required, at the time of Plan of Development or Landscape Plan approval. New utility lines within the buffers/setback shall be generally perpendicular to the buffers/setback to the extent practical and permitted by the respective providers of such utilities. Such landscaping shall meet the TB 25 standards, unless otherwise requested and specifically approved at the time of Plan of Development or Landscape Plan approval.
17. **Parking Lot Lighting.** All parking lot lighting standards shall not exceed twenty-five (25) feet in height above grade level. Parking lot lighting shall be produced from a concealed source of light (such as "shoe box" type) and shall be reduced to no more than one-half (1/2) foot candle at the property lines following the close of business operations. Parking lot lighting shall be reduced to a security level following the closing of business operations daily.
18. **Skipwith Road Right-of-Way Dedication.** Prior to any Plan of Development approval, right-of-way dedication to the ultimate cross

section of Skipwith Road shall be dedicated, free and unrestricted, to and for the benefit of Henrico County. Should the dedicated property not be used for its intended purpose within thirty (30) years of the date of dedication, title to the dedicated property shall revert to the owner or its successors in interest.

The vote of the Board was as follows:

Yes: Glover, O'Bannon, Branin, Nelson, Thornton

No: None

29-17
REZ2016-
00039
Three Chopt

ME Sadler, LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) and A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcels 746-765-0309 and 746-764-2092 containing 8.5 acres located between the west line of Sadler Grove Road at its intersection with Sadler Road and the north line of Dublin Road.

Mr. Nelson explained for the public's benefit the County's process for considering land use cases, including the compilation of staff reports and vetting of cases with the community before they are heard by the Board. Jim Strauss, Senior Principal Planner, confirmed that there was a community meeting and community comment on this case as well as the Planning Commission and Board public hearings. Mr. Branin commented further on the amount of community involvement in this case.

Mr. Owen spoke in opposition to this item. He stated the view that affordably priced three-bedroom apartments should be built on the subject site.

Chris Bohn, a resident of the Sadler Glen subdivision in the Three Chopt District, voiced concerns about the volume of traffic on Sadler Road given the narrowness of the road. He suggested the Board not approve additional housing in the Sadler Road corridor before construction begins on the Sadler Road improvement project in 2019.

On motion of Mr. Branin, seconded by Mrs. O'Bannon, and by unanimous vote, the Board followed the recommendation of the Planning Commission and approved this item subject to the following proffered conditions:

1. **Conceptual Master Plan.** The layout of the development shall be generally similar to the concept plan titled "Sadler Crossing Section 2" prepared by The Bay Companies and dated September 13, 2016, attached hereto as Exhibit A (see case file) (the "Conceptual Master Plan"), subject to changes required for final engineering design and in compliance with government regulations.

2. **Underground Utilities.** All proposed new utilities except for boxes, meters, pedestals, transformers, and relocated existing overhead utility lines shall be placed underground, unless technical or environmental reasons require otherwise. Any such utilities not placed underground shall be screened as required at the time of landscape plan review.
3. **Street Lights.** Street lights a maximum of sixteen (16) feet in height to the lamp base and of a uniform style shall be provided along both sides of any private roads within the Property.
4. **Foundations.** On the front, side and rear elevations of each building, there shall be a minimum of twelve (12) inches above grade of exposed foundation composed of brick, stone or cultured stone. For reasons associated with required site grading, the requirements of this proffer may be modified or waived by the Director of Planning for individual side or rear facades.
5. **Internal Landscaping.** The front yard of each unit shall have at least one (1) shade tree measuring a minimum of 2.5" in caliper, and at least one (1) additional shade, evergreen, or ornamental tree measuring not less than six (6) feet in height and located within ten (10) feet of the back of the curb. Each home shall have prototypical plantings (shrubs and ornamental ground cover) along the front foundation, and the front yard shall be irrigated and planted with sod except where mulching or landscaping may occur. No chain link fencing shall be permitted on the property. All parking areas shall be landscaped as approved by the Planning Commission at the time of landscape plan review.
6. **Cantilevered Features.** No chimneys, gas vent units, or closets shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick. This proffer shall not apply to direct vent gas fireplaces or appliances. Architectural features on the second floor such as balconies, stoops, decks, box or bay-type windows may be cantilevered.
7. **Driveways and Parking.** All driveways and parking spaces shall be constructed of hard surface materials (concrete, aggregate materials, asphalt, brick or stone pavers). Driveway access for individual units shall be prohibited from Sadler Road (existing) and the road designated as "New Sadler Road" on the Conceptual Master Plan (see case file).

8. **Recreational Vehicles.** No recreational vehicles, campers, trailers, or boats shall be parked or stored on the Property, unless within enclosed garages.
9. **Density.** No more than a total of twenty-seven (27) detached dwelling units shall be developed on the Property, as shown on the Conceptual Master Plan (see case file).
10. **Minimum House Size.** All dwellings shall contain a two-car garage and at least 50% shall contain a minimum of 2,500 square feet of finished floor area. No dwelling shall contain less than 2,200 square feet of finished floor area.
11. **Architecture.** The visible portions of the front, rear and side building wall surfaces of each dwelling shall be constructed of stone, stone veneer, fiber cement, decorative shake, brick or brick veneer, excluding trim, windows, doors and architectural design features, or as specifically approved by the Director of Planning. The dwellings shall have front elevations generally in conformance with the elevations attached hereto as Exhibit B (see case file).
12. **Protective Covenants and Design Guidelines.** Prior to or concurrent with any condominium phase plat recordation, restrictive covenants describing development controls and maintenance of the Property shall be recorded in the Clerk's Office of the Circuit Court of Henrico County. In addition, there shall be a Homeowners Association and/or Condominium Association of the owners of the units on the Property that shall be responsible for the enforcement of the restrictive covenants, including maintenance of the common areas and perimeter fencing and buffers. The covenants shall incorporate design guidelines and landscape standards which shall provide consistent fencing and on-lot landscape standards.
13. **Buffers.**
 - a. A minimum twenty-five (25) foot wide buffer area shall be provided in the location shown on the Conceptual Master Plan as "Buffer A" (see case file). The northern fifteen (15) foot wide portion of Buffer A shown as "15' natural vegetation buffer" on the buffer plan entitled "SADLER CROSSING, LANDSCAPE BUFFER A - TYPICAL PLANTING CONCEPT", dated February 5, 2015 and attached hereto as Exhibit C (see case file) shall be kept in its natural condition, unless necessary for the removal of fallen, diseased or dead plant growth. The remaining ten (10) feet of Buffer A shown as "10' planting area" may be cleared and graded and include

within such ten (10) foot wide area, a storm water drainage facility, and shall be replanted with a row of Green Giant Arborvitae, or equivalent, planted at a minimum height of six (6) feet and in a staggered, offset row no further apart than eight (8) feet on center, unless otherwise approved at the time of landscape plan review. Such plantings shall occur as soon as practical after grading activity is completed within the ten (10) foot wide area of Buffer A as determined appropriate based on the typical planting season for and availability of such landscaping.

- b. A minimum ten (10) foot wide naturally vegetated and landscaped buffer shall be provided in the location shown on the Conceptual Master Plan as "Buffer B" (see case file). Existing trees within Buffer B will be retained to the extent possible, and if removed or as otherwise needed, Buffer B shall include landscaping with a minimum of transitional buffer ten as referenced in the County Zoning Ordinance.
- c. All such buffers shall be provided subject to (i) the extent necessary for an existing access road and utility easements, including drainage, and (ii) supplemental plantings, berms, and/or fencing and other purposes, including without limitation, accommodation for any sight distance easements as may be required, all as approved by the Planning Commission at the time of landscape plan review.
- d. A minimum ten (10) foot wide naturally vegetated and/or landscaped buffer planted equivalent to a minimum of transitional buffer ten as referenced in the County Zoning Ordinance shall be provided along the northwestern side of the road designated as "New Sadler Road" on the Conceptual Master Plan at the request of the County after completion of the construction of "New Sadler Road" as shown on the Conceptual Master Plan (see case file).

14. **Hours of Construction.** The hours of exterior construction, including operation of bulldozer and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Friday and between 9:00 a.m. and 7:00 p.m. on Saturday with no construction activities on Sunday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work including, but not limited to, concrete pours or utility connections. Signs in both English and Spanish, stating the above referenced provisions, shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.

15. **Trash Receptacles, HVAC and Emergency Generators.** Trash receptacles, emergency generators and heating, ventilation, and air conditioning (HVAC) equipment shall be screened from view at ground level at the property lines in a manner approved at Plan of Development.
16. **Maintenance Activities.** Trash pick-up, parking lot cleaning, leaf blowing, and similar maintenance activities by the homeowners' association shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 7:00 p.m. on Saturday with no such maintenance activities on Sunday.
17. **Stormwater BMPs.** Any BMP on the property shall be landscaped as approved at the time of landscape plan review.
18. **Interior Roads and Sidewalks.** All interior roads shall be private. Sidewalks with a minimum width of four (4) feet shall be provided within the interior of the Property as generally shown on the Conceptual Master Plan and shall be reinforced if needed and as required to meet fire lane requirements as determined at the time of Plan of Development review.
19. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers of the unaffected part of such proffer.

The vote of the Board was as follows:

Yes: Glover, O'Bannon, Branin, Nelson, Thornton

No: None

30-17
REZ2016-
00042
Tuckahoe

CFT NV Developments, LLC: Request to conditionally rezone from B-1 Business District and O-2C Office District (Conditional) to B-2C Business District (Conditional) Parcel 753-747-9823 containing .714 acres located on the west line of N. Parham Road approximately 275' south of its intersection with Three Chopt Road.

Mr. Strauss responded to a question from Mrs. O'Bannon.

Mark Hile, a resident of the Tuckahoe District, expressed concern about the potential of traffic from a proposed restaurant with drive-through backing up on Parham Road. Steve Yob, Director of Public Works, explained that staff is working with the applicant to achieve more queuing. He responded to questions from the Board pertaining to the applicant's plans to address this

issue and confirmed for Mrs. O'Bannon that there will be sufficient queuing on the site.

Mr. Owens questioned whether the impervious surface on the subject site will be sufficient to handle drainage. Mr. Yob clarified that drainage standards for redevelopment sites such as this one are different than for new projects but that the applicant will nonetheless have to obtain stormwater permits. He responded to questions from Mrs. O'Bannon relating to stormwater facility options and state and federal stormwater requirements.

Arthur Hooks, an engineer with Ingenium Enterprises representing the applicant, explained how the applicant will address stormwater and traffic issues. He noted there will be more impervious surface on the site once it is redeveloped and his company will try to find the best available option to keep queued vehicles off Parham Road. Mr. Hooks also confirmed for Mrs. O'Bannon that a plan of development will have to be submitted by the applicant and approved by the County before the project can move forward.

Mr. Glover and Mr. Branin responded to a further question from Mr. Owens concerning the amount of impervious surface on the subject site.

Mrs. O'Bannon pointed out the type of use being requested for this site is consistent with existing uses on adjoining sites. She also noted the case is consistent with the County's comprehensive plan, improves the existing site and the water quality coming from the site, and contains a proffer for sidewalks.

On motion of Mrs. O'Bannon, seconded by Mr. Thornton, and by unanimous vote, the Board followed the recommendation of the Planning Commission and approved this item with the following proffered conditions:

1. **HVAC.** Rooftop equipment shall be screened from public view at ground.
2. **Dumpster Enclosure.** Dumpster enclosure shall be screened from public view and shall be made predominately of similar material as building construction.
3. **Use Restrictions.** Uses are limited to those permitted in a B-1 District except for the use as a restaurant with drive-thru service. Check cashing and payday loan facilities shall be prohibited.
4. **Plan.** The property shall be developed in substantial conformance with the "Preliminary Site Plan" drawing by Ingenium Enterprises, Inc, a copy of which is attached hereto as Exhibit A (see case file),

however is subject to revisions as may be approved at the time of site plan review.

5. **Loudspeakers.** No outside speakers shall be permitted on the Property, however an intercom system equipped with volume control associated with the drive-thru window and customer order display shall be permitted. The intercom system shall not be audible from beyond the boundary lines.
6. **Irrigation.** Landscaped strips shall be served by and underground irrigation system.
7. **Access.** There shall be no direct access from the property to the public right-of-way, except through the existing, recorded, shared inter-parcel connections to North Parham Road as shown on the preliminary site plan.
8. **Utilities.** All utilities shall be underground except for junction boxes, meter boxes, and/or any utilities required to be above ground as dictated by utility provides.
9. Lighting shall not exceed 20' in height above grade level.
10. Sidewalk shall be provided along North Parham Road.
11. Landscaping equivalent to a transitional buffer 10, which is similar to the adjacent parcel buffer requirements, shall be provided along North Parham Road.
12. Detached signage shall be limited to 25' in height. This is similar to adjacent parcel requirements and existing signage on site.
13. Building shall be constructed predominately of a brick finish similar to adjacent buildings along corridor.

The vote of the Board was as follows:

Yes: Glover, O'Bannon, Branin, Nelson, Thornton

No: None

31-17
REZ2016-
00041
Brookland

George B. Duke: Request to rezone from R-1AC One-Family Residence District (Conditional) to C-1 Conservation District part of Parcel 768-778-6296 containing 4.2 acres located on the west line of Greenwood Road along the Chickahominy River.

No one from the public spoke in opposition to this item.

Mrs. O'Bannon pointed out the applicant was fulfilling a promise from a proffered condition.

On motion of Mrs. O'Bannon, seconded by Mr. Nelson, and by unanimous vote, the Board followed the recommendation of the Planning Commission and approved this item.

The vote of the Board was as follows:

Yes: Glover, O'Bannon, Branin, Nelson, Thornton

No: None

PUBLIC HEARINGS – OTHER ITEMS

32-17 Resolution - Signatory Authority - Lease of County Property - Junior Achievement of Central Virginia - Libbie Mill Library - Brookland District.

Mr. Owens asked what the market rate would be for the 12,000 square feet of space being proposed for leasing to Junior Achievement of Central Virginia. Mr. Vithoukias responded that Junior Achievement will incur approximately \$1.8 million in costs to finish the third floor space at Libbie Mill Library. He clarified that the question of a market-based rent in this type of situation is not valid.

On motion of Mr. Branin, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached resolution.

33-17 Ordinance - Vacation of Alley - Vaughan Heights Subdivision - Fairfield District.

Steve Price, Assistant Director of Real Property, showed a vicinity map identifying the location of the vacation request.

No one from the public spoke in opposition to this item.

On motion of Mr. Thornton, seconded by Mr. Nelson and by unanimous vote, the Board approved this item – see attached ordinance.

34-17 Ordinance - Vacation of Building Lot Line - College Hills Subdivision - Tuckahoe District.

Mr. Price showed a vicinity map identifying the location of the vacation request and responded to a question from Mrs. O'Bannon, who expressed concern she did receive a telephone call from staff on this item prior to the meeting.

No one from the public spoke in opposition to this item.

On motion of Mrs. O'Bannon, seconded by Mr. Thornton, and by unanimous vote, the Board approved this item – see attached ordinance.

35-17 Ordinance - Vacation of Building Lot Line - Westham Subdivision - Tuckahoe District.

Mr. Price showed a vicinity map identifying the location of the vacation request.

Mrs. O'Bannon noted she did not receive advance information on this item or the next item.

No one from the public spoke in opposition to this item.

On motion of Mrs. O'Bannon, seconded by Mr. Thornton, and by unanimous vote, the Board approved this item – see attached ordinance.

36-17 Ordinance - Vacation of Building Lot Line - Rollingwood Subdivision - Tuckahoe District.

Mr. Price showed a vicinity map identifying the location of the vacation request.

No one from the public spoke in opposition of this item.

On motion of Mrs. O'Bannon, seconded by Mr. Thornton, and by unanimous vote, the Board approved this item – see attached ordinance.

PUBLIC COMMENTS

Mr. Owens updated the Board on his Keep Henrico Beautiful campaign, proposed that a western Henrico recreation center be built on Horsepen Road near its intersection with West Broad Street, and proposed a “late night tax” on any business establishments open to the public between 10:00 p.m. and 4:00 p.m. to generate funding for a discretionary police chief’s resource fund. He responded to a question from Mr. Nelson.

37-17 Resolution - Award of Contract - Air Handler Unit Replacement - Henrico Jail East.

On motion of Mrs. O'Bannon, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached resolution.

38-17 Resolution - Award of Construction Contract - Raw Water Screen Air Piping Repair - Water Treatment Facility - Tuckahoe District.

Art Petrini, Director of Public Utilities, responded to a question from Mrs. O'Bannon.

On motion of Mrs. O'Bannon, seconded by Mr. Thornton, and by unanimous vote, the Board approved this item – see attached resolution.

39-17 Resolution - Award of Contract - Water Reclamation Facility Filter Valve Replacement - Varina District.

Mr. Petrini responded to a question Mr. Nelson.

On motion of Mrs. O'Bannon, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached resolution.

40-17 Resolution - Request to Virginia Department of Transportation for Transfer of the 0.13 Mile Portion of Old Pouncey Tract Road - Three Chopt District.

On motion of Mrs. O'Bannon, seconded by Mr. Nelson and by unanimous vote, the Board approved this item – see attached resolution.

41-17 Resolution - To Set a Public Hearing for the Abandonment of 0.025 Mile of Dominion Club Drive Beginning at Isleworth Drive to a Point 0.025 North - Three Chopt District.

On motion of Mr. Branin, seconded by Mrs. O'Bannon, and by unanimous vote, the Board approved this item – see attached resolution.

42-17 Resolution - Acceptance of Roads - Brookland and Varina Districts.

On motion of Mr. Nelson, seconded by Mrs. O'Bannon, and by unanimous vote, the Board approved this item – see attached resolution.

There being no further business, the meeting was adjourned at 8:08 p.m.


Chairman, Board of Supervisors
Henrico County, Virginia

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 33-17

Page No. 2 of 2

**Agenda Title: ORDINANCE — Vacation of Alley — Vaughan Heights Subdivision —
Fairfield District**

- 3) the Clerk of the Circuit Court of Henrico County (the "Clerk"), is authorized, upon receipt of payment therefor, to record a certified copy of this Ordinance in the Clerk's Office, after the expiration of 30 days from its passage, provided no appeal has been taken to the Circuit Court;
- 4) the Clerk is further authorized to index the Ordinance on the grantor and grantee sides of the general index to deeds in the name of ROBERT B. BALL, SR. FAMILY LLC, its successors or assigns; and,
- 5) the Clerk shall note this vacation as provided in Va. Code § 15.2-2276.

Comments: The Real Property Department has processed this vacation request through the Departments of Planning, Public Utilities, and Public Works without objection.

SEMINARY AVENUE
(60' R/W)

TO BE VACATED

BEECHAM DRIVE
(60' R/W)

WILKINSON ROAD
(VAR WIDTH R/W)

BROOK ROAD
U.S. ROUTE 1
(VAR WIDTH R/W)

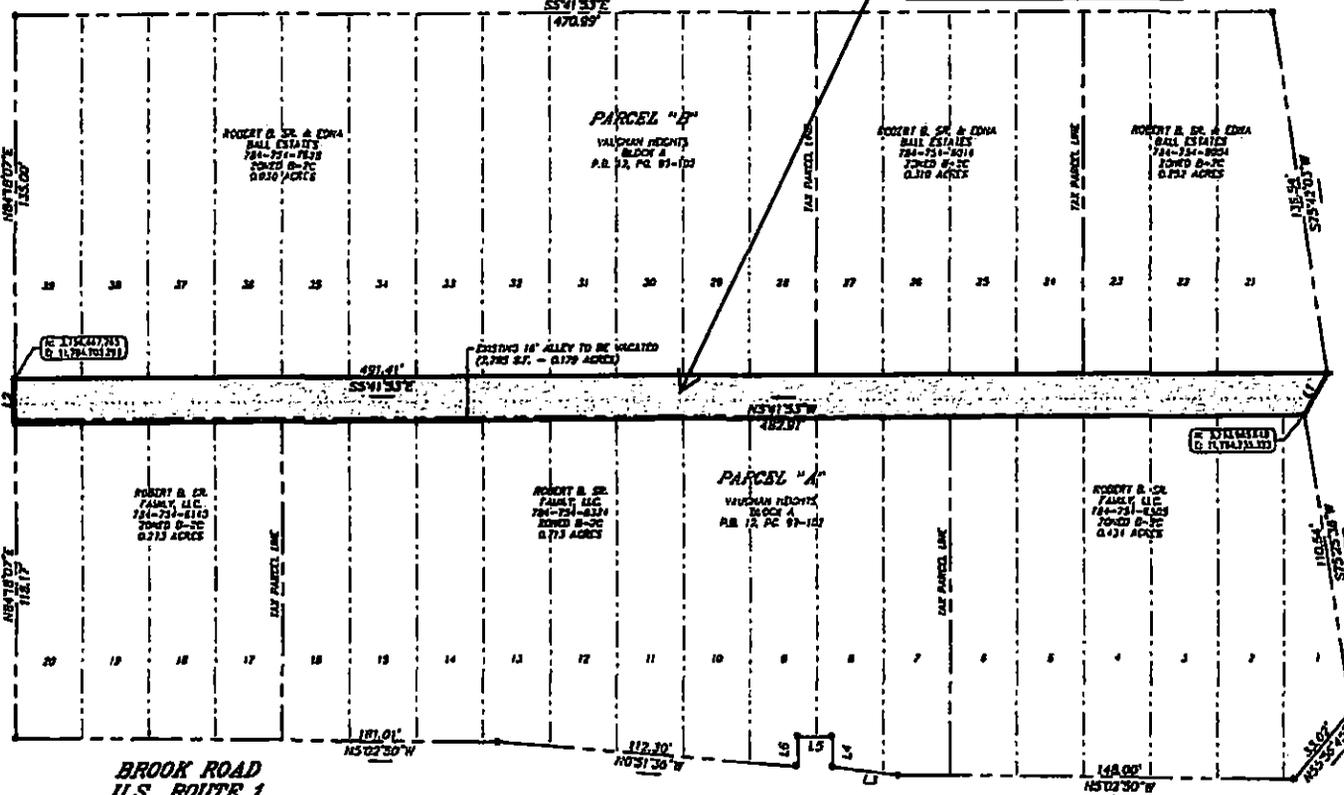
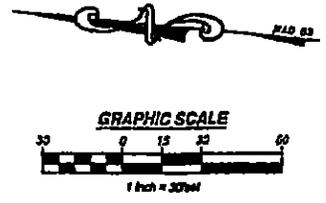


EXHIBIT A

CORSET SHOWING THE LOCATION OF EXISTING ALLEY RIGHT-OF-WAY
TO BE VACATED IN THE FAIRFIELD MAGISTERIAL DISTRICT,
COUNTY OF HENRICO, VIRGINIA.

SCALE: 1" = 30' DATE: NOVEMBER 4, 2014



Line Table

Line #	Bearing	Distance
01	S51°33'E	470.99'
02	S89°15'E	112.30'
03	S89°15'E	112.30'
04	S89°15'E	112.30'
05	S89°15'E	112.30'
06	S89°15'E	112.30'
07	S89°15'E	112.30'
08	S89°15'E	112.30'
09	S89°15'E	112.30'
10	S89°15'E	112.30'
11	S89°15'E	112.30'
12	S89°15'E	112.30'
13	S89°15'E	112.30'
14	S89°15'E	112.30'
15	S89°15'E	112.30'
16	S89°15'E	112.30'
17	S89°15'E	112.30'
18	S89°15'E	112.30'
19	S89°15'E	112.30'
20	S89°15'E	112.30'
21	S89°15'E	112.30'
22	S89°15'E	112.30'
23	S89°15'E	112.30'
24	S89°15'E	112.30'
25	S89°15'E	112.30'
26	S89°15'E	112.30'
27	S89°15'E	112.30'
28	S89°15'E	112.30'
29	S89°15'E	112.30'
30	S89°15'E	112.30'
31	S89°15'E	112.30'

WILLMARK
engineering, PLLC
10112 Wilford Road
Suite B
Arlington, Virginia 22204
571-496-2300
www.willmark.com

PLAT NUMBER: _____
SHEET _____ OF _____
RECORDED _____ P.S. _____ PG. _____



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 34-17

Page No. 1 of 2

Agenda Title: **ORDINANCE — Vacation of Building Lot Line — College Hills Subdivision — Tuckahoe District**

For Clerk's Use Only: Date: <u>4/24/2017</u> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Amended <input type="checkbox"/> Deferred to: _____	BOARD OF SUPERVISORS ACTION Moved by (1) <u>O'Bannon</u> Seconded by (1) <u>Thornton</u> (2) _____ (2) _____ REMARKS: APPROVED	<table border="0"> <thead> <tr> <th></th> <th>YES</th> <th>NO</th> <th>OTHER</th> </tr> </thead> <tbody> <tr> <td>Branin, T.</td> <td align="center"><u>✓</u></td> <td></td> <td></td> </tr> <tr> <td>Glover, R.</td> <td align="center"><u>✓</u></td> <td></td> <td></td> </tr> <tr> <td>Nelson, T.</td> <td align="center"><u>✓</u></td> <td></td> <td></td> </tr> <tr> <td>O'Bannon, P.</td> <td align="center"><u>✓</u></td> <td></td> <td></td> </tr> <tr> <td>Thornton, F.</td> <td align="center"><u>✓</u></td> <td></td> <td></td> </tr> </tbody> </table>		YES	NO	OTHER	Branin, T.	<u>✓</u>			Glover, R.	<u>✓</u>			Nelson, T.	<u>✓</u>			O'Bannon, P.	<u>✓</u>			Thornton, F.	<u>✓</u>		
	YES	NO	OTHER																							
Branin, T.	<u>✓</u>																									
Glover, R.	<u>✓</u>																									
Nelson, T.	<u>✓</u>																									
O'Bannon, P.	<u>✓</u>																									
Thornton, F.	<u>✓</u>																									

WHEREAS, Curtis Hillman Straub, III, the owner of Lot 29 and part of Lot 30 in the College Hills subdivision, Section 1, Revision of a Portion of Block A, has requested the County to vacate the 50' front building lot line; and,

WHEREAS, the plat is recorded in the Clerk's Office of the Circuit Court of Henrico County ("Clerk's Office") in Plat Book 26, page 85; and,

WHEREAS, this Ordinance was advertised pursuant to Va. Code § 15.2-2204, and the Board held a public hearing on January 24, 2017; and,

WHEREAS, it appears to the Board that no owner of any lot shown on the plat will be irreparably damaged by the vacation.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors that:

- (1) the building lot line marked as "50' Front Building Lot Line" on Exhibit A is vacated in accordance with Va. Code § 15.2-2272(2);
- (2) this Ordinance shall become effective 30 days after its passage as provided by law;
- (3) the Clerk of the Circuit Court of Henrico County (the "Clerk") is authorized, upon receipt of payment therefor, to record a certified copy of this Ordinance in the Clerk's Office after the expiration of 30 days from its passage, provided no appeal has been taken to the Circuit Court;

By Agency Head *Jim B. Tracy* By County Manager *[Signature]*

Routing: Yellow to: Real Property Certified: _____
 Copy to: _____ A Copy Teste: _____ Clerk, Board of Supervisors
 Date: _____

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 34-17
Page No. 2 of 2

Agenda Title: **ORDINANCE — Vacation of Building Lot Line — College Hills Subdivision —
Tuckahoe District**

4) the Clerk is further authorized to index the Ordinance on the grantor and grantee sides of the general index to deeds in the name of CURTIS HILLMAN STRAUB, III, or his successors or assigns; and,

(5) the Clerk shall note this vacation as provided in Va. Code § 15.2-2276.

Comments: The Real Property Department has processed the requested vacation through the Departments of Planning, Public Utilities, and Public Works without objection.

This is to certify that on 5/17/16
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 31087C0119C

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

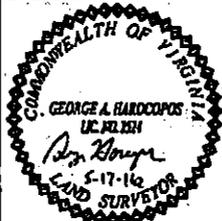
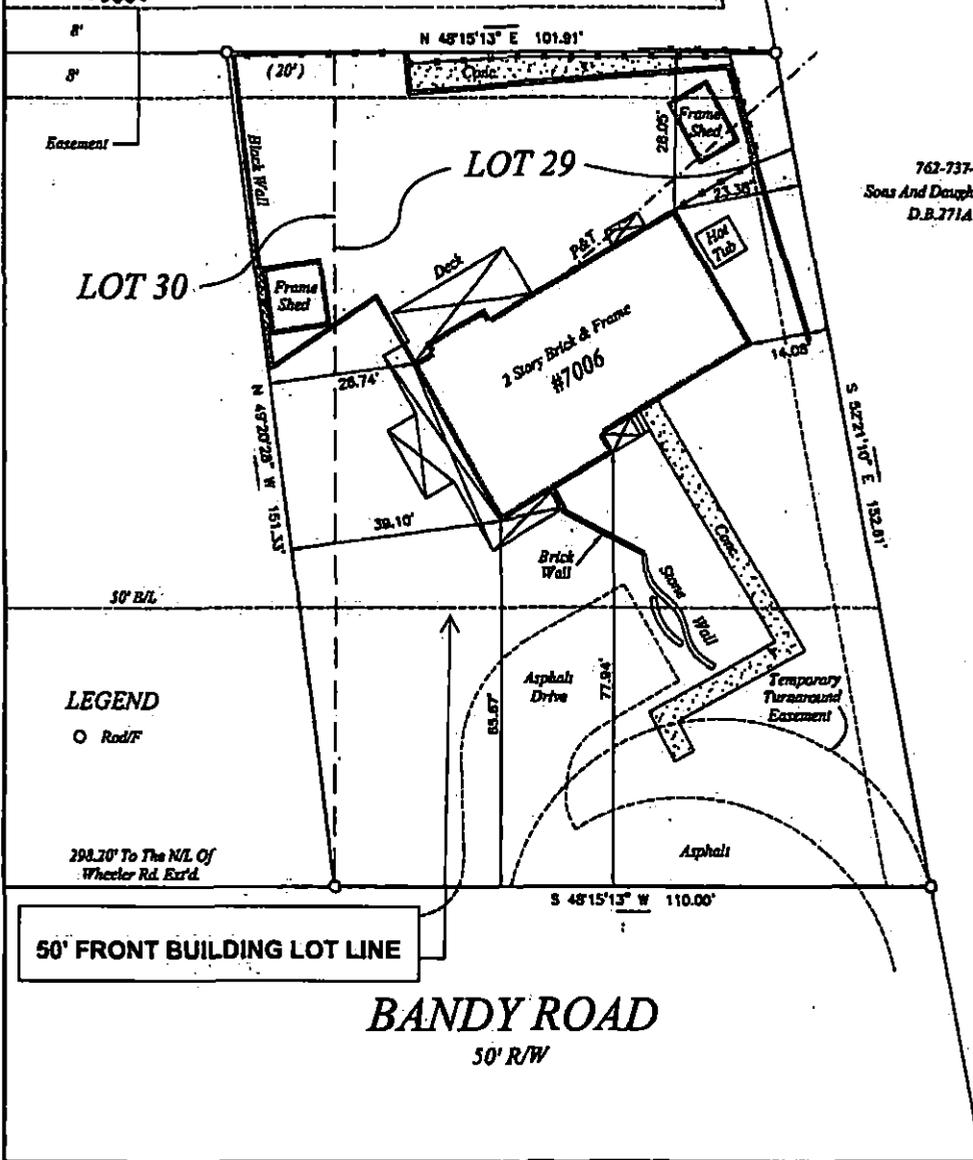
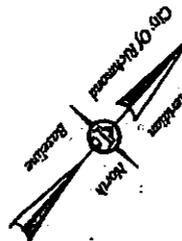


EXHIBIT A



762-737-6371
 Sons And Daughters Of HAM
 D.B. 371A Pg. 93

LEGEND

○ Rod/F

298.20' To The N/L Of Wheeler Rd. Ext'd.

50' FRONT BUILDING LOT LINE

BANDY ROAD
 50' R/W

SURVEY OF
 LOT 29 AND A PORTION OF LOT 30
 BLOCK A SECTION 1
COLLEGE HILLS
 TUCKAHOE DISTRICT,
 HENRICO COUNTY, VIRGINIA

NOTE: PLAN PREPARED FOR THE EXCLUSIVE USE OF Curt Stamba

JN 45416

A. G. HARCOPECS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4720 E MILLBRIDGE PKWY, SUITE 200 MIDLOTTIAN VA. 23113
 Office 804 744 2630 FAX 804 744 2622
 E-MAIL AGHARCOPECS@VERIZON.COM

Scale 1"=20' Date 5/17/16 Drawn by GAH



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 35-17

Page No. 1 of 2

Agenda Title: **ORDINANCE — Vacation of Building Lot Line — Westham Subdivision — Tuckahoe District**

For Clerk's Use Only: Date: <u>1/24/2017</u> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Amended <input type="checkbox"/> Deferred to:	BOARD OF SUPERVISORS ACTION Moved by (1) <u>O'Bannon</u> Seconded by (1) <u>Thornton</u> (2) _____ (2) _____ REMARKS: APPROVED	<table border="0"> <tr> <td></td> <td>YES</td> <td>NO</td> <td>OTHER</td> </tr> <tr> <td>Branin, T.</td> <td align="center">✓</td> <td></td> <td></td> </tr> <tr> <td>Glover, R.</td> <td align="center">✓</td> <td></td> <td></td> </tr> <tr> <td>Nelson, T.</td> <td align="center">✓</td> <td></td> <td></td> </tr> <tr> <td>O'Bannon, P.</td> <td align="center">✓</td> <td></td> <td></td> </tr> <tr> <td>Thornton, F.</td> <td align="center">✓</td> <td></td> <td></td> </tr> </table>		YES	NO	OTHER	Branin, T.	✓			Glover, R.	✓			Nelson, T.	✓			O'Bannon, P.	✓			Thornton, F.	✓		
	YES	NO	OTHER																							
Branin, T.	✓																									
Glover, R.	✓																									
Nelson, T.	✓																									
O'Bannon, P.	✓																									
Thornton, F.	✓																									

WHEREAS, the owners of Lot 9, Block RR, of the Westham subdivision, Jeffrey W. Butler and Ruth A. Butler, have requested the County to vacate the front building lot line; and,

WHEREAS, the plat is recorded in the Clerk's Office of the Circuit Court of Henrico County ("Clerk's Office") in Plat Book 23, page 70; and,

WHEREAS, this Ordinance was advertised pursuant to Va. Code § 15.2-2204, and the Board held a public hearing on January 24, 2017; and,

WHEREAS, it appears to the Board that no owner of any lot shown on the plat will be irreparably damaged by the vacation.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors that:

- (1) the building lot line labeled "Front Building Lot Line" on Exhibit A is vacated in accordance with Va. Code § 15.2-2272(2);
- (2) this Ordinance shall become effective 30 days after its passage as provided by law;
- (3) the Clerk of the Circuit Court of Henrico County (the "Clerk") is authorized, upon receipt of payment therefor, to record a certified copy of this Ordinance in the Clerk's Office after the expiration of 30 days from its passage, provided no appeal has been taken to the Circuit Court;

By Agency Head *Jim B. Drury* By County Manager *[Signature]*

Routing: Yellow to: Real Property Certified: _____
 Copy to: _____ A Copy Tests: _____ Clerk, Board of Supervisors
 Date: _____

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 35-17

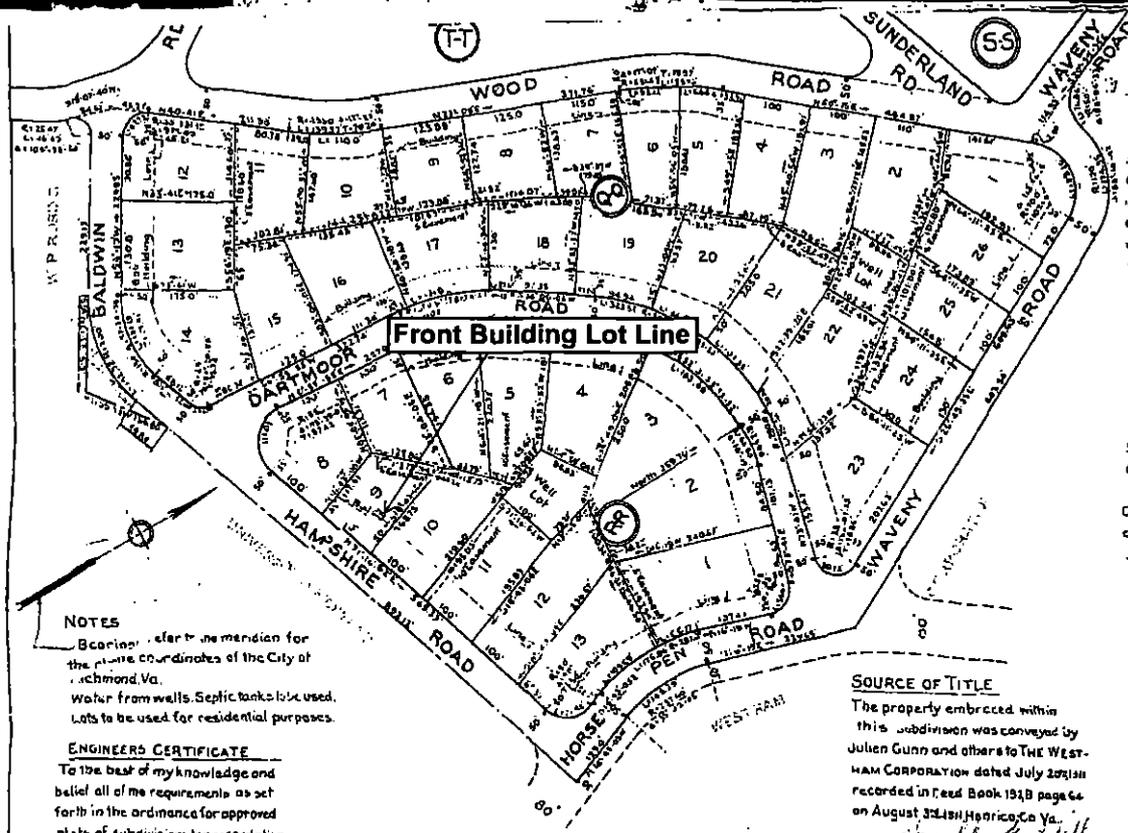
Page No. 2 of 2

Agenda Title: **ORDINANCE — Vacation of Building Lot Line — Westham Subdivision —
Tuckahoe District**

(4) the Clerk is further authorized to index the Ordinance on the grantor and grantee sides of the general index to deeds in the name of JEFFREY W. BUTLER and RUTH A. BUTLER, or their successors or assigns; and,

(5) the Clerk shall note this vacation as provided in Va. Code § 15.2-2276.

Comments: The Real Property Department has processed the requested vacation through the Departments of Planning, Public Utilities, and Public Works without objection.



Front Building Lot Line

NOTES

Be certain refer to the mention for the plane coordinates of the City of Richmond, Va.
Water from wells. Septic tanks to be used.
Lots to be used for residential purposes.

ENGINEERS CERTIFICATE

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approved plats of subdivisions for recordation in Henrico County Va. have been complied with.

J. Temple Weedon
CERTIFIED CIVIL ENGINEER

SOURCE OF TITLE

The property embraced within this subdivision was conveyed by Julian Gunn and others to THE WESTHAM CORPORATION dated July 20, 1951 recorded in Feed Book 191B page 64 on August 31, 1951 Henrico Co. Va.

J. Temple Weedon

Approved by the
CITY PLANNING COMMISSION
APR 18 1952 *J. Temple Weedon*
Date

SUBDIVISION CERTIFICATE

The subdivision of the lots shown on plat designated as blocks QQ and R-R of WESTHAM is with the necessary accords to the desires of the designer and operators. The dedication of the streets and easements within the limits of this subdivision are of matter and extent shown on the plat.

Given under my hand and seal this _____ day of _____ 1952.
J. Temple Weedon
City Engineer

STATE OF VIRGINIA
County of Henrico. To wit:
I, _____ a Notary Public in and for the County of Henrico in the state of Virginia, do hereby certify that _____

whose names are signed to the above writing bearing date of _____ have acknowledged the same before me in my County aforesaid given under my hand this _____ day of _____ 1952.
My commission expires _____

APPROVED
ATTEST
J. Temple Weedon
Notary Public

BLOCKS QQ and R-R
WESTHAM
HENRICO COUNTY VA
Mar 31, 1952

HTS
474

EXHIBIT A



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 36-17

Page No. 1 of 2

Agenda Title: **ORDINANCE — Vacation of Building Lot Line — Rollingwood Subdivision — Tuckahoe District**

For Clerk's Use Only: Date: <u>4/24/2017</u> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Amended <input type="checkbox"/> Deferred to:	BOARD OF SUPERVISORS ACTION Moved by (1) <u>O'Bannon</u> Seconded by (1) <u>Thornton</u> (2) _____ (2) _____ REMARKS: <div style="font-size: 2em; font-weight: bold; text-align: center;">APPROVED</div>	<table border="0"> <tr> <td></td> <td>YES</td> <td>NO</td> <td>OTHER</td> </tr> <tr> <td>Branin, T.</td> <td align="center">✓</td> <td></td> <td></td> </tr> <tr> <td>Glover, R.</td> <td align="center">✓</td> <td></td> <td></td> </tr> <tr> <td>Nelson, T.</td> <td align="center">✓</td> <td></td> <td></td> </tr> <tr> <td>O'Bannon, P.</td> <td align="center">✓</td> <td></td> <td></td> </tr> <tr> <td>Thornton, F.</td> <td align="center">✓</td> <td></td> <td></td> </tr> </table>		YES	NO	OTHER	Branin, T.	✓			Glover, R.	✓			Nelson, T.	✓			O'Bannon, P.	✓			Thornton, F.	✓		
	YES	NO	OTHER																							
Branin, T.	✓																									
Glover, R.	✓																									
Nelson, T.	✓																									
O'Bannon, P.	✓																									
Thornton, F.	✓																									

WHEREAS, the owner of Lot 4 of the Terrace "I" Section of Rollingwood subdivision, Bella Maisy Investments, LLC, has requested the County to vacate the 35' front building lot line; and,

WHEREAS, the plat is recorded in the Clerk's Office of the Circuit Court of Henrico County ("Clerk's Office") in Plat Book 22, page 71; and,

WHEREAS, this Ordinance was advertised pursuant to Va. Code § 15.2-2204, and the Board held a public hearing on January 24, 2017; and,

WHEREAS, it appears to the Board that no owner of any lot shown on the plat will be irreparably damaged by the vacation.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors that:

- (1) the building lot line labeled "35' Front Building Lot Line" on Exhibit A is vacated in accordance with Va. Code § 15.2-2272(2);
- (2) this Ordinance shall become effective 30 days after its passage as provided by law;
- (3) the Clerk of the Circuit Court of Henrico County (the "Clerk") is authorized, upon receipt of payment therefor, to record a certified copy of this Ordinance in the Clerk's Office after the expiration of 30 days from its passage, provided no appeal has been taken to the Circuit Court;

By Agency Head *[Signature]* By County Manager *[Signature]*

Routing: Yellow to: Real Property Copy to: _____
 Certified: A Copy Tests: _____ Clerk, Board of Supervisors
 Date: _____

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 36-17

Page No. 2 of 2

**Agenda Title: ORDINANCE — Vacation of Building Lot Line — Rollingwood Subdivision —
Tuckahoe District**

(4) the Clerk is further authorized to index the Ordinance on the grantor and grantee sides of the general index to deeds in the name of BELLA MAISY INVESTMENTS, LLC, a Virginia limited liability company, or its successors or assigns; and,

(5) the Clerk shall note this vacation as provided in Va. Code § 15.2-2276.

Comments: The Real Property Department has processed the requested vacation through the Departments of Planning, Public Utilities, and Public Works without objection.

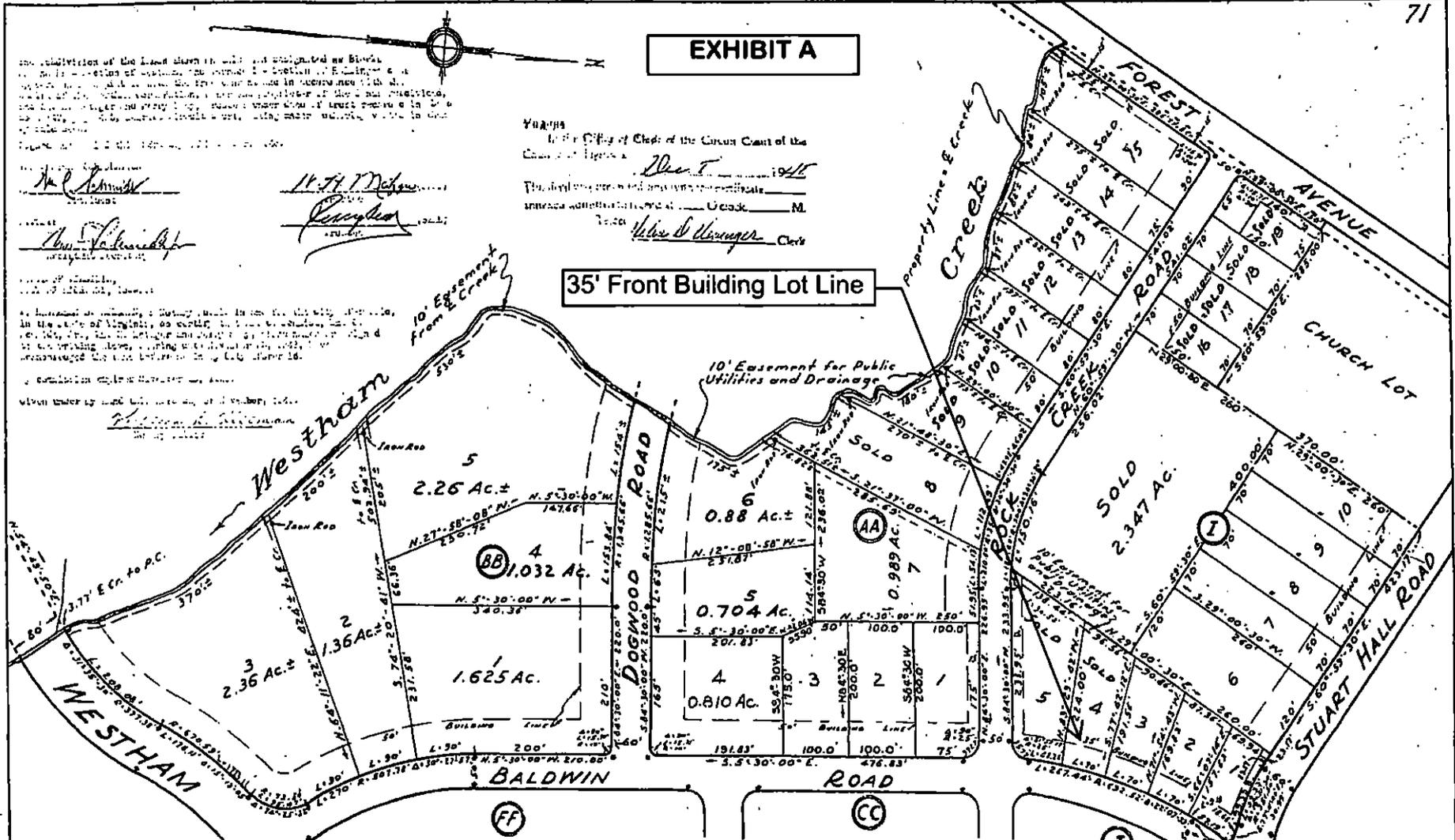
EXHIBIT A

The subdivision of the land shown on this map designated as Block AA and BB is a subdivision of existing land owned by E. C. ...
 The boundaries of the lots shown on this map are in accordance with the ...
 The bearings and distances shown on this map are from stone to stone ...
 The bearings are magnetic ...
 Iron rods or stones at all lot corners except lots running back to Westham Creek.

W. H. M. ...
 ...
 ...
 ...

YOUTH ...
 ...
 ...
 ...

35' Front Building Lot Line



ENGINEER'S CERTIFICATE
 To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving plats of subdivisions for recording in Henrico County, Virginia, have been complied with.
 J. Temple Waddill
 J. Temple Waddill

NOTES-
 Bearings and distances shown on outside of block are from stone to stone.
 Stones are indicated thus *
 Bearings are magnetic.
 Iron rods or stones at all lot corners except lots running back to Westham Creek.

MAP OF
BLOCKS "AA" AND "BB" - SECTION OF WESTHAM
 AND
TERRACE "I" - SECTION OF ROLLINGWOOD
 HENRICO COUNTY, VIRGINIA
 SCALE - 1" = 100'

J. Temple Waddill
 Certified Civil Engineer
 Richmond, Va.

Nov. 18, 1948
APPROVED
 DEC 8 1948
 BY *[Signature]*
 COUNTY RECORDER

Approved by the
 CITY PLANNING COMMISSION
 Date *Dec 6, 1948*
 Chairman *[Signature]*



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 37-17
Page No. 1 of 2

Agenda Title: RESOLUTION — Award of Contract — Air Handler Unit Replacement — Henrico Jail East

For Clerk's Use Only: Date: <u>4/24/2017</u> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Amended <input type="checkbox"/> Deferred to: _____	BOARD OF SUPERVISORS ACTION Moved by (1) <u>O'Bannon</u> Seconded by (1) <u>Nelson</u> (2) _____ (2) _____ REMARKS: <div style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">APPROVED</div>	<table style="width:100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align: center;">YES</td> <td style="text-align: center;">NO</td> <td style="text-align: center;">OTHER</td> </tr> <tr> <td>Branin T.</td> <td style="text-align: center;">✓</td> <td></td> <td></td> </tr> <tr> <td>Glover, R.</td> <td style="text-align: center;">✓</td> <td></td> <td></td> </tr> <tr> <td>Nelson, T.</td> <td style="text-align: center;">✓</td> <td></td> <td></td> </tr> <tr> <td>O'Bannon, P.</td> <td style="text-align: center;">✓</td> <td></td> <td></td> </tr> <tr> <td>Thornton, F.</td> <td></td> <td></td> <td></td> </tr> </table>		YES	NO	OTHER	Branin T.	✓			Glover, R.	✓			Nelson, T.	✓			O'Bannon, P.	✓			Thornton, F.			
	YES	NO	OTHER																							
Branin T.	✓																									
Glover, R.	✓																									
Nelson, T.	✓																									
O'Bannon, P.	✓																									
Thornton, F.																										

WHEREAS, the County received five bids on October 12, 2016, in response to ITB No. 16-1227-7JK and Addendum No. 1 for replacement of two air handlers and controls at Henrico Jail East Building 6, as follows:

Bidder	Bid
BFE Construction, Inc. Richmond, VA	\$184,900
Comfort Systems of Virginia, Inc. Chesapeake, VA	\$204,118
eTEC Mechanical, Inc. Henrico, VA	\$208,585
Waco, Inc. Sandston, VA	\$227,300
Retrofit Services, Inc. Newport News, VA	\$227,530

WHEREAS the bid of BFE Construction, Inc. was rejected as nonresponsive because it did not show that the company had the experience with major mechanical systems set forth in the bid requirements; and,

WHEREAS, after review and evaluation of all bids, it was determined that Comfort Systems of Virginia, Inc. is the lowest responsive and responsible bidder.

By Agency Head John H. Neal By County Manager [Signature]

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Clerk, Board of Supervisors

Date: _____

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 37-17
Page no. 2 of 2

Agenda Title: RESOLUTION — Award of Contract — Air Handler Unit Replacement — Henrico Jail East

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors:

1. A contract for \$204,118 to furnish all labor, materials, supplies, equipment, and services necessary for the air handler unit replacement at Henrico Jail East Building 6 is awarded to Comfort Systems of Virginia, Inc., the lowest responsive and responsible bidder, pursuant to ITB No. 16-1227-7JK, Addendum No. 1, and the bid submitted by Comfort Systems of Virginia, Inc.
2. The County Manager is authorized to execute the contract in a form approved by the County Attorney.
3. The County Manager, or the Purchasing Director as his designee, is authorized to execute change orders within the scope of the budget not to exceed 15% of the original contract amount.

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



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 38-17
Page No. 1 of 2

Agenda Title: **RESOLUTION — Award of Construction Contract — Raw Water Screen Air Piping Repair — Water Treatment Facility — Tuckahoe District**

<p>For Clerk's Use Only:</p> <p>Date: <u>1/24/2017</u></p> <p><input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Amended <input type="checkbox"/> Deferred to:</p>	<p>BOARD OF SUPERVISORS ACTION</p> <p>Moved by (1) <u>O'Bannon</u> Seconded by (1) <u>Shawke</u> (2) _____ (2) _____</p> <p>REMARKS: APPROVED</p>	<p>YES NO OTHER</p> <p>Branin, T. <u>✓</u> _____ Glover, R. <u>✓</u> _____ Nelson, T. <u>✓</u> _____ O'Bannon, P. <u>✓</u> _____ Thornton, F. <u>✓</u> _____</p>
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WHEREAS, the County received three bids on November 30, 2016, in response to Invitation to Bid No. 16-1279-10CE and Addendum No. 1 for the Raw Water Screen Air Piping Repair project at the Water Treatment Facility; and,

WHEREAS, the project will replace deteriorated raw water screen air piping at the Facility; and,

WHEREAS, the bids were as follows:

<u>Bidder</u>	<u>Bid Amount</u>
Warwick Plumbing and Heating Corporation Newport News, VA	\$346,000
MEB General Contractors, Inc. Chesapeake, VA	\$364,000
Ulliman Schutte Construction LLC Miamisburg, OH	\$619,000

WHEREAS, after a review and evaluation of the bids received, it was determined that Warwick Plumbing and Heating Corporation is the lowest responsive and responsible bidder with a bid of \$346,000.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors:

1. The contract is awarded to Warwick Plumbing and Heating Corporation, the lowest responsive and responsible bidder, in the amount of \$346,000 pursuant to Invitation to Bid No. 16-1279-10CE, Addendum No.1, and the bid submitted by Warwick Plumbing and Heating Corporation.
2. The County Manager is authorized to execute the contract in a form approved by the County Attorney.

By Agency Head By County Manager

Routing:
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Clerk, Board of Supervisors
Date: _____

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. **38-17**

Page No. 2 of 2

Agenda Title: **RESOLUTION — Award of Construction Contract — Raw Water Screen Air Piping
Repair — Water Treatment Facility — Tuckahoe District**

3. The County Manager, or the Purchasing Director as his designee, is authorized to execute change orders within the scope of the project budget not to exceed 15% of the original contract amount.

Comments: Funding will be provided by the Water and Sewer Revenue Fund. The Director of Public Utilities and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 39-17

Page No. 2 of 2

Agenda Title: **RESOLUTION — Award of Contract — Water Reclamation Facility Filter Valve Replacement — Varina District**

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors:

1. The contract is awarded to Waco, Inc., the lowest responsive and responsible bidder, in the amount of \$902,000 pursuant to Invitation to Bid No. 16-1228-7CE, Addendum No.1, and the bid submitted by Waco, Inc.
2. The County Manager is authorized to execute the contract in a form approved by the County Attorney.
3. The County Manager, or the Purchasing Director as his designee, is authorized to execute change orders within the scope of the project budget not to exceed 15% of the original contract amount.

Comments: Funding will be provided by the Water and Sewer Revenue Fund. The Director of Public Utilities and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 40-17

Page No. 1 of 1

Agenda Title: RESOLUTION — Request to Virginia Department of Transportation for Transfer of the 0.13 Mile Portion of Old Pouncey Tract Road — Three Chopt District

For Clerk's Use Only:

Date: 1/24/2017

- Approved
- Denied
- Amended
- Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) O'Bannon Seconded by (1) Nelson
(2) _____ (2) _____

REMARKS:

APPROVED

YES NO OTHER

Branin, T.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glover, R.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nelson, T.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
O'Bannon, P.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thornton, F.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WHEREAS, the 0.13 mile segment of right-of-way shown shaded on Exhibit A was formerly a portion of Pouncey Tract Road maintained by the Virginia Department of Transportation (VDOT) as part of the primary highway system; and,

WHEREAS, this road segment currently maintained by VDOT became known as Old Pouncey Tract Road with the realignment of Pouncey Tract Road with the Nuckols Road project; and,

WHEREAS, the County would like to add this portion of right-of-way to the County road system for maintenance because it serves four property owners and functions as a subdivision street; and,

WHEREAS, Code of Virginia §33.2-907(C) permits a local governing body to petition for a transfer of real estate acquired incidental to the construction of the primary highway system.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Henrico County, Virginia, pursuant to Code of Virginia §33.2-907(C), authorizes and directs the County Manager to petition on its behalf, in a form approved by the County Attorney, the Commonwealth Transportation Board through VDOT to transfer the 0.13 mile portion of right-of-way of the Old Pouncey Tract Road to the Board of Supervisors.

Comments: The Directors of Public Works and Real Property recommend approval of this Board paper.

By Agency Head *Paul A. [Signature]*
John B. [Signature]

By County Manager *[Signature]*

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Clerk, Board of Supervisors

Date: _____

PORTION OF OLD
POUNCEY TRACT ROAD TO
BE TRANSFERRED





**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 41-17

Page No. 1 of 1

Agenda Title: RESOLUTION — To Set a Public Hearing for the Abandonment of 0.025 Mile of Dominion Club Drive Beginning at Isleworth Drive to a Point 0.025 North — Three Chopt District

For Clerk's Use Only: Date: <u>4/24/2017</u> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Amended <input type="checkbox"/> Deferred to: _____	BOARD OF SUPERVISORS ACTION Moved by (1) <u>Branin</u> Seconded by (1) <u>O'Bannon</u> (2) _____ (2) _____ REMARKS: <div style="font-size: 2em; font-weight: bold; text-align: center;">APPROVED</div>	<table border="0"> <tr> <td></td> <td align="center">YES</td> <td align="center">NO</td> <td align="center">OTHER</td> </tr> <tr> <td>Branin, T.</td> <td align="center">✓</td> <td></td> <td></td> </tr> <tr> <td>Glover, R.</td> <td align="center">✓</td> <td></td> <td></td> </tr> <tr> <td>Nelson, T.</td> <td align="center">✓</td> <td></td> <td></td> </tr> <tr> <td>O'Bannon, P.</td> <td align="center">✓</td> <td></td> <td></td> </tr> <tr> <td>Thornton, F.</td> <td></td> <td></td> <td></td> </tr> </table>		YES	NO	OTHER	Branin, T.	✓			Glover, R.	✓			Nelson, T.	✓			O'Bannon, P.	✓			Thornton, F.			
	YES	NO	OTHER																							
Branin, T.	✓																									
Glover, R.	✓																									
Nelson, T.	✓																									
O'Bannon, P.	✓																									
Thornton, F.																										

WHEREAS, The Wyndham Foundation, Inc. has requested that a 0.025 mile segment of Dominion Club Drive north of Isleworth Drive be abandoned; and

WHEREAS, §33.2-915 of the Code of Virginia allows the Board of Supervisors to abandon a section of a County road the Board deems no longer necessary for public use, and

WHEREAS, §33.2-919 of the Code of Virginia allows the Board of Supervisors to abandon a section of County road after a public hearing, and the Board wishes to provide a full opportunity for public comment for consideration of the proposed abandonment.

NOW, THEREFORE, BE IT RESOLVED that:

- (1) The Board directs the posting and publication of the necessary notices in order to comply with the requirements of §33.2-916 of the Code of Virginia; and
- (2) A public hearing to consider the abandonment of 0.025 mile of Dominion Club Drive beginning at Isleworth Drive to a point 0.025 mile north shall be held on February 28, 2017.

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

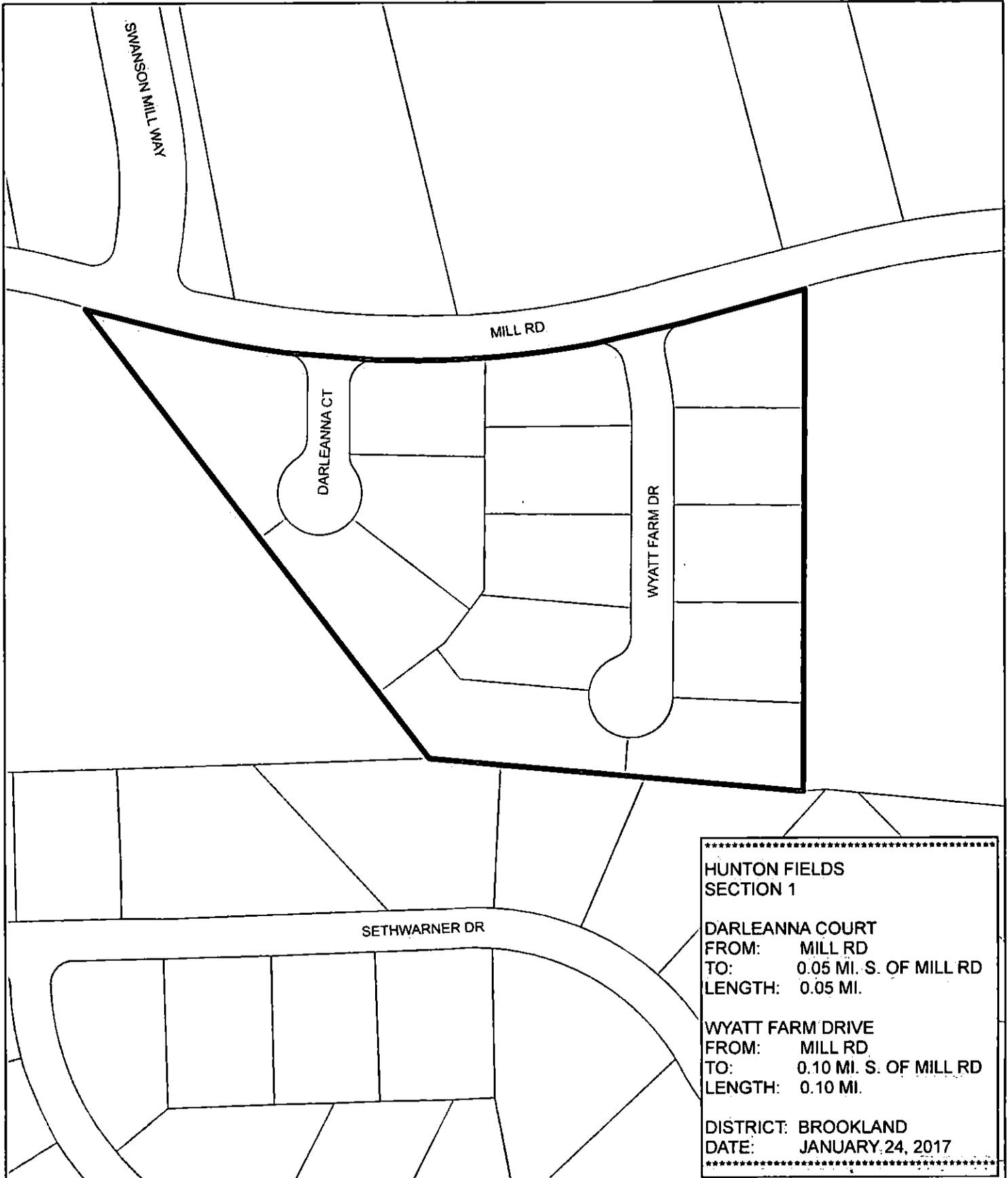
By Agency Head  By County Manager 

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 Date: _____



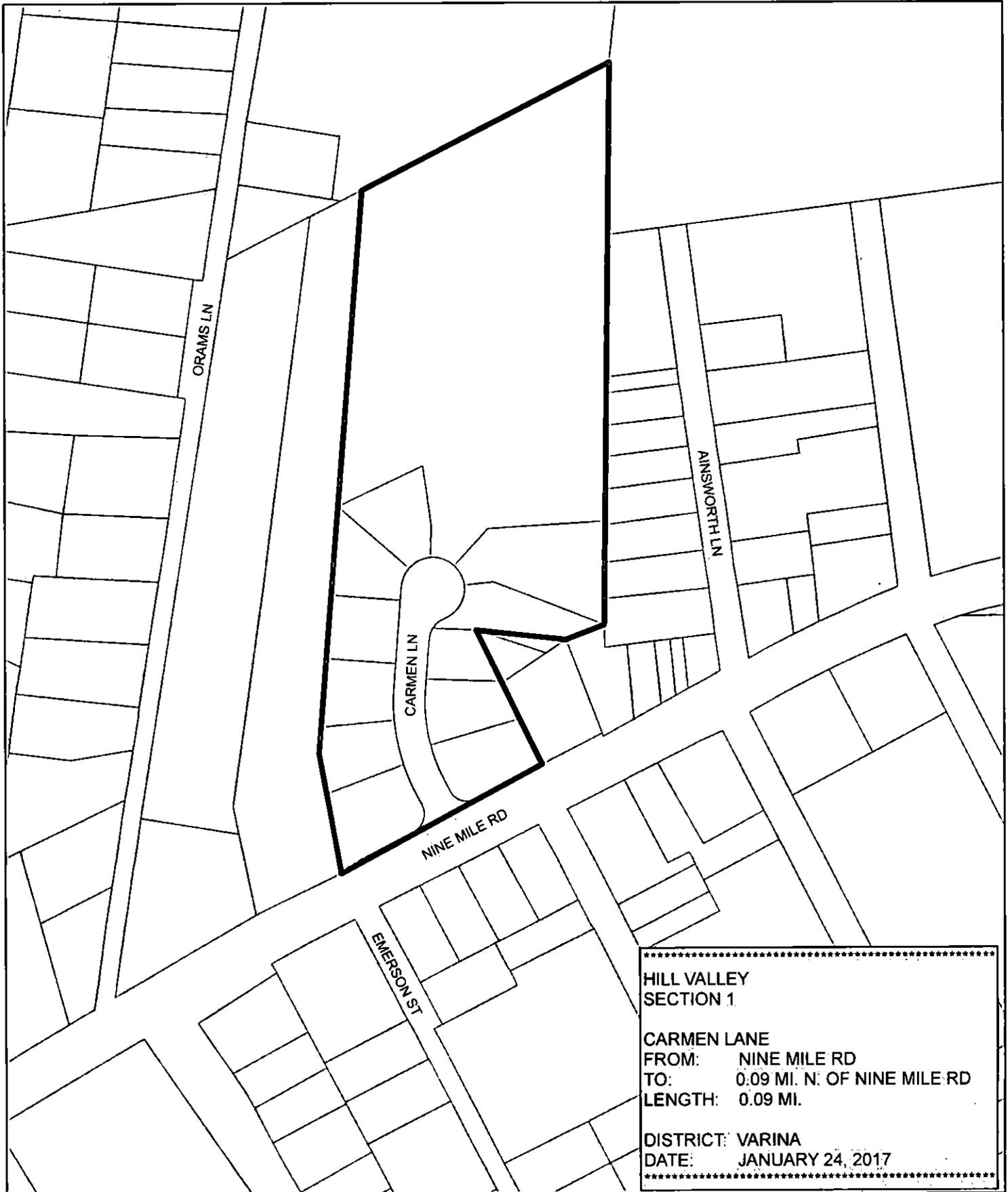
HUNTON FIELDS SECTION 1



HUNTON FIELDS
SECTION 1
DARLEANNA COURT
FROM: MILL RD
TO: 0.05 MI. S. OF MILL RD
LENGTH: 0.05 MI.
WYATT FARM DRIVE
FROM: MILL RD
TO: 0.10 MI. S. OF MILL RD
LENGTH: 0.10 MI.
DISTRICT: BROOKLAND
DATE: JANUARY 24, 2017

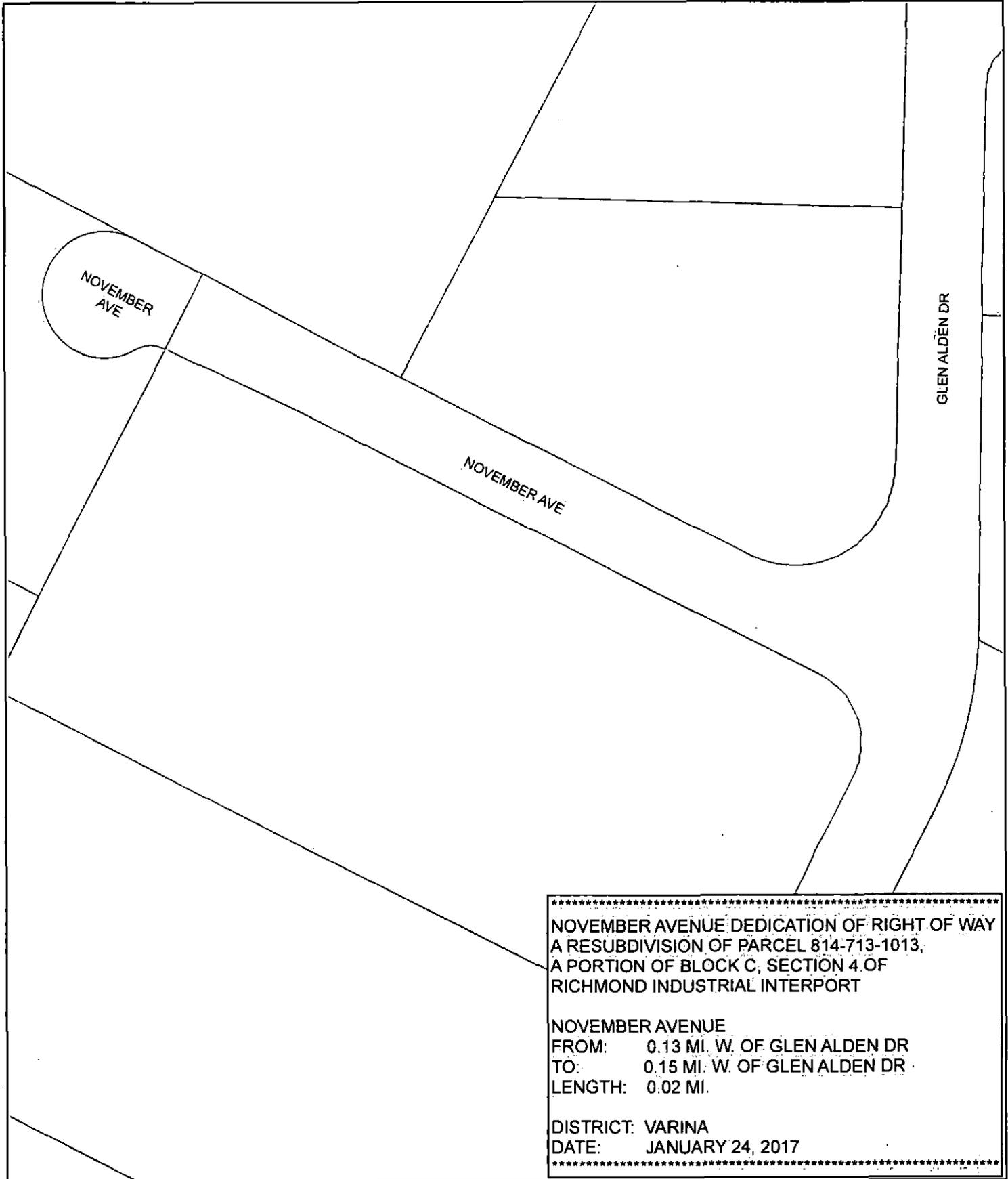


HILL VALLEY SECTION 1





NOVEMBER AVENUE DEDICATION OF RIGHT OF WAY
A RESUBDIVISION OF PARCEL 814-713-1013,
A PORTION OF BLOCK C, SECTION 4 OF
RICHMOND INDUSTRIAL INTERPORT



NOVEMBER AVENUE DEDICATION OF RIGHT OF WAY
A RESUBDIVISION OF PARCEL 814-713-1013,
A PORTION OF BLOCK C, SECTION 4 OF
RICHMOND INDUSTRIAL INTERPORT

NOVEMBER AVENUE
FROM: 0.13 MI. W. OF GLEN ALDEN DR
TO: 0.15 MI. W. OF GLEN ALDEN DR
LENGTH: 0.02 MI.

DISTRICT: VARINA
DATE: JANUARY 24, 2017
