

**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, June 8, 2021, at 5:15 p.m.** in the County Manager's Conference Room on the Third Floor of the Administration Building at the Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

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

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| 5:15 - 5:45 p.m. | Central Virginia Transportation Authority Project Update (CVTA)                         |
| 5:45 - 6:15 p.m. | Federal Community Project Funding and Transportation Project Funding Submissions Update |
| 6:15 - 6:30 p.m. | Regular Meeting Agenda Items  |

*Tanya Brackett Harding*

Tanya Brackett Harding, CMC  
Clerk, Henrico County Board of Supervisors  
June 3, 2021

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**June 8, 2021**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** – May 25, 2021, Regular and Special Minutes

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

**PRESENTATIONS**

Proclamation - Proclaiming Richmond Raceway a Distinguished Community Service Medal Recipient.

Proclamation - Proclaiming Westwood Pharmacy a Distinguished Community Service Medal Recipient.

Proclamation - Proclaiming Reverend Dr. Emanuel C. Harris a Distinguished Community Service Medal Recipient.

**PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT**

177-21 North Gayton Village, LLC: Request to conditionally rezone from R-3C One-  
REZ2021- Family Residence District (Conditional) to RTHC Residential Townhouse  
00015 District (Conditional) part of Parcel 738-768-5488 containing 11.197 acres  
Three Chopt located on the west line of Pouncey Tract Road (State Route 271),  
approximately 475' south of its intersection with N. Gayton Road. The  
applicant proposes an age-restricted detached residential condominium  
community. The RTH District allows a maximum gross density of 9 units per  
acre. The use will be controlled by zoning ordinance regulations and proffered  
conditions. The 2026 Comprehensive Plan recommends Suburban Mixed-Use,  
density should not exceed 4 units per acre. The Planning Commission voted to  
recommend the Board of Supervisors **grant** the request.

178-21 Rebkee Company: Request to conditionally rezone from B-2C Business District  
REZ2021- (Conditional) to R-6C General Residence District (Conditional) Parcels 739-754-  
00025 5257 and 739-754-6982 containing 7.91 acres located at the southwestern  
Tuckahoe intersection of Church Road and John Rolfe Parkway. The applicant proposes a  
master-planned community. The R-6 District allows a maximum gross density  
of 19.8 units per acre. The uses will be controlled by zoning ordinance  
regulations and proffered conditions. The 2026 Comprehensive Plan  
recommends Commercial Concentration. The Planning Commission voted to  
recommend the Board of Supervisors **grant** the request.

179-21 Rebkee Company: Request for a Provisional Use Permit under Sections 24-  
PUP2021-36.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a  
00009 master-planned community on Parcels 739-754-5257 and 739-754-6982 located  
Tuckahoe at the southwestern intersection of Church Road and John Rolfe Parkway. The  
existing zoning is B-2C Business District (Conditional). The R-6 District is  
proposed with REZ2021-00025. The 2026 Comprehensive Plan recommends  
Commercial Concentration. The Planning Commission voted to recommend  
the Board of Supervisors **grant** the request.

180-21 FON-SAW, LLC: Request to rezone from R-2AC One-Family Residence District  
REZ2021-(Conditional) to C-1 Conservation District part of Parcel 820-686-4881  
00022 containing .043 acres approximately 630' southeast and approximately 1000'  
Varina east of the intersection of Golden Eye Lane and Heather Ridge Road. The  
applicant proposes a conservation area. The use will be controlled by zoning  
ordinance regulations. The 2026 Comprehensive Plan recommends  
Environmental Protection Area. The site is in the Airport Safety Overlay  
District. The Planning Commission voted to recommend the Board of  
Supervisors **grant** the request.

### **PUBLIC HEARINGS - OTHER ITEMS**

181-21 Resolution - Amendments to FY 2020-21 Annual Fiscal Plan: June 2021.

182-21 Ordinance - To Enact a New Subdivision Ordinance by Repealing Chapter 19 of  
the Code of the County of Henrico Titled "Subdivisions" and Replacing It with a  
New Chapter 19 Titled "Subdivisions."

183-21 Ordinance - To Enact a New Zoning Ordinance by Repealing Chapter 24 of the  
Code of the County of Henrico Titled "Zoning" and Replacing It with a New  
Chapter 24 Titled "Zoning."

184-21 Resolution - Signatory Authority - License Agreement for 361 Dabbs House  
Road - Varina District.

### **PUBLIC COMMENTS**

### **GENERAL AGENDA**

185-21 Introduction of Resolution - Receipt of Request for Amendments to FY 2020-  
21 Annual Fiscal Plan - ESSER II Funding.

186-21 Resolution - Ending the COVID-19 Local Emergency.

187-21 Resolution - Declaration of Surplus Property, Request for Sealed Bids, and  
Authorization of Contract - 1015 Pennsylvania Avenue - Fairfield District.

188-21 Resolution - Declaration of Surplus Property, Request for Sealed Bids, and  
Authorization of Contract - 309 Liberty Avenue - Varina District.

- 189-21 Resolution - Signatory Authority - License Agreement - CSX Transportation, Inc. - Oakview Pressure Reducing Valve Project - Brookland District.
- 190-21 Introduction of Ordinance - To Amend and Reordain Subsection (a) of Section 17-59 Titled "Bulky waste and vacuum leaf collection" of the Code of the County of Henrico to Change the Method of Bulky Waste Collection.
- 191-21 Resolution - To Set Public Hearing for the Abandonment of a Portion of Millers Lane - Varina District.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS' RESUME  
June 8, 2021**

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**PRESENTATIONS**

**PROCLAMATION - Proclaiming Richmond Raceway a Distinguished Community Service Medal Recipient.**

This proclamation recognizes Dennis Bickmeier, President of Richmond Raceway and the Raceway staff for their critical roles in the coordination and operation of the vaccination events at Richmond Raceway from January 20, 2021, through May 27, 2021.

**PROCLAMATION - Proclaiming Westwood Pharmacy a Distinguished Community Service Medal Recipient.**

This proclamation recognizes Mark Oley, owner of Westwood Pharmacy, and Westwood Pharmacy staff members Shubhro Pal, Nick Stonesifer, Shannon Dowdy, Nik Sutphin, and Leonard Edlow who worked diligently with the Henrico and Richmond Health District (HRHD) to coordinate the receipt, storage, and distribution of HRDH's allocation of COVID-19 vaccines.

**PROCLAMATION - Proclaiming Reverend Dr. Emanuel C. Harris a Distinguished Community Service Medal Recipient.**

This proclamation recognizes Reverend Dr. Emanuel C. Harris for exemplifying the Henrico Way in his dedicated work for the residents of Henrico County and the greater Richmond region.

**PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT**

REZ2021-00015 Three Chopt	North Gayton Village, LLC: Request to conditionally rezone from R-3C One-Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) part of Parcel 738-768-5488 containing 11.197 acres located on the west line of Pouncey Tract Road (State Route 271), approximately 475' south of its intersection with N. Gayton Road. The applicant proposes an age-restricted detached residential condominium community. The RTH District allows a maximum gross density of 9 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre. Acting on a motion by Mrs. Thornton, seconded by Mr. Archer, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors <b>grant</b> the request, because it is appropriate residential zoning at this location and the proffered conditions will provide appropriate quality assurances not otherwise available.
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REZ2021-00025  
Tuckahoe  
Rebkee Company: Request to conditionally rezone from B-2C Business District (Conditional) to R-6C General Residence District (Conditional) Parcels 739-754-5257 and 739-754-6982 containing 7.91 acres located at the southwestern intersection of Church Road and John Rolfe Parkway. The applicant proposes a master-planned community. The R-6 District allows a maximum gross density of 19.8 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. Acting on a motion by Mr. Baka, seconded by Mr. Witte, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request, because it is reasonable in light of the residential zoning in the area and the proffered conditions will assure a level of development otherwise not possible.

PUP2021-00009  
Tuckahoe  
Rebkee Company: Request for a Provisional Use Permit under Sections 24-36.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a master-planned community on Parcels 739-754-5257 and 739-754-6982 located at the southwestern intersection of Church Road and John Rolfe Parkway. The existing zoning is B-2C Business District (Conditional). The R-6 District is proposed with REZ2021-00025. The 2026 Comprehensive Plan recommends Commercial Concentration. Acting on a motion by Mr. Baka, seconded by Mrs. Thornton, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request, because it would provide added services to the community and when properly developed and regulated by the recommended special conditions, it would not be detrimental to the public health, safety, welfare and values in the area.

REZ2021-00022  
Varina  
FON-SAW, LLC: Request to rezone from R-2AC One-Family Residence District (Conditional) to C-1 Conservation District part of Parcel 820-686-4881 containing .043 acres approximately 630' southeast and approximately 1000' east of the intersection of Golden Eye Lane and Heather Ridge Road. The applicant proposes a conservation area. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. The site is 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 conforms to the Environmental Protection Area recommendation of the Comprehensive Plan.

**PUBLIC HEARINGS – OTHER ITEMS**

**RESOLUTION - Amendments to FY 2020-21 Annual Fiscal Plan: June 2021.**

The Board approved a resolution on May 25, 2021, 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.

**ORDINANCE - To Enact a New Subdivision Ordinance by Repealing Chapter 19 of the Code of the County of Henrico Titled “Subdivisions” and Replacing It with a New Chapter 19 Titled “Subdivisions.”**

This Board paper would repeal the current subdivision ordinance in Chapter 19 of the County Code and replace it with a new Chapter 19. The new Chapter 19 is the result of several years of work, public meetings, and community input.

The Planning Commission recommended approval of a substantially similar version of this Ordinance at a public hearing on January 14, 2021. The new Chapter 19 has been revised at the recommendation of staff since that hearing. The Director of Planning recommends approval of the revised Chapter 19, and the County Manager concurs.

**ORDINANCE - To Enact a New Zoning Ordinance by Repealing Chapter 24 of the Code of the County of Henrico Titled “Zoning” and Replacing It with a New Chapter 24 Titled “Zoning.”**

This Board paper would repeal the current zoning ordinance in Chapter 24 of the County Code and replace it with a new Chapter 24. The new Chapter 24 is the result of several years of work, public meetings, and community input.

Since the new Chapter 24 would eliminate certain zoning districts entirely, two properties currently zoned in those districts would be rezoned to the closest analogous districts.

The Planning Commission recommended approval of a substantially similar version of this Ordinance at two public hearings on January 14 and May 13, 2021. The new Chapter 24 has been revised at the recommendation of staff, the public, and the Board of Supervisors since those hearings. The Director of Planning recommends approval of the revised Chapter 24 and the related rezonings, and the County Manager concurs.

**RESOLUTION - Signatory Authority - License Agreement for 361 Dabbs House Road - Varina District.**

This Board paper authorizes the County Manager to execute a revocable license agreement allowing the Henrico Christmas Mother program to continue to occupy and use designated portions of the warehouse at 361 Dabbs House Road to provide charitable services to residents of the County. The Henrico Christmas Mother activities will not interfere with the County’s use of the property.

The Deputy County Manager for Community Operations recommends approval of the Board paper; the County Manager concurs.

**PUBLIC COMMENTS**

## **GENERAL AGENDA**

### **INTRODUCTION OF RESOLUTION - Receipt of Request for Amendments to FY 2020-21 Annual Fiscal Plan - ESSER II Funding.**

This Board paper introduces a resolution to amend the Annual Fiscal Plan for FY 2020-21 to add funding from the federal Elementary and Secondary School Emergency Relief Fund II Coronavirus Response and Relief Supplemental Appropriations Act of 2021 (ESSER II) to address impacts related to the COVID-19 health emergency. The requested amendments are shown in a June 1, 2021, list provided by the County Manager to the Board of Supervisors.

Pursuant to Virginia Code Section 15.2-2507, the County may amend its budget to adjust the aggregate amount to be appropriated during the current fiscal year. However, any such amendment that exceeds one percent of the total expenditures shown in the currently adopted budget must be accomplished by publishing notice of a meeting and public hearing once in a newspaper having general circulation in the County at least seven days prior to the meeting date. The notice states the intent of the Board of Supervisors to amend the budget and includes a brief synopsis of the proposed budget amendments.

The budget amendments that are the subject of this paper are greater than one percent of the total expenditures shown in the currently adopted budget. Therefore, to comply with the notice requirement, this paper directs the Clerk of the Board to advertise, in the Richmond Times-Dispatch on June 15, 2021, a synopsis of the proposed amendments and a public hearing to be held on June 22, 2021. A separate paper will be submitted to the Board to amend the Annual Fiscal Plan and appropriate funds for expenditure after the June 22, 2021, public hearing.

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

### **RESOLUTION - Ending the COVID-19 Local Emergency.**

This Board paper would end the local emergency declared on March 13, 2020, because of the public health impacts of COVID-19. Because all necessary actions to address the emergency have been taken, the Board paper ends the local emergency on June 8, 2021.

As a result of this action, the emergency ordinance adopted in September 2020 concerning procedures for public meetings, the conduct of public business, and the County Manager's authority to provide critical local services during the local emergency will no longer be in effect.

The Chief of Emergency Management and Workplace Safety recommends approval of the Board paper, and the County Manager concurs.

### **RESOLUTION - Declaration of Surplus Property, Request for Sealed Bids, and Authorization of Contract - 1015 Pennsylvania Avenue - Fairfield District.**

This Board paper declares County-owned property including a former well house at 1015 Pennsylvania Avenue (the "Property") to be surplus to the County's needs. It authorizes the



Purchasing Director to advertise a request for sealed bids for the sale of the Property and the County Manager, or his designee, to enter into a contract with the highest responsive bidder for sale of the Property. The Board's approval of the conveyance will be required.

The Department of Real Property has processed this request through the Departments of Planning, Public Utilities, and Public Works without objection. The Deputy County Manager for Community Operations recommends approval of the Board paper; the County Manager concurs.

**RESOLUTION - Declaration of Surplus Property, Request for Sealed Bids, and Authorization of Contract - 309 Liberty Avenue - Varina District.**

This Board paper declares County-owned property known as 309 Liberty Avenue (the "Property") to be surplus to the County's needs. It further authorizes the Purchasing Director to advertise a request for sealed bids for the sale of the Property and the County Manager, or his designee, to enter into a contract with the highest responsive bidder for sale of the Property. The Board's approval of the conveyance will be required.

The Department of Real Property has processed this request through the Departments of Planning, Public Utilities, and Public Works without objection. The Deputy County Manager for Community Operations recommends approval of the Board paper; the County Manager concurs.

**RESOLUTION - Signatory Authority - License Agreement - CSX Transportation, Inc. - Oakview Pressure Reducing Valve Project - Brookland District.**

This Board paper would grant signatory authority for a license agreement with CSX Transportation, Inc. that is necessary for construction of the new Oakview Pressure Reducing Valve facility. The project involves the installation of a new valve vault and a 12" water main connection that will be connected to an existing 16" water main. The cost of the license is \$13,400.

The Oakview facility is needed to provide a backup water supply to the Greater Hermitage Pressure Zone which serves much of the Glen Allen, Dumbarton, Lakeside, and Chamberlayne areas.

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

**INTRODUCTION OF ORDINANCE - To Amend and Reordain Subsection (a) of Section 17-59 Titled "Bulky waste and vacuum leaf collection" of the Code of the County of Henrico to Change the Method of Bulky Waste Collection.**

This Board paper introduces for advertisement and a public hearing on July 13, 2021, a proposed ordinance to change the method of bulky waste collection for most County residents.

Currently, County employees and equipment provide bulky waste collection for County residents. Under the proposed ordinance, a contractor will perform bulky waste collection and charge most residents directly for the service. Participants in the REAP program will continue to receive bulky waste collection directly from the County at no charge.

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

**RESOLUTION - To Set Public Hearing for the Abandonment of a Portion of Millers Lane - Varina District.**

Millers Lane, LLC has requested the abandonment of a portion of Millers Lane near its terminus with Interstate 64. This resolution authorizes the required public notices and sets a public hearing for July 13, 2021.

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