

**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, February 8, 2022, at 5:30 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:

5:30 - 6:00 p.m.	Update on the Addiction Treatment Initiation Center
6:00 - 6:30 p.m.	2022 Bond Referendum Update
6:30 - 6:45 p.m.	Regular Meeting Agenda Items

Tanya N. Brackett

Tanya N. Brackett, CMC
Clerk, Henrico County Board of Supervisors
February 3, 2022

COUNTY OF HENRICO, VIRGINIA
Henrico County Board Room
Board of Supervisors' Agenda
February 8, 2022
7:00 p.m.

PLEDGE OF ALLEGIANCE
INVOCATION

APPROVAL OF MINUTES - January 25, 2022, Regular and Special Meetings; and January 22, 2022, Special Meeting Minutes

MANAGER'S COMMENTS
BOARD OF SUPERVISORS' COMMENTS
RECOGNITION OF NEWS MEDIA

PRESENTATION

42-22 Resolution - Commending Alice Adkins.

APPOINTMENTS

43-22 Resolution - Appointment of Member - Board of Real Estate Review and Equalization.

44-22 Resolution - Appointment of Member - The Cultural Arts Center at Glen Allen Foundation Board of Directors.

45-22 Resolution - Appointment of Member - Historic Preservation Advisory Committee.

46-22 Resolution - Appointment of Members - Parks and Recreation Advisory Commission.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

47-22 Sandhya and Madhu Tumu: Request to conditionally rezone from A-1
REZ2022- Agricultural District and R-3C One-Family Residence District (Conditional) to
00001 R-3C One-Family Residence District (Conditional) Parcels 737-768-7055 and
Three Chopt 737-768-8659 containing .96 acres located at the terminus of Leakes Mill
Court. The applicant proposes a single-family residence. The R-3 District
allows a minimum lot area of 11,000 square feet and a maximum gross density
of 3.96 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.

48-22 Ashley Ventures, LLC: Request to conditionally rezone from A-1 Agricultural
REZ2021- District to M-1C Light Industrial District (Conditional) Parcel 811-698-6315
00061 and part of Parcel 811-696-1854 containing 89.1 acres located on the east line
Varina of S. Laburnum Avenue at its intersection with Michael Robinson Way. The

applicant proposes light industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Traditional Neighborhood Development, and Environmental Protection Area. Part of the site is in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

49-22
REZ2021-
00066
Varina

HHHunt: Request to conditionally rezone from A-1 Agricultural District and R-3 One-Family Residence District to RTHC Residential Townhouse District (Conditional) Parcel 834-713-4519 and part of Parcel 833-713-9819 containing 26.79 acres located at the southeast intersection of E. Williamsburg Road (U.S. Route 60) and Whiteside Road. The applicant proposes a residential townhome development. The RTH District allows a density of 12 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Open Space/Recreation, Suburban Residential 1, density should not exceed 2.4 units per acre, Commercial Concentration, and 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.

50-22
REZ2021-
00041
Brookland

Laurel Land, LLC: Request to conditionally rezone from R-2 One-Family Residence District and [R-6C] General Residence District (Conditional) to R-6C General Residence District (Conditional) Parcels 767-760-8701, 768-759-3393, and 768-760-1507 containing 5.30 acres located at the northeast intersection of Hungary Spring and Hungary Roads. The applicant proposes townhomes and condominiums. The R-6 District allows a maximum gross density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

51-22
PUP2022-
00001
Brookland

Bremo Road RMP, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow a personal service establishment (cosmetology) on part of Parcel 770-740-4117 located on the northwest line of Bremo Road at its intersection with Old Richmond Avenue. The existing zoning is O-2 Office District. The 2026 Comprehensive Plan recommends Office. The site is in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

52-22
REZ2021-
00062
Fairfield

Marc A. Allocca: Request to conditionally rezone from B-3 Business District and M-1 Light Industrial District to M-1C Light Industrial District (Conditional) Parcel 784-758-4750 containing 1.867 acres located on the east line of Telegraph Road approximately 225' north of its intersection with Brook Road (U.S. Route 1). The applicant proposes light industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Light Industrial. The site is in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

PUBLIC HEARINGS – OTHER ITEM

- 53-22 Resolution - Approval of Acquisition - Right-of-Way and Easements - Richmond Henrico Turnpike Improvements Project - Realty Income Corporation - Fairfield District.

PUBLIC COMMENTS

GENERAL AGENDA

- 54-22 Resolution - Award of Contract - Annual Structural Demolition Services.
- 55-22 Resolution - Expressing Support for Utilization of Industrial Access Railroad Track Funds - Mondelēz International - Varina District.
- 56-22 Introduction of Resolution - Receipt of Requests for Amendments to the FY 2021-22 Annual Fiscal Plan - February 2022.
- 57-22 Introduction of Ordinance - To Amend and Reordain Section 9-2 Titled “Precincts and polling places” of the Code of the County of Henrico to Make Changes Necessitated by Reapportionment of the Commonwealth’s Election Districts and to Update Polling Places in the County.
- 58-22 Resolution - Request for Waiver to Administer Two Split Voting Precincts Created by the 2021 Reapportionment of the Commonwealth’s Election Districts.
- 59-22 Resolution - Award of Contract - Design and Engineering Services - Tuckahoe Park - Tuckahoe District.
- 60-22 Resolution - Acceptance of Grant - Virginia Department of Agriculture and Consumer Services - Dorey Park Farmers Market Improvements - Varina District.
- 61-22 Resolution - Acceptance of Road - Fairfield District.



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS' RESUME
February 8, 2022**

PRESENTATION

RESOLUTION - Commending Alice Adkins.

This Board paper commends Alice Adkins for exemplifying the Henrico Way in her dedicated work for the residents of Henrico County and the greater Richmond region and bestows upon her its highest honor, the Henrico County Board of Supervisors' Distinguished Community Service Medal.

APPOINTMENTS

RESOLUTION - Appointment of Member - Board of Real Estate Review and Equalization.

This Board paper reappoints the following person to the Board of Real Estate Review and Equalization for a one-year term expiring December 31, 2022, or thereafter when his successor shall have been appointed and qualified:

Three Chopt District Robert W. Marshall

RESOLUTION - Appointment of Member - The Cultural Arts Center at Glen Allen Foundation Board of Directors.

This Board paper appoints the following person to The Cultural Arts Center at Glen Allen Foundation Board of Directors for a three-year term expiring June 30, 2024, or thereafter when her successor shall have been appointed and qualified:

At-Large Susan L. Parish, PhD

RESOLUTION - Appointment of Member - Historic Preservation Advisory Committee.

This Board paper reappoints the following person to the Historic Preservation Advisory Committee for three-year term ending December 31, 2024, or thereafter when her successor shall have been appointed and qualified:

Tuckahoe District Patricia M. Eichenberger

RESOLUTION - Appointment of Members - Parks and Recreation Advisory Commission.

This Board paper appoints the following persons to the Parks and Recreation Advisory Commission for three-year terms expiring December 31, 2024, or thereafter when their successors shall have been appointed and qualified:

Fairfield District	David Goodall, Sr.
Tuckahoe District	Anne D. Sterling

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

REZ2022-00001
Three Chopt
Sandhya and Madhu Tumu: Request to conditionally rezone from A-1 Agricultural District and R-3C One-Family Residence District (Conditional) to R-3C One-Family Residence District (Conditional) Parcels 737-768-7055 and 737-768-8659 containing .96 acres located at the terminus of Leakes Mill Court. The applicant proposes a single-family residence. The R-3 District allows a minimum lot area of 11,000 square feet and a maximum gross density of 3.96 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. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it reflects the Comprehensive Plan and future use and zoning of the area.

REZ2021-00061
Varina
Ashley Ventures, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcel 811-698-6315 and part of Parcel 811-696-1854 containing 89.1 acres located on the east line of S. Laburnum Avenue at its intersection with Michael Robinson Way. The applicant proposes light industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Traditional Neighborhood Development, and Environmental Protection Area. Part of the site is in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it is appropriate industrial zoning in this area and the proffered conditions should minimize the potential impacts on surrounding land uses.

REZ2021-00066
Varina
HHHunt: Request to conditionally rezone from A-1 Agricultural District and R-3 One-Family Residence District to RTHC Residential Townhouse District (Conditional) Parcel 834-713-4519 and part of Parcel 833-713-9819 containing 26.79 acres located at the southeast intersection of E. Williamsburg Road (U.S. Route 60) and Whiteside Road. The applicant proposes a residential townhome development. The RTH District allows a density of 12 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive

Plan recommends Open Space/Recreation, Suburban Residential 1, density should not exceed 2.4 units per acre, Commercial Concentration, and Environmental Protection Area. The site is in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would permit development of the land for residential use in an appropriate manner and the proffered conditions will provide appropriate quality assurances not otherwise available.

REZ2021-00041
Brookland

Laurel Land, LLC: Request to conditionally rezone from R-2 One-Family Residence District and [R-6C] General Residence District (Conditional) to R-6C General Residence District (Conditional) Parcels 767-760-8701, 768-759-3393, and 768-760-1507 containing 5.30 acres located at the northeast intersection of Hungary Spring and Hungary Roads. The applicant proposes townhomes and condominiums. The R-6 District allows a maximum gross density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. Acting on a motion by Mr. Witte, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it reflects the type of residential growth in the area and would not be expected to adversely impact the pattern of zoning and land use in the area.

PUP2022-00001
Brookland

Bremo Road RMP, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow a personal service establishment (cosmetology) on part of Parcel 770-740-4117 located on the northwest line of Bremo Road at its intersection with Old Richmond Avenue. The existing zoning is O-2 Office District. The 2026 Comprehensive Plan recommends Office. The site is in the Enterprise Zone. Acting on a motion by Mr. Witte, seconded by Mrs. Thornton, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the conditions should minimize the potential impacts of surrounding land uses and would be reasonable in light of the surrounding uses and existing zoning on the property.

REZ2021-00062
Fairfield

Marc A. Allocca: Request to conditionally rezone from B-3 Business District and M-1 Light Industrial District to M-1C Light Industrial District (Conditional) Parcel 784-758-4750 containing 1.867 acres located on the east line of Telegraph Road approximately 225' north of its intersection with Brook Road (U.S. Route 1). The applicant proposes light industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Light Industrial. The site is in the Enterprise Zone. Acting on a motion by Mr. Archer, seconded by Mr. Baka, the Planning Commission voted 5-0 (one

abstention) to recommend the Board of Supervisors **grant** the request because it conforms to the Light Industrial recommendation of the Comprehensive Plan.

PUBLIC HEARINGS – OTHER ITEM

RESOLUTION - Approval of Acquisition - Right-of-Way and Easements - Richmond Henrico Turnpike Improvements Project - Realty Income Corporation - Fairfield District.

This Board paper would approve the acquisition of 2,207 square feet of land in fee simple (the “Right-of-Way”); a permanent Dominion Energy Virginia utility easement containing 182 square feet; and a temporary construction easement containing 5,544 square feet (the “Easements”), across the property located at 5101 Richmond Henrico Turnpike, identified as Tax Map Parcel 794-744-7852, and owned by Realty Income Corporation (the “Owner”).

On May 11, 2021, the Board authorized condemnation proceedings to acquire the Right-of-Way and Easements, and on June 11, 2021, the County filed a Certificate and deposited \$12,600 with the Clerk of the Circuit Court to acquire title to the Right-of-Way and Easements in accordance with state law.

Following negotiations between the parties, the Owner is willing to accept \$19,123 as just compensation for the Right-of-Way, the permanent Dominion Energy Virginia utility easement, and the temporary construction easement. Upon completion of the acquisition, the condemnation proceedings will be dismissed.

The Deputy County Manager for Community Operations and Director of Public Works recommend approval of the Board paper; the County Manager concurs.

PUBLIC COMMENTS

GENERAL AGENDA

RESOLUTION - Award of Contract - Annual Structural Demolition Services.

This Board paper would award a contract to Pryor Hauling for \$159,902.95 for annual structural demolition services. These services consist of boarding up buildings, structural demolition, and related repairs as needed by Building Inspections or other County departments. The Building Inspections Office will be the primary user of the contract.

Three bids were received on December 9, 2021, in response to Bid No. 21-2255-11EAR as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Pryor Hauling Montpelier, VA	\$159,902.95
WML Enterprises Sterling, VA	\$173,035.00
Demolition Services, Inc. Culpeper, VA	\$383,150.00

Based upon a review of the bids, Pryor Hauling is the lowest responsive and responsible bidder.

The Board paper awards the contract to Pryor Hauling and grants signatory authority to the County Manager to execute the contract in a form approved by the County Attorney. 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.

The Building Official and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Expressing Support for Utilization of Industrial Access Railroad Track Funds - Mondelēz International - Varina District.

This Board paper would express the County’s support for the application of Mondelēz International (“Mondelēz”) to the Virginia Department of Rail and Public Transportation for \$450,000 in Industrial Access Railroad Track Funds to support Mondelēz’s operations. The funds will be used for rail spur improvements at the Mondelēz site on Laburnum Avenue.

Mondelēz will provide a 30% match for any funds awarded by the state, and there will be no local match or cost to the County.

The Executive Director of the Economic Development Authority recommends approval of the Board paper, and the County Manager concurs.

INTRODUCTION OF RESOLUTION - Receipt of Requests for Amendments to the FY 2021-22 Annual Fiscal Plan - February 2022.

This Board paper introduces a resolution to amend the annual fiscal plan for FY 2021-22. The requested amendments are shown in a list dated February 1, 2022, provided by the County Manager to the Board.

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 which 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 fall under the one percent threshold that triggers the advertised public hearing requirement. Nevertheless, this paper directs the Clerk of the Board to advertise, in the Richmond Times-Dispatch on February 15, 2022, a synopsis of the proposed amendments and a public hearing to be held on February 22, 2022. A separate paper will be submitted to the Board to amend the Annual Fiscal Plan and appropriate funds for expenditure after the February 22, 2022, public hearing.

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

INTRODUCTION OF ORDINANCE - To Amend and Reordain Section 9-2 Titled “Precincts and polling places” of the Code of the County of Henrico to Make Changes Necessitated by Reapportionment of the Commonwealth’s Election Districts and to Update Polling Places in the County.

This Board paper introduces for advertisement and a public hearing on March 8, 2022, an ordinance to fix County voting precincts split by the reapportionment of the Commonwealth’s election districts. The ordinance would also update the roster of County polling places to (i) make permanent changes originally made on an emergency basis during the COVID-19 pandemic; (ii) update the name of the polling place for the Cedarfield Precinct; and (iii) return the polling place for the Lakewood Precinct to Lakewood Manor now that the renovations at that facility have been completed.

The Electoral Board requested approval of this Board paper at its meeting on January 28, 2022.

RESOLUTION - Request for Waiver to Administer Two Split Voting Precincts Created by the 2021 Reapportionment of the Commonwealth’s Election Districts.

This Board paper would authorize and direct the General Registrar to apply to the State Board of Elections for a waiver to administer two split precincts created by the 2021 reapportionment of the Commonwealth’s election districts. A waiver must be requested if a governing body is unable to correct the split precincts with new precincts containing at least 100 registered voters.

The two split precincts are:

	Reg. Voters	Reg. Voters in House 59	Reg. Voters in House 80
Hermitage Precinct	3,704	43	3,661
Hungary Precinct	1,935	70	1,865

For both precincts, the number of registered voters in House of Delegates District 59 is less than 100, and the affected areas cannot be merged into adjacent precincts without creating new splits between election districts. Accordingly, a waiver is necessary to administer the two split precincts.

The Electoral Board requested approval of this Board paper at its meeting on January 28, 2022.

RESOLUTION - Award of Contract - Design and Engineering Services - Tuckahoe Park - Tuckahoe District.

This Board paper would award a contract to Gerstenmaier Consulting, LLC dba HG Design Studio to provide turnkey professional design, architectural, engineering, and construction administration services for the development of Tuckahoe Park.

Tuckahoe Park is located at 2400 Little League Drive near the intersection of John Rolfe Parkway and Ridgefield Parkway. The County purchased the park from Tuckahoe Sports, Inc. in 2007. The Board of Supervisors approved a master plan for redevelopment of the existing baseball field complex in 2008 and an amended master plan incorporating a new entrance from John Rolfe Parkway in 2021. Total project funding of \$16 million was approved as part of the 2016 General Obligation Bond Referendum.

Under the contract, the contractor will provide engineering and consulting services for environmental research, permitting, construction documentation, and construction administration. The contract includes itemized fees for architectural and engineering design, wetland research and permitting, topographic surveying and geotechnical investigations, a traffic study, and design of road and utility improvements. Design is expected to begin in February 2022 with completion expected by February 2023. Construction is expected to begin in April 2023 and be completed in June 2024.

On October 29, 2021, the County received two proposals in response to RFP#21-2209-8EAR, and the selection committee interviewed the following firms:

Bowman Consulting Group Ltd.
Gerstenmaier Consulting, LLC dba HG Design Studio

The selection committee selected Gerstenmaier Consulting, LLC dba HG Design Studio as the best-qualified offeror and negotiated a fixed fee of \$1,538,170. Funding to support the contract is available from 2016 bond funding.

The Director of Recreation & Parks and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Acceptance of Grant - Virginia Department of Agriculture and Consumer Services - Dorey Park Farmers Market Improvements - Varina District.

This Board paper would accept grant funds up to \$16,000 from the Virginia Department of Agriculture and Consumer Services to reimburse the County on a 50/50 basis for improvements to the Dorey Park Farmers Market.

The required County match is available from funds approved in the 2016 General Obligation Bond Referendum for planned improvements to Dorey Park. The Director of Recreation and Parks recommends approval of the Board paper, and the County Manager concurs.

RESOLUTION - Acceptance of Road - Fairfield District.

This Board paper would accept three sections of the Ring Road at Virginia Center Commons into the County road system for maintenance.

1.15 miles of Ring Road around Virginia Center Commons

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