

**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, March 8, 2022, at 5:45 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:

5:45 - 6:00 p.m.	Maymont Foundation Update
6:00 - 6:15 p.m.	Update on Technology Zones
6:15 - 6:30 p.m.	Regular Meeting Agenda Items

Tanya N. Brackett

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

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

PLEDGE OF ALLEGIANCE
INVOCATION

APPROVAL OF MINUTES - February 22, 2022, Regular and Special Meetings

MANAGER'S COMMENTS

BOARD OF SUPERVISORS' COMMENTS

RECOGNITION OF NEWS MEDIA

APPOINTMENTS

- 73-22 Resolution - Appointment of Member - Keep Henrico Beautiful Committee.
- 74-22 Resolution - Appointment of Member - Finance Board.
- 75-22 Resolution - Appointment of Member - Board of Social Services.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMITS

22-22 Atlantic Crossing, LLC: Request to conditionally rezone from A-1 Agricultural
REZ2021- District to M-2C General Industrial District (Conditional) Parcels 841-712-
00056 8524, 842-712-1529, 842-712-5063, 843-711-6375, 843-712-6388, and 844-709-
Varina 3698 containing 530.47 acres located on the north and south lines of E.
Williamsburg Road (U.S. Route 60) at its intersection with Technology
Boulevard. The applicant proposes industrial and distribution uses. The uses
will be controlled by zoning ordinance regulations and proffered conditions.
The 2026 Comprehensive Plan recommends Office, Office/Service, Commercial
Concentration, 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. **(Deferred from the January 25, 2022, meeting; deferral
requested to the May 10, 2022, meeting.)**

76-22 SKM, LLC: Request to conditionally rezone from A-1 Agricultural District and
REZ2022- B-2C Business District (Conditional) to R-6C General Residence District
00003 (Conditional) part of Parcel 733-765-4819 containing 6.229 acres located at the
Three Chopt northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton
Road. The applicant proposes a multifamily residential development. The R-6
District allows a maximum gross density of 19.8 units per acre for multifamily.
The use will be controlled by zoning ordinance regulations and proffered
conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use and
Environmental Protection Area. The site is in the West Broad Street Overlay
District. The Planning Commission voted to recommend the Board of
Supervisors **grant** the request.

- 77-22
PUP2021-
00025
Three Chopt
- SKM, LLC: Request for a Provisional Use Permit under Sections 24-4315.C and 24-2306 of Chapter 24 of the County Code to allow commercial uses and zoning modifications as part of a master-planned development on part of parcel 733-765-4819 located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road. The existing zoning is A-1 Agricultural District and B-2C Business District (Conditional). R-6C General Residence District (Conditional) zoning is proposed with REZ2022-00003. The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area. The site is in the West Broad Street Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 78-22
PUP2022-
00002
Brookland
- Spy Rock Real Estate Group: Request for a Provisional Use Permit under Sections 24-2306 and 24-3708 of Chapter 24 of the County Code to allow a multifamily residential development with commercial uses on Parcel 778-735-0109 located on the east line of Dabney Road approximately 500' north of its intersection with Westwood Avenue. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry. The site is in the Westwood Redevelopment Overlay District. 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. **(Deferred from the February 8, 2022, meeting.)**
- 79-22
REZ2022-
00007
Brookland
- Eagle Construction of VA, LLC: Request to conditionally rezone from A-1 Agricultural District to R-2C One-Family Residence District (Conditional) Parcel 769-774-5336 containing 7.59 acres located on the south line of Mill Road approximately 200' east of its intersection with Wyatt Farm Drive. The applicant proposes a residential development of single-family dwellings. The R-2 District allows a minimum lot area of 18,000 square feet and a maximum gross density of 2.42 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 80-22
PUP2022-
00003
Fairfield
- Skyway Towers, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow for a freestanding wireless communication tower on part of Parcel 812-725-4066 located on the southeast line of Cedar Fork Road approximately 1000' northeast of its intersection with Nine Mile Road (State Route 33). The existing zoning is R-4AC One-Family Residence District (Conditional). The 2026 Comprehensive

Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

81-22
REZ2022-
00010
Fairfield
Eric Walker: Request to conditionally rezone from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional) Parcel 779-760-6327 containing 1.05 acres located on the northeast line of Hungary Creek Lane approximately 260' southeast of its intersection with Tweed Road. The applicant proposes a single-family dwelling. The R-3A District allows for a minimum lot area of 9,500 square feet and a maximum gross density of 4.6 units per acre. 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.

82-22
REZ2022-
00006
Tuckahoe
Warrem Almeida: Request to rezone from O-1 Office District and O-2C Office District (Conditional) to O-2 Office District Parcel 753-741-2016 containing 0.437 acres located on the west line of N. Parham Road approximately 210' south of its intersection with Patterson Avenue (State Route 6). The applicant proposes a beauty salon and office uses. The uses will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

83-22
PUP2022-
00004
Tuckahoe
Warrem Almeida: 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 (beauty salon) on part of Parcel 753-741-2016 located on the west line of N. Parham Road approximately 210' south of its intersection with Patterson Avenue (State Route 6). The existing zoning is O-1 Office District and O-2C Office District (Conditional). O-2 Office District zoning is proposed with REZ2022-00006. The 2026 Comprehensive Plan recommends Office. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

84-22
REZ2022-
00009
Varina
Godsey Properties, Inc.: Request to conditionally rezone from R-5 General Residence District, RTH Residential Townhouse District, and M-1C Light Industrial District (Conditional) to R-2AC One-Family Residence District (Conditional) (4.18 acres) and R-5C General Residence District (Conditional) (50.02 acres) Parcels 838-713-1395 and 838-713-4773 containing 54.2 acres located on the east line of Old Memorial Drive and its intersection with Betner Road. The applicant proposes a residential development of single-family dwellings and condominiums. The R-2A District allows for a minimum lot area of 13,500 square feet and a maximum gross density of 3.23 units per acre. The R-5 District allows for a minimum lot area of 12,000 square feet and a maximum gross density of 14.5 units per acre for multifamily. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre, and Light Industry. The site is in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

85-22 Oliver Investments Fund, LLC: Request to conditionally rezone from R-3 and REZ2021- R-4 One-Family Residence Districts to R-5C General Residence District 00057 (Conditional) Parcels 822-722-1753, -1872, -2780 and -4258 containing 2.273 Varina acres located at the southeast intersection of S. Kalmia Avenue and E. Beal Street. The applicant proposes a multifamily development. The R-5 District allows a density of 14.5 units per acre for multifamily. 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 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.

PUBLIC HEARINGS – OTHER ITEMS

- 86-22 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.
- 87-22 Resolution - Change in Street Name - Oronoco Avenue - Confederate Heights and East Laburnum Manor Subdivisions - Fairfield District.

PUBLIC COMMENTS

GENERAL AGENDA

- 88-22 Resolution - Approval of Issuance of Bonds - Westminster-Canterbury Corporation - Economic Development Authority of Henrico County, Virginia - Fairfield District.
- 89-22 Resolution - Ratification of Amended By-Laws and Appointment of Initial Henrico Directors - Greater Richmond Transit Company.
- 90-22 Introduction of Ordinance - To Add Article X Titled “Technology zones” to Chapter 6 of the Code of the County of Henrico to Establish a Technology Zone in the Innsbrook Redevelopment Overlay District and to Provide Incentives for Businesses and Redevelopment in the Zone.
- 91-22 Resolution - Receipt of Operating and Capital Budget Estimates for FY 2022-23 and Notice of Public Hearings on the Budget and Proposed Tax Rates.
- 92-22 Resolution - Approval of Acquisition - Rights-of-Way and Easements - Sadler Road Improvements Project - 4340 Innslake Drive - Three Chopt District.
- 93-22 Resolution - Award of Contract - Annual Architectural and Engineering Services - Recreation and Parks Improvement Projects.

- 94-22 Resolution - Award of Contract - Dorey Park Recreation Center Splash Pad - Varina District.
- 95-22 Resolution - Authorization to Submit Applications - Community Flood Preparedness Fund.
- 96-22 Resolution - Award of Contract - St. Claire Lane Sidewalk and Drainage Improvements - Fairfield District.
- 97-22 Resolution - Award of Contract - Nuckols Road Improvements, Phase II - Three Chopt District.
- 98-22 Resolution - Award of Contract - Tuckahoe Volunteer Rescue Squad Site Improvements, Phase 1 - Tuckahoe District.



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

APPOINTMENTS

RESOLUTION - Appointment of Member - Keep Henrico Beautiful Committee.

This Board paper appoints the following person to the Keep Henrico Beautiful Committee for an unexpired term ending February 10, 2024, or thereafter when her successor shall have been appointed and qualified:

Fairfield District Valerie Taylor

RESOLUTION - Appointment of Member - Finance Board.

This Board paper appoints the following member to the Finance Board for an unexpired term ending April 12, 2023, or thereafter when his successor shall have been appointed and qualified:

Carter T. Whitelow

RESOLUTION - Appointment of Member - Board of Social Services.

This Board paper appoints the following person to the Board of Social Services to complete an unexpired term expiring June 30, 2024, or thereafter when her successor shall have been appointed and qualified:

Tuckahoe District Angela M. Mosley, Ph.D.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMITS

REZ2021-00056 Varina	Atlantic Crossing, LLC: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) Parcels 841-712-8524, 842-712-1529, 842-712-5063, 843-711-6375, 843-712-6388, and 844-709-3698 containing 530.47 acres located on the north and south lines of E. Williamsburg Road (U.S. Route 60) at its intersection with Technology Boulevard. The applicant proposes industrial and distribution uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Office/Service, Commercial Concentration, 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 Mrs. Thornton, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors grant the request
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because it conforms with the objectives and intent of the County's Comprehensive Plan. **(Deferred from the January 25, 2022, meeting; deferral requested to the May 10, 2022, meeting.)**

REZ2022-
00003
Three Chopt

SKM, LLC: Request to conditionally rezone from A-1 Agricultural District and B-2C Business District (Conditional) to R-6C General Residence District (Conditional) part of Parcel 733-765-4819 containing 6.229 acres located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road. The applicant proposes a multifamily residential development. The R-6 District allows a maximum gross density of 19.8 units per acre for multifamily. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area. The site is in the West Broad Street Overlay District. 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 continues a form of zoning consistent with the area, conforms with the objectives and intent of the County's Comprehensive Plan, and the proffered conditions will assure a level of development otherwise not possible.

PUP2021-
00025
Three Chopt

SKM, LLC: Request for a Provisional Use Permit under Sections 24-4315.C and 24-2306 of Chapter 24 of the County Code to allow commercial uses and zoning modifications as part of a master-planned development on part of parcel 733-765-4819 located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road. The existing zoning is A-1 Agricultural District and B-2C Business District (Conditional). R-6C General Residence District (Conditional) zoning is proposed with REZ2022-00003. The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area. The site is in the West Broad Street Overlay District. Acting on a motion by Mrs. Thornton, seconded by Mr. Witte, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would allow greater flexibility for the proposed use 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.

PUP2022-
00002
Brookland

Spy Rock Real Estate Group: Request for a Provisional Use Permit under Sections 24-2306 and 24-3708 of Chapter 24 of the County Code to allow a multifamily residential development with commercial uses on Parcel 778-735-0109 located on the east line of Dabney Road approximately 500' north of its intersection with Westwood Avenue. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry. The site is in the Westwood Redevelopment Overlay District. 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 would provide added residential services to the community and the conditions should minimize the potential impacts on surrounding land uses.

PUP2022-00001
Brookland
Bremono 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 Bremono 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. **(Deferred from the February 8, 2022, meeting.)**

REZ2022-00007
Brookland
Eagle Construction of VA, LLC: Request to conditionally rezone from A-1 Agricultural District to R-2C One-Family Residence District (Conditional) Parcel 769-774-5336 containing 7.59 acres located on the south line of Mill Road approximately 200' east of its intersection with Wyatt Farm Drive. The applicant proposes a residential development of single-family dwellings. The R-2 District allows a minimum lot area of 18,000 square feet and a maximum gross density of 2.42 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. Acting on a motion by Mr. Witte, seconded by Mr. Archer, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it conforms with the recommendation of the comprehensive plan and continues a similar level of single family residential zoning exist in the area.

PUP2022-00003
Fairfield
Skyway Towers, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow for a freestanding wireless communication tower on part of Parcel 812-725-4066 located on the southeast line of Cedar Fork Road approximately 1000' northeast of its intersection with Nine Mile Road (State Route 33). The existing zoning is R-4AC One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District. Acting on a motion by Mr. Archer, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would 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.

REZ2022-00010
Fairfield
Eric Walker: Request to conditionally rezone from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional) Parcel 779-760-6327 containing 1.05 acres located on the northeast line of Hungary Creek Lane approximately 260' southeast of its intersection with Tweed Road. The applicant proposes a single-family dwelling. The R-3A District allows for a

minimum lot area of 9,500 square feet and a maximum gross density of 4.6 units per acre. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. 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 represents a logical continuation of the one-family residential development in the area.

REZ2022-00006
Tuckahoe

Warrem Almeida: Request to rezone from O-1 Office District and O-2C Office District (Conditional) to O-2 Office District Parcel 753-741-2016 containing 0.437 acres located on the west line of N. Parham Road approximately 210' south of its intersection with Patterson Avenue (State Route 6). The applicant proposes a beauty salon and office uses. The uses will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Office. Acting on a motion by Mr. Baka, seconded by Mr. Archer, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it continues a form of zoning consistent with the area and it conforms to the recommendations of the Land Use Plan.

PUP2022-00004
Tuckahoe

Warrem Almeida: 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 (beauty salon) on part of Parcel 753-741-2016 located on the west line of N. Parham Road approximately 210' south of its intersection with Patterson Avenue (State Route 6). The existing zoning is O-1 Office District and O-2C Office District (Conditional). O-2 Office District zoning is proposed with REZ2022-00006. The 2026 Comprehensive Plan recommends Office. 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 would provide added services to the community and it would not be expected to adversely affect public safety, health or general welfare.

REZ2022-00009
Varina

Godsey Properties, Inc.: Request to conditionally rezone from R-5 General Residence District, RTH Residential Townhouse District, and M-1C Light Industrial District (Conditional) to R-2AC One-Family Residence District (Conditional) (4.18 acres) and R-5C General Residence District (Conditional) (50.02 acres) Parcels 838-713-1395 and 838-713-4773 containing 54.2 acres located on the east line of Old Memorial Drive and its intersection with Betner Road. The applicant proposes a residential development of single-family dwellings and condominiums. The R-2A District allows for a minimum lot area of 13,500 square feet and a maximum gross density of 3.23 units per acre. The R-5 District allows for a minimum lot area of 12,000 square feet and a maximum gross density of 14.5 units per acre for multifamily. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre, and Light Industry. 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 would permit development of the land for residential use in an appropriate manner and the proffered conditions will assure a level of development otherwise not possible.

REZ2021-00057
Varina
Oliver Investments Fund, LLC: Request to conditionally rezone from R-3 and R-4 One-Family Residence Districts to R-5C General Residence District (Conditional) Parcels 822-722-1753, -1872, -2780 and -4258 containing 2.273 acres located at the southeast intersection of S. Kalmia Avenue and E. Beal Street. The applicant proposes a multifamily development. The R-5 District allows a density of 14.5 units per acre for multifamily. 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 and Environmental Protection Area. The site is in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Witte, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors grant the request because it conforms to a Comprehensive Plan objective encouraging the sensitive infill of vacant or underutilized parcels in more developed areas of the county and would not be expected to adversely impact the pattern of zoning and land use in the area.

PUBLIC HEARINGS – OTHER ITEMS

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 would 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 - Change in Street Name - Oronoco Avenue - Confederate Heights and East Laburnum Manor Subdivisions - Fairfield District.

This Board paper would rename the portion of Oronoco Avenue between Richmond Henrico Turnpike and Pilots Lane as Steadman Avenue. The request has been reviewed by Planning, Police, and Public Works without objection. The proposed street name change has been advertised in the Richmond Times-Dispatch.

The Director of Planning, Chief of Police, and the Director of Public Works recommend approval of the Board paper, and the County Manager concurs.

PUBLIC COMMENTS

GENERAL AGENDA

RESOLUTION - Approval of Issuance of Bonds - Westminster-Canterbury Corporation - Economic Development Authority of Henrico County, Virginia - Fairfield District.

This Board paper approves the issuance of bonds in an amount up to \$255,000,000 by the County's Economic Development Authority for the benefit of Westminster-Canterbury Corporation, a Virginia nonstock corporation, which owns and operates a continuing care retirement community on a campus located at and adjacent to 1500 Westbrook Avenue and 1600 Westbrook Avenue, Richmond, Virginia 23227.

The bonds will be used to finance and refinance the costs associated with certain projects at the campus, to refund certain bonds, the proceeds of which were used to finance and refinance costs of capital improvements to Westminster-Canterbury's facilities on the campus, and to finance, if and as needed, capitalized interest on the Bonds, a debt service reserve fund for the Bonds, costs of issuance related to the issuance of the Bonds, working capital, routine capital expenditures at the campus, and other related costs. By resolution dated February 17, 2022, following a public hearing, the Authority recommended that the Board of Supervisors approve the issuance of the bonds.

Approval of this Board paper will not create a financial obligation of either the County or the County's Economic Development Authority.

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

RESOLUTION - Ratification of Amended By-Laws and Appointment of Initial Henrico Directors - Greater Richmond Transit Company.

This Board paper would ratify amendments to the Greater Richmond Transit Company (GRTC) By-Laws and appoint the three initial Henrico Directors to the GRTC Board of Directors, effective upon adoption of the necessary amendments to the GRTC Articles of Incorporation and By-Laws by the GRTC Board of Directors and shareholders. These amendments have already been approved by the Richmond City Council and the Chesterfield County Board of Supervisors, and action by the GRTC Board of Directors and shareholders is expected in March. The three Henrico Directors are expected to join the GRTC Board at GRTC's April meeting.

The County Manager recommends approval of the Board paper.

INTRODUCTION OF ORDINANCE - To Add Article X Titled "Technology zones" to Chapter 6 of the Code of the County of Henrico to Establish a Technology Zone in the Innsbrook Redevelopment Overlay District and to Provide Incentives for Businesses and Redevelopment in the Zone.

This Board paper introduces for advertisement and a public hearing on April 12, 2022, a proposed ordinance to create the Innsbrook Technology Zone. This new program would

provide incentives in the Innsbrook Redevelopment Overlay district to qualified businesses. Qualifications for by-right incentives include \$1,000,000 of new capital investment, creation of 10 new jobs paying at least, on average, the local prevailing wage in the County, and engaging in one of the specific purposes outlined in the ordinance. Incentives include waivers of building permit and planning application fees and other incentives agreed to on a case-by-case basis by the Economic Development Authority.

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

RESOLUTION - Receipt of Operating and Capital Budget Estimates for FY 2022-23 and Notice of Public Hearings on the Budget and Proposed Tax Rates.

This Board paper receives the County Manager's proposed Operating Annual Fiscal Plan (operating budget) and Capital Annual Fiscal Plan (capital budget) for FY 2022-23. The plans include all contemplated expenditures and estimated resources necessary to meet those requirements, including the estimate of funds deemed by the School Board to be needed for educational purposes. The paper directs the Clerk to advertise a synopsis of the budget and a public hearing thereon to be held at 6:00 p.m. on Tuesday, March 22, 2022. The advertisement is to appear on or before Sunday, March 13, 2022, in at least one newspaper of general circulation and will be posted in prominent public locations.

This paper further directs the Clerk to advertise the proposed tax rates and levies for calendar year 2022 and a public hearing thereon to be held at 7:00 p.m. on Tuesday, April 12, 2022. The advertisement is to appear on or before Sunday, March 13, 2022, in at least one newspaper of general circulation and will be posted in prominent public locations.

Legal constraints require such advertising but do not preclude continued work sessions and deliberations to consider changes to the budget or tax rates. Currently, the Board is scheduled to review the budget in meetings during the week of March 14, 2022.

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

RESOLUTION - Approval of Acquisition - Rights-of-Way and Easements - Sadler Road Improvements Project - 4340 Innslake Drive - Three Chopt District.

This Board paper would authorize the acquisition of rights-of-way and easements across the property located at 4340 Innslake Drive owned by Wells Fargo Bank, National Association for the Sadler Road Improvements Project.

On November 9, 2021, the Board authorized condemnation proceedings to acquire the rights-of-way and easements, and on December 16, 2021, the County filed a Certificate of Take and deposited \$1,063,043 with the Clerk of the Henrico County Circuit Court to acquire the rights-of-way and easements in accordance with state law.

Following negotiations between the parties, the Owner is willing to accept \$1,079,543 as just compensation for the rights-of-way and easements. Upon completion of the acquisition, the condemnation proceedings will be dismissed.

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

RESOLUTION - Award of Contract - Annual Architectural and Engineering Services - Recreation and Parks Improvement Projects

This Board paper would award a contract to the Timmons Group to provide annual architectural and engineering services on an as-needed basis for planning, design, and construction administration for Recreation and Parks improvement projects.

Seven proposals were received in response to RFP #21-2233-10KMW. Based upon review and evaluation of the proposals, the selection committee interviewed the following firms:

Austin Brockenbrough & Associates, LLC
CHA Consulting, Inc.
Timmons Group

Based on the written proposals and interviews, the selection committee selected Timmons Group as the top-ranked firm and negotiated unit cost rate schedules with the firm. The contract will be for a one-year term and may be renewed for two additional one-year terms. Compensation for services shall be based on the agreed unit cost rate schedules. Fees shall not exceed \$750,000 for any single project or \$2,500,000 per one-year term.

Funding to support the contract is available. The Director of Recreation and Parks and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Award of Contract - Dorey Park Recreation Center Splash Pad - Varina District

This Board paper awards a construction contract for \$360,000 to Enviroscope, Inc. for the Dorey Park Recreation Center Splash Pad project. The project will provide a new 2,500 square foot water play area adjacent to the Dorey Park Recreation Center and Farmers Market. The water play area is a zero-depth area for children.

Work on the project is expected to begin in early April 2022 and to be completed by mid-August 2022.

The County received four bids on February 15, 2022, in response to Invitation to Bid No. 22-2283-1JOK and Addendum No. 1. The bid amounts were as follows:

Bidders	Bid Amounts
Enviroscope, Inc. Sandston, VA	\$360,000
Suburban Remodeling Corporation, dba SRC, Inc. Richmond, VA	\$457,000

Virtexco Corporation Norfolk, VA	\$530,000
Kenbridge Construction Co., Inc. Kenbridge, VA	\$587,000

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

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

RESOLUTION - Authorization to Submit Applications - Community Flood Preparedness Fund.

This Board paper would authorize the Director of Public Utilities to apply for grant funds from the Community Flood Preparedness Fund (“CFPF”) program of the Virginia Department of Conservation and Recreation. If approved, the funds would be eligible to cover 90% of the approved costs of two flood preparedness projects in the County: (1) planning for stream restoration and utility rehabilitation at utility stream crossings, and (2) the installation of an emergency generator at the Gambles Mill Sewage Pump Station.

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

RESOLUTION - Award of Contract - St. Claire Lane Sidewalk and Drainage Improvements - Fairfield District.

This Board paper awards a unit price contract for \$3,006,395 to Howard Brothers Contractor, Inc. for the St. Claire Lane Sidewalk and Drainage Improvements project. The project consists of improvements along St. Claire Lane from Mechanicsville Turnpike to Hollybrook Ridge Lane, including sidewalk construction, drainage and utility improvements, and the tie-in of existing driveway entrance aprons and concrete walkways to homes.

Work on the project is anticipated to begin in April 2022 and be completed within 200 calendar days.

The County received two bids on February 16, 2022, in response to ITB 22-2280-1JOK and Addendum No. 1. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Howard Brothers Contractor, Inc. Providence Forge, Virginia	\$3,006,395
Simons Contracting Co., Inc. Richmond, Virginia	\$3,692,931

Based upon a review of the bids, Howard Brothers Contractor, Inc. is the lowest responsive and responsible bidder.

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

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

RESOLUTION - Award of Contract - Nuckols Road Improvements, Phase II - Three Chopt District.

This Board paper awards a unit price contract for \$720,979.49 to Central Contracting Co., Inc., for Phase II of the Nuckols Road Improvements project. The project consists of improvements along Nuckols Road between Sadler Road and Cox Road, including road widening, sidewalk installation, drainage and utility improvements, and traffic signal work.

Because of delays in obtaining necessary materials, work on the project is not expected to begin before October 2022 and will be completed within 150 calendar days thereafter.

The County received four bids on February 17, 2022, in response to ITB 22-2274-1JL and Addendum No. 1. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Central Contracting Co., Inc. Richmond, VA	\$720,979.49
Blakemore Construction Corporation Rockville, VA	\$759,017.72
M&F Concrete, Inc. Manassas, VA	\$821,942.36
Finley Asphalt & Sealing, Inc. Bristow, VA	\$926,805.51

Based upon a review of the bids, Central Contracting Co., Inc. is the lowest responsive and responsible bidder.

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

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

RESOLUTION - Award of Contract - Tuckahoe Volunteer Rescue Squad Site Improvements, Phase 1 - Tuckahoe District.

This Board paper awards a unit price contract for \$526,192.34 to Blakemore Construction Corporation for Phase 1 of the Tuckahoe Volunteer Rescue Squad Site Improvements project. The project consists of construction of concrete entrance aprons, drainage, sidewalk, and

guardrail improvements along Horsepen Road, and new parking spaces as well as renovation of existing parking areas for the Tuckahoe Volunteer Rescue Squad Building.

Work on the project is anticipated to begin June 2022 and be completed within 150 calendar days.

The County received two bids on February 22, 2022, in response to ITB No. 22-2291-2JEC and Addendum No. 1. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Blakemore Construction Corporation Rockville, VA	\$526,192.34
Finley Asphalt & Sealing, Inc. Bristow, VA	\$671,105.41

Based upon a review of the bids, Blakemore Construction Corporation is the lowest responsive and responsible bidder.

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

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