

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**July 14, 2015**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** – June 23, 2015, Regular and Special Meetings

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

**PRESENTATION**

156-15            Resolution – Congratulating the Central Virginia Waste Management Authority on Its 25<sup>th</sup> Anniversary.

**PUBLIC HEARINGS - REZONING CASES**

157-15            HHH Land, LLC: Request to rezone from A-1 Agricultural District to R-5AC  
REZ2015-        General Residence District (Conditional) and RTHC Residential Townhouse  
00014            District (Conditional) part of Parcel 749-771-6494 containing 63.409 acres  
Three Chopt    (44.203 acres proposed for R-5AC and 19.206 acres proposed for RTHC)  
                      located on the east line of Nuckols Road approximately 800' southeast of its  
                      intersection with Opaca Lane. The applicant proposes no more than 130 single  
                      family detached homes on zero lot lines and no more than 110 attached  
                      townhomes. The R-5A District allows a maximum density of six (6) units per  
                      acre and the RTH District allows a maximum density of nine (9) units per acre.  
                      The uses will be controlled by zoning ordinance regulations and proffered  
                      conditions. The 2026 Comprehensive Plan recommends Office and  
                      Environmental Protection Area. The Planning Commission voted to recommend  
                      the Board of Supervisors **grant** the request.

158-15            MCAP West End LLC: Request to amend proffered conditions accepted with  
REZ2015-        rezoning case C-12C-12 on part of Parcel 749-754-2538 located on the west line  
00015            of Gaskins Road approximately 765 feet south of its intersection with Three  
Tuckahoe        Chopt Road. The applicant proposes to amend proffers related to density, and  
                      building elevations and materials. The existing zoning is R-6C General  
                      Residence District (Conditional). The 2026 Comprehensive Plan recommends  
                      Urban Residential, density should range from 3.4 to 6.8 units per acre, and  
                      Environmental Protection Area. The Planning Commission voted to  
                      recommend the Board of Supervisors **grant** the request.

159-15 Harry Snipes: Request to amend proffered conditions accepted with rezoning  
REZ2015- case C-14C-06 on Parcel 759-765-0133 located on the south line of Nuckols  
00011 Road at its intersection with Francistown Road. The applicant proposes to  
Brookland amend proffers to increase the density from 36 to 37 lots, and require 50% of  
all homes to have side or rear loaded garages. The existing zoning is R-3C One-  
Family Residence District (Conditional). 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.

115-15 Ross Run, LLC: Request to conditionally rezone from R-2AC One-Family  
REZ2014- Residence District (Conditional) and A-1 Agricultural District to R-5AC  
00016 General Residence District (Conditional) part of Parcel 824-689-0488 and  
Varina Parcel 824-694-2155 containing 139.66 acres, located between the south line of  
Darbytown Road at its intersection with Macallan Parkway and the east line of  
Doran Road approximately 960' south of its intersection with Macallan  
Parkway. The applicant proposes a single-family residential development. The  
R-5A District allows a maximum density of six (6) 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, and Environmental Protection Area. The site is  
located in the Airport Safety Overlay District. The Planning Commission voted  
to recommend the Board of Supervisors **grant** the request. **(Deferred from the  
May 12, 2015, meeting).**

57-15 Russell Jones: Request to amend proffered conditions accepted with Rezoning  
REZ2014- Case C-31C-08 on part of Parcel 832-714-1636 located on the south line of E.  
00045 Williamsburg Road (U.S. Route 60) between the termini of Saw Set Lane and  
Varina Whiteside Road. The applicant proposes to amend proffers related to building  
elevations and materials, minimum size, fire suppression, landscaping and  
windows. The existing zoning is RTHC Residential Townhouse District  
(Conditional). The 2026 Comprehensive Plan recommends Urban Residential,  
density should range from 3.4 to 6.8 units per acre. The site is located in the  
Airport Safety Overlay District. The Planning Commission voted to recommend  
the Board of Supervisors **deny** the request. **(Deferred from the May 12, 2015,  
meeting).**

## **PUBLIC HEARING – OTHER ITEMS**

160-15 Ordinance – To Amend and Reordain Section 6-3 of the Code of the County of  
Henrico Titled “Permit fees” to Cap the Permit Fee for Building Appurtenances  
and Additions or Alterations to Existing One- or Two-Family Dwellings.

161-15 Resolution - Signatory Authority - Conveyance of Real Estate - Bacova Texas,  
LLC - Three Chopt District.

162-15 Ordinance - Vacation of Portion of Variable Width Drainage Easement - Lots in Countryside Subdivision - Tuckahoe District.

**PUBLIC COMMENTS**

**GENERAL AGENDA**

163-15 Introduction of Resolution – Receipt of Requests for Amendments to the FY 2015-16 Annual Fiscal Plan: July, 2015.

164-15 Introduction of Resolution – Receipt of List of Proposed Projects to be Funded by the Meals Tax in FY 2015-16: July, 2015.

165-15 Resolution – Award of Contract – Architectural and Engineering Services for Fire House 19 – Three Chopt District.

166-15 Resolution - Award of Contract - Annual Engineering Services - Solid Waste Facilities.

167-15 Resolution - Award of Contract - Annual Engineering Services - Water Reclamation Facility.

168-15 Resolution - Signatory Authority - Amendment to Engineering Services Agreement - Water Treatment Facility - CDM Smith, Inc.

169-15 Resolution - Signatory Authority - Amendment to Contract for Engineering Design Services for Wilkinson Road Bridge Replacement Project - County Project #2110.50701.218004.06851 - Fairfield District.

170-15 Resolution - Acceptance of Road – Varina District.



**COUNTY OF HENRICO, VIRGINIA**  
**BOARD OF SUPERVISORS' RESUME**  
**July 14, 2015**

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**PRESENTATION**

**RESOLUTION – Congratulating the Central Virginia Waste Management Authority on Its 25<sup>th</sup> Anniversary.**

The Central Virginia Waste Management Authority (“CVWMA”) will celebrate 25 years of regional solid waste management and recycling initiatives in December 2015. CVWMA was formed in 1990 by 13 localities in the central Virginia region that still comprise the Authority, including the Cities of Colonial Heights, Hopewell, Petersburg, and Richmond; the Town of Ashland; and the Counties of Charles City, Chesterfield, Goochland, Hanover, Henrico, New Kent, Powhatan, and Prince George. This Board paper congratulates CVWMA on the occasion of its 25th anniversary.

**PUBLIC HEARINGS – REZONING CASES**

REZ2015-00014  
Three Chopt

HHH Land, LLC: Request to rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) part of Parcel 749-771-6494 containing 63.409 acres (44.203 acres proposed for R-5AC and 19.206 acres proposed for RTHC) located on the east line of Nuckols Road approximately 800’ southeast of its intersection with Opaca Lane. The applicant proposes no more than 130 single family detached homes on zero lot lines and no more than 110 attached townhomes. The R-5A District allows a maximum density of six (6) units per acre and the RTH District allows a maximum density of nine (9) units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. Acting on a motion by Mr. Branin, seconded by Mr. Archer, the Planning Commission voted 4-0 (two absent) to recommend the Board of Supervisors grant the request because it would permit development of the land for residential uses in an appropriate manner.

REZ2015-00015  
Tuckahoe

MCAP West End LLC: Request to amend proffered conditions accepted with rezoning case C-12C-12 on part of Parcel 749-754-2538 located on the west line of Gaskins Road approximately 765 feet south of its intersection with Three Chopt Road. The applicant proposes to amend proffers related to density, and building elevations and materials. The existing zoning is R-6C General Residence District (Conditional). The

2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre, and Environmental Protection Area. Acting on a motion by Mrs. Jones, seconded by Mr. Archer, the Planning Commission voted 4-0 (two absent) to recommend the Board of Supervisors **grant** the request because the proffered conditions would provide appropriate quality assurances not otherwise available and would provide for appropriate development.

REZ2015-00011  
Brookland

Harry Snipes: Request to amend proffered conditions accepted with rezoning case C-14C-06 on Parcel 759-765-0133 located on the south line of Nuckols Road at its intersection with Francistown Road. The applicant proposes to amend proffers to increase the density from 36 to 37 lots, and require 50% of all homes to have side or rear loaded garages. The existing zoning is R-3C One-Family Residence District (Conditional). 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. Branin, the Planning Commission voted 4-0 (two absent) to recommend the Board of Supervisors **grant** the request because the changes do not greatly reduce the original intended purpose of the proffers.

REZ2014-00016  
Varina

Ross Run, LLC: Request to conditionally rezone from R-2AC One-Family Residence District (Conditional) and A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcel 824-689-0488 and Parcel 824-694-2155 containing 139.66 acres, located between the south line of Darbytown Road at its intersection with Macallan Parkway and the east line of Doran Road approximately 960' south of its intersection with Macallan Parkway. The applicant proposes a single-family residential development. The R-5A District allows a maximum density of six (6) 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, and Environmental Protection Area. The site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Leabough, seconded by Mr. Branin, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would permit development of the land for residential use in an appropriate manner and the proffered conditions will provide appropriate quality assurances not otherwise available. **(Deferred from the May 12, 2015, meeting).**

REZ2014-00045  
Varina

Russell Jones: Request to amend proffered conditions accepted with Rezoning Case C-31C-08 on part of Parcel 832-714-1636 located on the south line of E. Williamsburg Road (U.S. Route 60) between the termini of Saw Set Lane and Whiteside Road. The applicant proposes to amend

proffers related to building elevations and materials, minimum size, fire suppression, landscaping and windows. The existing zoning is RTHC Residential Townhouse District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre. The site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Leabough, seconded by Mr. Branin, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **deny** the request because it failed to include the proffered conditions necessary to adequately lessen impacts on the area. **(Deferred from the May 12, 2015, meeting).**

## **PUBLIC HEARINGS – OTHER ITEMS**

### **ORDINANCE – To Amend and Reordain Section 6-3 of the Code of the County of Henrico Titled “Permit fees” to Cap the Permit Fee for Building Appurtenances and Additions or Alterations to Existing One- or Two-Family Dwellings.**

This Board paper proposes an ordinance to cap the permit fee charged for building appurtenances and additions or alterations to existing one- or two-family dwellings. The cap would be the fee charged for building a new one-family dwelling, which currently is \$680.

This proposed ordinance was discussed with the Board at a work session on May 26, 2015.

The Building Official recommends approval of this Board paper, and the County Manager concurs.

### **RESOLUTION - Signatory Authority - Conveyance of Real Estate - Bacova Texas, LLC - Three Chopt District.**

This Board paper authorizes the Chairman to execute a deed conveying approximately 3.123 acres at the southwest intersection of North Gayton Road Extended and Pouncey Tract Road to Bacova Texas, LLC for \$315,400. The County acquired the property during the North Gayton Road project and does not need it for the road.

The Director of Real Property recommends approval of this Board paper, and the County Manager concurs.

### **ORDINANCE - Vacation of Portion of Variable Width Drainage Easement - Lots in Countryside Subdivision - Tuckahoe District.**

This Board paper will vacate a portion of a variable width drainage easement on Lots 6 and 7 of Block H in Section G of the Countryside subdivision. The owners of the lots have requested this action.

The Real Property Department has processed this requested vacation through the Departments of Planning, Public Utilities, and Public Works without objection, and the County Manager concurs.

## **PUBLIC COMMENTS**

### **GENERAL AGENDA**

#### **INTRODUCTION OF RESOLUTION – Receipt of Requests for Amendments to the FY 2015-16 Annual Fiscal Plan: July, 2015.**

Pursuant to Virginia Code Section 15.2-2507, amendments to the County’s approved budget in excess of one percent of the County’s currently adopted budget may be approved only after publishing a notice of a public hearing at least seven days before the hearing date. 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 calls for their advertisement. The notice states the County’s intent to amend the budget. To that end this paper is submitted, along with a list of the requested amendments, as an introduction, so the Board may authorize the advertising for July 21, 2015 and the public hearing for July 28, 2015. A separate paper will be submitted for Board action to amend the Annual Fiscal Plan and appropriate funds for expenditure, as applicable, after the July 28, 2015 public hearing.

#### **INTRODUCTION OF RESOLUTION – Receipt of List of Proposed Projects to be Funded by the Meals Tax in FY 2015-16: July, 2015.**

In February 2014, the Board approved the levy of a meals tax to fund the operational needs and capital projects of Henrico County Public Schools. The ordinance levying the tax provided that the Board of Supervisors would approve the capital projects to be funded with meals tax revenue in the capital budget on a project-by-project basis.

This Board paper directs the advertisement of the County Manager’s list of proposed projects to be funded with meals tax revenues and a public hearing to receive citizen comments on July 28, 2015. A separate paper to transfer the funds from the Education Meals Tax Project Reserve account to the individual projects will be submitted for Board action after the July 28, 2015, public hearing.

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

#### **RESOLUTION - Award of Contract - Architectural and Engineering Services for Fire House 19 - Three Chopt District.**

This Board paper would award a contract for \$600,400 to BKV Group, Inc. for architectural and engineering services to design Fire House 19. The work will begin in July 2015 and will be completed by February 2016.

On February 27, 2015, the County received eight proposals in response to RFP No. 15-9722-1JK, and the selection committee (Messrs. Kevin Bartal, Michael Verdu, Thomas Alford, Edward Bass, Daniel Schwartz, Michael Kennedy, and Carlton King) interviewed the following firms:

BKV Group, Inc.  
Moseley Architects, PC  
Bignell Watkins Hasser, PC  
Lemay Erickson Wilcox, PC

The selection committee selected BKV Group, Inc. as the top-ranked firm and negotiated a fixed-price contract for \$600,400.

Funding will be provided by the 2005 Bond and Capital Fund. The Director of General Services, the Fire Chief, and the Purchasing Director recommend approval of this Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contract - Annual Engineering Services - Solid Waste Facilities.**

This Board paper awards an annual contract to Draper Aden Associates to provide engineering services for the County's solid waste facilities managed by the Department of Public Utilities (DPU).

Professional engineering services are required to support the solid waste Landfill, Public Use Areas and Transfer Station. These services may include designs for facility improvements or modifications as well as regulatory permitting, compliance testing, groundwater and landfill gas monitoring, and refuse truck routing. Projects will include those identified in the Capital Improvement Program as well as projects necessary to address operational and emergency conditions.

On April 24, 2015, the County received three proposals in response to RFP#15-9765-3CS, Annual Engineering Services for Solid Waste Facilities. Following review and evaluation of the proposals, the selection committee interviewed the following firms:

Draper Aden Associates  
Joyce Engineering, Inc.

The selection committee selected Draper Aden Associates as the top-ranked firm and negotiated hourly rate schedules. The contract term will be for one year, with the option to renew for two additional one-year terms.

Draper Aden Associates and DPU will jointly determine the engineering services to be provided for each project. Fees shall not exceed \$300,000 for any single project, and the total amount of project fees shall not exceed \$1,500,000 for each one-year term. Funding will be provided by the Solid Waste Special Revenue Fund.



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

**RESOLUTION - Award of Contract - Annual Engineering Services - Water Reclamation Facility.**

This Board paper awards an annual engineering services contract to Hazen and Sawyer, P.C. to provide engineering studies, designs, cost estimates, and construction administration for improvements or modifications to wastewater treatment and solids handling operations at the Water Reclamation Facility. Projects will include those identified in the Capital Improvement Program as well as projects necessary to address unforeseen and emergency conditions.

One proposal was received in response to RFP 15-9740-2CE and Addendum No.1. After review and evaluation of the proposal, the Selection Committee interviewed the following firm:

Hazen and Sawyer, P.C.

Based on the written proposal and interview, the Selection Committee members selected Hazen and Sawyer, P.C. as the top-ranked firm and negotiated hourly rate schedules. Hazen and Sawyer, P.C. and DPU will jointly determine the engineering services to be provided for each project. Fees shall not exceed \$300,000 for any single project nor \$1,500,000 for all projects in each one-year term. The contract term will be for the period August 1, 2015, to July 31, 2016, with the option to renew for two additional one-year terms.

Funding will be provided by the Water and Sewer Revenue Fund. The Director of Public Utilities and the Purchasing Director recommend that the contract be awarded to Hazen and Sawyer, PC, and the County Manager concurs.

**RESOLUTION - Signatory Authority - Amendment to Engineering Services Agreement - Water Treatment Facility - CDM Smith, Inc.**

This Board paper authorizes the County Manager to execute an amendment to an agreement with Camp Dresser & McKee, now known as CDM Smith, Inc., to provide additional design and construction administration services to address unforeseen conditions at the Water Treatment Facility. These conditions, which were identified after construction was underway, include differing conditions in the filter dewatering system, sedimentation basins, and clearwells. This amendment is needed to continue the upgrade of the facility to a capacity of 80 million gallons per day. It will increase the total contract amount by \$147,386 to \$19,273,376.

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.

**RESOLUTION - Signatory Authority - Amendment to Contract for Engineering Design Services for Wilkinson Road Bridge Replacement Project - County Project #2110.50701.218004.06851 - Fairfield District.**

On June 24, 2014, the Board approved a contract with Clark Nexsen, Inc. for \$370,536 for the preparation of design and construction plans for replacement of the Wilkinson Road Bridge. The engineering work involved analysis of the floodplain and its impact on the existing 40 foot single bridge span.

The analysis has determined that the frequency of bridge flooding may be greatly reduced by replacement of the existing bridge and four related shallow culverts with three separate bridges. This solution will prevent flooding of the road during a ten-year rainfall and will maintain emergency access during a 25-year rainfall. Clark Nexsen, Inc. and the Department of Public Works have negotiated a fixed lump sum fee of \$408,355 for the additional design work.

The Board paper authorizes the County Manager to execute the amendment, in a form approved by the County Attorney, and any necessary change orders within funds available, not to exceed 15% of the original contract amount. The project will be funded by County Maintenance Funds, Project #2110.50701.28004.06851.

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

**RESOLUTION - Acceptance of Road - Varina District.**

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

- 1) 0.03 miles of Fairlawn Townhouses, Section C - Varina District.

The Director of Public Works and the County Manager recommend approval of this Board paper.