

**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 13, 2018, at 5:30 p.m.** in the County Manager's Conference Room located 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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|------------------|---|
| 5:30 - 6:00 p.m. | Communications with Citizens During Emergencies |
| 6:00 - 6:15 p.m. | 2018 General Assembly Session Update |
| 6:15 - 6:30 p.m. | Regular Meeting Agenda Items |
| 6:30 - 6:45 p.m. | Tour of County Data Center |



Barry R. Lawrence, CMC
Clerk, Henrico County Board of Supervisors
February 8, 2018

COUNTY OF HENRICO, VIRGINIA
Henrico County Board Room
Board of Supervisors' Agenda
February 13, 2018
7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION

APPROVAL OF MINUTES - January 23, 2018, Regular and Special Meetings; and
March 20 - 23, 2017, Special Meeting

MANAGER'S COMMENTS

BOARD OF SUPERVISORS' COMMENTS

RECOGNITION OF NEWS MEDIA

RESIGNATION

38-18 Resolution - Resignation of Member – Local Emergency Planning
Committee.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

39-18 Bacova, LLC and Bacova Texas LLC: Request to rezone from R-5AC General
REZ2018- Residence (Conditional) to C-1 Conservation District part of Parcels 736-767-
00001 2166 and 736-768-5323 containing .969 acres located on the north line of
Three Chopt Liesfield Farm Drive approximately 700' east of its intersection with N.
Gayton Road. The applicant proposes a conservation district. The use will be
controlled by zoning ordinance regulations. The 2026 Comprehensive Plan
recommends Environmental Protection Area. The Planning Commission
voted to recommend the Board of Supervisors **grant** the request.

40-18 4100 Tomlynn Street-Rebkee, LLC: Request for a Provisional Use Permit
PUP2018- under Sections 24-66(b), 24-120 and 24-122.1 of Chapter 24 of the County
00002 Code in order to allow net poles 170' in height on Parcel 779-735-1860 located
Brookland on the north line of Westwood Avenue approximately 470' east of its
intersection with Tomlynn Street. The existing zoning is M-1 Light Industrial
and M-2 General Industrial District. The 2026 Comprehensive Plan
recommends Heavy Industry and Environmental Protection Area. The
Planning Commission voted to recommend the Board of Supervisors **grant**
the request.

41-18 Elisha Domonic Anderson: Request to conditionally rezone from A-1
REZ2017- Agricultural District to R-3C One-Family Residence District (Conditional)
00023 Parcels 815-722-5368, -6168, and -6856 containing 2.197 acres located on the
Varina north line of Oakleys Lane approximately 350' east of its intersection with
Brandon Bluff Way. The applicant proposes single family residences. 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 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.

42-18
REZ2018-
00007
Varina
New Market Village Land Co., LLC New Market Village Dev. Co., LLC: Request to conditionally rezone from R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) to R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) Parcel 813-701-0217 and part of Parcel 812-700-6628 containing 23.709 acres located on the south line of Darbytown Road approximately 350' west of S. Laburnum Avenue. The applicant proposes a zero lot line and townhouse development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential 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.

43-18
REZ2018-
00002
Fairfield
Peter Francisco: Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional) Parcels 781-749-1568, 781-749-1765, and 781-749-3471 containing .87 acres located on the east line of Lakeside Avenue (State Route 161) approximately 60' south of Hilliard Road. The applicant proposes retail and office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

44-18
REZ2018-
00003
Fairfield
Dzemaal Dukic: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 774-766-8746 containing 7.32 acres located on the south line of Mountain Road approximately 950' west of its intersection with Woodman Road. The applicant proposes single family dwellings. 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 Planning Commission voted to recommend the Board of Supervisors **grant** the request.

PUBLIC HEARINGS – OTHER ITEMS

45-18
Resolution - Signatory Authority - Quitclaim of Drainage Easement - 4700 West Broad Street - Brookland District.

46-18
Ordinance - Vacation of Drainage and Utility Easement - Oakleys Chase Subdivision - Fairfield District.

47-18
Resolution - Signatory Authority - Quitclaim of Utility Easement - Summit Shopping Center - Three Chopt District.

48-18 Resolution - Signatory Authority - Quitclaim of Utility Easement - 9901 West Broad Street - Three Chopt District.

PUBLIC COMMENTS

GENERAL AGENDA

49-18 Introduction of Resolution - Receipt of Requests for Amendments to the FY 2017-18 Annual Fiscal Plan: February, 2018.

50-18 Resolution - Award of Contract - Replacement of Chiller at Administration Building - Brookland District.

51-18 Resolution – Authorizing and Directing the Publication of a Notice of Public Hearing for a Public Hearing to be Held by the Board of Supervisors on Tuesday, March 13, 2018, in Connection With the Authorization of Not to Exceed \$110 Million Principal Amount of Water and Sewer System Revenue Bonds for Certain Capital Improvement Projects.

52-18 Resolution - Award of Contract - Bonneau Road Sanitary Sewer Replacement - Fairfield District.

53-18 Resolution - Acceptance of Road - Three Chopt District.



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS' RESUME
February 13, 2018**

RESIGNATION

RESOLUTION – Resignation of Member – Local Emergency Planning Committee.

This Board paper accepts the resignation of **Tamra R. McKinney** from the Local Emergency Planning Committee as the News Media Representative.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

- REZ2018-00001
Three Chopt
Bacova, LLC and Bacova Texas LLC: Request to rezone from R-5AC General Residence (Conditional) to C-1 Conservation District part of Parcels 736-767-2166 and 736-768-5323 containing .969 acres located on the north line of Liesfield Farm Drive approximately 700' east of its intersection with N. Gayton Road. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. Acting on a motion by Mrs. Marshall, seconded by Mr. Archer, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it reflects the Land Use Plan and future use and zoning of the area.
- PUP2018-00002
Brookland
4100 Tomlynn Street-Rebkee, LLC: Request for a Provisional Use Permit under Sections 24-66(b), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow net poles 170' in height on Parcel 779-735-1860 located on the north line of Westwood Avenue approximately 470' east of its intersection with Tomlynn Street. The existing zoning is M-1 Light Industrial and M-2 General Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry and Environmental Protection Area. Acting on a motion by Mrs. Kotula, seconded by Mr. Archer, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because 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.
- REZ2017-00023
Varina
Elisha Domonic Anderson: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcels 815-722-5368, -6168, and -6856 containing 2.197 acres located on the north line of Oakleys Lane approximately 350' east of its intersection with Brandon Bluff Way. The applicant proposes single family residences. 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 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. Leabough, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would not be expected to adversely affect the pattern of zoning and land use in the area and it conforms to the recommendations of the 2026 Comprehensive Plan.

REZ2018-
00007
Varina

New Market Village Land Co., LLC New Market Village Dev. Co., LLC: Request to conditionally rezone from R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) to R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) Parcel 813-701-0217 and part of Parcel 812-700-6628 containing 23.709 acres located on the south line of Darbytown Road approximately 350' west of S. Laburnum Avenue. The applicant proposes a zero lot line and townhouse development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential and Environmental Protection Area. The site is in the Airport Safety Overlay District. Acting on a motion by Mr. Leabough, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would not adversely affect the adjoining area if properly developed as proposed.

REZ2018-
00002
Fairfield

Peter Francisco: Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional) Parcels 781-749-1568, 781-749-1765, and 781-749-3471 containing .87 acres located on the east line of Lakeside Avenue (State Route 161) approximately 60' south of Hilliard Road. The applicant proposes retail and office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Enterprise Zone. Acting on a motion by Mr. Archer, seconded by Mrs. Marshall, 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 conforms to the goals, objectives and policies of the 2026 Comprehensive Plan.

REZ2018-
00003
Fairfield

Dzemaal Dukic: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 774-766-8746 containing 7.32 acres located on the south line of Mountain Road approximately 950' west of its intersection with Woodman Road. The applicant proposes single family dwellings. 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. Acting on a motion by Mr. Archer, seconded by Mr. Leabough, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it conforms to the recommendations of the Comprehensive Plan it continues a similar level of single family residential zoning as currently exists in the area.

PUBLIC HEARINGS – OTHER ITEMS

RESOLUTION - Signatory Authority - Quitclaim of Drainage Easement - 4700 West Broad Street - Brookland District.

This Board paper authorizes the Chairman to execute a quitclaim deed releasing the County's interest in an unneeded drainage easement across the Lidl Grocery Store site at 4700 West Broad Street. The owner, Lidl US Operations, LLC, has requested the action. There are no County facilities in the easement, the County does not need it, and the owner has dedicated a replacement easement to the County.

The Directors of Public Works, Public Utilities, Planning, and Real Property recommend approval of this Board paper; the County Manager concurs.

ORDINANCE - Vacation of Drainage and Utility Easement - Oakleys Chase Subdivision - Fairfield District.

This Board paper would vacate a portion of a 16-foot drainage and utility easement located in the rear portion of Lot 20, Block A, Section 3 of Oakleys Chase subdivision. The owner, Jaleesa Harris, has requested the vacation to build a deck. There are no current or planned County facilities in the easement area, and the County does not need the portion of the easement to be vacated.

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

RESOLUTION - Signatory Authority - Quitclaim of Utility Easement - Summit Shopping Center - Three Chopt District.

This Board paper authorizes the Chairman to execute a quitclaim deed releasing the County's interest in an unneeded utility easement across the Summit Shopping Center. The owner, S.F.P. Company, L.P., has requested the action. There are no County facilities in the easement, the County does not need it, and the owner has dedicated a replacement easement to the County.

The Directors of Public Works, Public Utilities, Planning, and Real Property recommend approval of this Board paper; the County Manager concurs.

RESOLUTION - Signatory Authority - Quitclaim of Utility Easement - 9901 West Broad Street - Three Chopt District.

This Board paper authorizes the Chairman to execute a quitclaim deed releasing the County's interest in an unneeded utility easement across the former Rooms to Go Store at 9901 West Broad Street. The owner, Harlequin RMD Properties, LLC, has requested the action. There are no County facilities in the easement, the County does not need it, and the owner has dedicated a replacement easement to the County.

The Directors of Public Works, Public Utilities, Planning, and Real Property recommend approval of this Board paper; the County Manager concurs.

PUBLIC COMMENTS

GENERAL AGENDA

INTRODUCTION OF RESOLUTION - Receipt of Requests for Amendments to the FY 2017-18 Annual Fiscal Plan: February, 2018.

This Board paper introduces a resolution to amend the annual fiscal plan for fiscal year 2017-18. The requested amendments are shown in a list dated February 6, 2018, 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 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 20, 2018, a synopsis of the proposed amendments and a public hearing to be held on February 27, 2018. A separate paper will be submitted to the Board to amend the Annual Fiscal Plan and appropriate funds for expenditure, as applicable, after the February 27, 2018, public hearing.

RESOLUTION - Award of Contract - Replacement of Chiller at Administration Building - Brookland District.

This Board paper would award a contract for \$204,550 to Stingray Welding, LLC to replace the chiller unit in the Administration Building.

Six bids were received on January 9, 2018, in response to ITB #17-1542-11JCK. The bidders and bid amounts are as follows:

<u>Bidder</u>	<u>Bid Amount</u>
Stingray Welding, LLC Fort Washington, MD	\$204,550
Moore's Electrical & Mechanical Construction, Inc. Altavista, VA	\$219,900
WACO, Inc. Sandston, VA	\$220,300
Air Tech Solutions, Inc. Stafford, VA	\$222,150
eTEC Mechanical Corporation Henrico, VA	\$237,725
Southworth Mechanical Corporation Richmond, VA	\$253,395

Based upon a review of the bids, Stingray Welding, LLC is the lowest responsive and responsible bidder.

This Board paper also authorizes the County Manager, or the Purchasing Director as his designee, to execute change orders not to exceed 15% of the original contract amount. Funding to support the contract is available within the project budget.

The Director of General Services and the Purchasing Director recommend approval of this Board paper, and the County Manager concurs.

RESOLUTION - Authorizing and Directing the Publication of a Notice of Public Hearing for a Public Hearing to be Held by the Board of Supervisors on Tuesday, March 13, 2018, in Connection With the Authorization of Not to Exceed \$110 Million Principal Amount of Water and Sewer System Revenue Bonds for Certain Capital Improvement Projects.

This resolution authorizes and directs the Clerk of the Board to advertise in the Richmond Times-Dispatch, on February 27, 2018, and March 6, 2018, a notice of a public hearing to be held on March 13, 2018, in connection with the proposed issuance by the County of water and sewer system revenue bonds in a principal amount not to exceed \$110 million. The bonds would be issued to finance various water and sewer system capital improvement projects of the Department of Public Utilities.

RESOLUTION - Award of Contract - Bonneau Road Sanitary Sewer Replacement - Fairfield District.

This Board paper would award a construction contract for \$900,495 to C.T. Purcell Excavating, Inc. for the Bonneau Road Sanitary Sewer Replacement project. This project will replace approximately 2,600 linear feet of 8-inch sanitary sewer main and rehabilitate approximately 260 linear feet of 8-inch sanitary sewer main along Bonneau Road.

The work is expected to begin in May 2018 and to be completed by April 2019.

Eight bids were received on January 9, 2017, in response to Invitation to Bid No. 17-1540-11CLE and Addenda Nos. 1 and 2:

<u>Bidders</u>	<u>Bid Amount</u>
C.T. Purcell Excavating, Inc. Montpelier, VA	\$ 900,495
Enviroscape, Inc. Sandston, VA	\$ 987,100
TA Sheets General Contractors, Inc. Norfolk, VA	\$ 1,135,750
Walter C. Via Enterprises, Inc. West Point, VA	\$ 1,226,250
Henry S. Branscome, LLC Williamsburg, VA	\$ 1,237,075
Godsey & Son, Inc. Richmond, VA	\$ 1,297,050

G.L. Howard, Inc. Rockville, VA	\$ 1,371,750
Tidewater Utility Construction, Inc. Suffolk, VA	\$ 1,670,000

Based upon a review of the bids, C.T. Purcell Excavating, Inc. is the lowest responsive and responsible bidder.

The Board paper awards the contract to C.T. Purcell Excavating, Inc. 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 Director of Public Utilities and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Acceptance of Road - Three Chopt District.

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

- 1) 0.02 mile of Estates at Grey Oaks, Section 5 and a Resubdivision of Estates at Grey Oaks, Section 3 Reserved for Future Development — Three Chopt District.

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