

**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, October 9, 2018**. The Board of Supervisors will join County staff on a tour of the Cobbs Creek Reservoir in Cumberland County. A bus will depart at 3:15 p.m. from the Henrico County Government Center's Administration Building, located at Parham and Hungary Spring Roads, Henrico, Virginia. It will return to the same location at approximately 6:45 p.m.

A handwritten signature in black ink that reads "Barry R. Lawrence". The signature is written in a cursive style with a large initial 'B' and 'L'.

Barry R. Lawrence, CMC  
Clerk, Henrico County Board of Supervisors  
October 4, 2018

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**October 9, 2018**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** - September 25, 2018, Regular and Special Meetings; and  
September 20, 2018, Special Meeting

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

**PRESENTATION**

Proclamation - Henrico History Month - October 2018.

**RESIGNATION/APPOINTMENT**

- 242-18                      Resolution - Resignation of Member - Community Criminal Justice Board.
- 243-18                      Resolution - Appointment of Member - Keep Henrico Beautiful  
Committee.

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

- 244-18                      Marketplace Holdings, LLC: Request to amend proffers accepted with  
REZ2018-                      Rezoning case C-03C-09 on Parcel 767-757-9294 located on the west line of  
00034                              Staples Mill Road (U.S. Route 33) approximately 320' south of its  
Brookland                      intersection with Hungary Spring Road. The applicant proposes to amend  
proffers to allow an automobile oil change facility. The existing zoning is B-  
2C Business District (Conditional). The 2026 Comprehensive Plan  
recommends Commercial Concentration. The Planning Commission voted to  
recommend the Board of Supervisors **grant** the request.
- 245-18                      Marketplace Holdings, LLC: Request for a Provisional Use Permit under  
PUP2018-                      Sections 24 58.2(c), 24-120, and 24-122.1 of the County Code to allow an  
00011                              automobile oil change facility on Parcel 767-757-9294 located on the west  
Brookland                      line of Staples Mill Road (U.S. Route 33) approximately 320' south of its  
intersection with Hungary Spring Road. The existing zoning is B-2C  
Business District (Conditional). The 2026 Comprehensive Plan  
recommends Commercial Concentration. The Planning Commission voted  
to recommend the Board of Supervisors **grant** the request.
- 246-18                      West Broad Village IV LLC: Request to amend proffers accepted with  
REZ2018-                      Rezoning cases C-12C-06 and C-15C-07 on Parcel 744-760-7007 located on  
00037                              the south line of the entrance ramp from W. Broad Street (U.S. Route 250) to  
Three Chopt                      Interstate 64 (West Broad Village). The applicant proposes to amend proffers  
regarding the Master Plan, sidewalks, density, and construction materials.

The existing zoning is UMUC Urban Mixed Use (Conditional). 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.

247-18  
REZ2018-  
00031  
Brookland  
Parham & Broad LLC: Request to amend proffers accepted with Rezoning case C-10C-97 on Parcel 762-754-3266 located at the northeast intersection of W. Broad Street (U.S. Route 250) and Parham Road. The applicant proposes to amend proffers to allow automobile sales. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

248-18  
REZ2018-  
00033  
Fairfield  
HHHunt River Mill LLC: Request to conditionally rezone from R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) (Conditional) to C-1C Conservation District (Conditional) part of Parcels 780-772-8360, 781-773-2686, and 782-773-0113 containing 14.69 acres located approximately 500' west of the intersection of Brook Road (U.S. Route 1) and Magnolia Ridge Drive. The applicant proposes a conservation district. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Environmental Protection Area, Suburban Residential 1, and Office. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

249-18  
REZ2018-  
00036  
Fairfield  
HHHunt River Mill LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) and C-1C Conservation District (Conditional) Parcel 782-771-6856 containing 8.51 acres located on the north line of Magnolia Ridge Drive approximately 470' west of its intersection with Brook Road (U.S. Route 1). The applicant proposes a self-service storage facility and conservation district. 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.

## **PUBLIC COMMENTS**

### **GENERAL AGENDA**

- 250-18            Resolution - Request to Virginia Department of Transportation for Transfer of a Segment of Right-of-Way - Three Chopt District.
- 251-18            Resolution - To Authorize the County Attorney to Petition the Circuit Court for Entry of an Order Creating a "Small District" Within the C-Fairfield Sanitary District - Fairfield District.
- 252-18            Resolution - Signatory Authority - Amendment to Contract for Engineering

Design Services - Ridgefield Parkway Sidewalk Project (UPC 104880) -  
Tuckahoe District.

253-18

Resolution - Award of Contract - Culvert Rehabilitation Plan for Masonic  
Lane at Gillies Creek - Varina District.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS' RESUME  
October 9, 2018**

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**PRESENTATION**

**PROCLAMATION - Henrico History Month - October 2018.**

The County of Henrico has a significant history, including English exploration and settlement, Native American and African American heritage and culture, Revolutionary War activity, and Civil War battles. The Board of Supervisors supports the Henrico County Historical Society's ongoing efforts to promote the County's history and heritage. This proclamation recognizes October 2018 as Henrico History Month and calls upon the citizens of the County to acknowledge and participate in this special observance.

**RESIGNATION/APPOINTMENT**

**RESOLUTION - Resignation of Member - Community Criminal Justice Board.**

This Board paper accepts the resignation of **James B. Fitzgerald** from the Community Criminal Justice Board as the Three Chopt District citizen representative.

**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 December 31, 2019, or thereafter, when her successor shall have been appointed and qualified:

Brookland District

Sandra A. Wilkinson

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

REZ2018-00034  
Brookland

Marketplace Holdings, LLC: Request to amend proffers accepted with Rezoning case C-03C-09 on Parcel 767-757-9294 located on the west line of Staples Mill Road (U.S. Route 33) approximately 320' south of its intersection with Hungary Spring Road. The applicant proposes to amend proffers to allow an automobile oil change facility. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. Acting on 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 the proffers continue to assure a quality form of development with maximum protection afforded the adjacent properties and the proposed use is not expected to adversely impact surrounding land uses in the area.

PUP2018-00011  
Brookland  
Marketplace Holdings, LLC: Request for a Provisional Use Permit under Sections 24 58.2(c), 24-120, and 24-122.1 of the County Code to allow an automobile oil change facility on Parcel 767-757-9294 located on the west line of Staples Mill Road (U.S. Route 33) approximately 320' south of its intersection with Hungary Spring Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. Acting on a motion by Mrs. Kotula, seconded by Mrs. Marshall, 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 would not be expected to adversely affect public health, safety, welfare and values in the area.

REZ2018-00037  
Three Chopt  
West Broad Village IV LLC: Request to amend proffers accepted with Rezoning cases C-12C-06 and C-15C-07 on Parcel 744-760-7007 located on the south line of the entrance ramp from W. Broad Street (U.S. Route 250) to Interstate 64 (West Broad Village). The applicant proposes to amend proffers regarding the Master Plan, sidewalks, density, and construction materials. The existing zoning is UMUC Urban Mixed Use (Conditional). 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. Marshall, 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 recommendations of the Land Use Plan and it is appropriate residential zoning at this location.

REZ2018-00031  
Brookland  
Parham & Broad LLC: Request to amend proffers accepted with Rezoning case C-10C-97 on Parcel 762-754-3266 located at the northeast intersection of W. Broad Street (U.S. Route 250) and Parham Road. The applicant proposes to amend proffers to allow automobile sales. The existing zoning is B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. Acting on motion by Mrs. Kotula, 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 and is not expected to have a precedent setting effect on the zoning in the area.

REZ2018-00033  
Fairfield  
HHHunt River Mill LLC: Request to conditionally rezone from R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) (Conditional) to C-1C Conservation District (Conditional) part of Parcels 780-772-8360, 781-773-2686, and 782-773-0113 containing 14.69 acres located approximately 500' west of the intersection of Brook Road (U.S. Route 1) and Magnolia Ridge Drive. The applicant proposes a conservation district. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Environmental Protection Area, Suburban Residential 1, and Office. 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 conforms to the objectives and intent of the County's Comprehensive Plan.

REZ2018-00036  
Fairfield

HHHunt River Mill LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) and C-1C Conservation District (Conditional) Parcel 782-771-6856 containing 8.51 acres located on the north line of Magnolia Ridge Drive approximately 470' west of its intersection with Brook Road (U.S. Route 1). The applicant proposes a self-service storage facility and conservation district. 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. Archer, seconded by Mrs. Kotula, 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.

## **PUBLIC COMMENTS**

### **GENERAL AGENDA**

#### **RESOLUTION - Request to Virginia Department of Transportation for Transfer of a Segment of Right-of-Way - Three Chopt District.**

This resolution directs the County Manager to petition the Commonwealth Transportation Board through the Virginia Department of Transportation for transfer of a segment of right-of-way that was formerly part of the right-of-way acquired for construction of a frontage road in conjunction with the Interstate 64 project. This segment of right-of-way will be added to the County Road System to connect two existing sections of Edinburgh Road.

The Directors of Public Works and Real Property recommend approval of this action; the County Manager concurs.

#### **RESOLUTION - To Authorize the County Attorney to Petition the Circuit Court for Entry of an Order Creating a “Small District” Within the C-Fairfield Sanitary District - Fairfield District.**

This resolution authorizes the filing of a petition in the Circuit Court of Henrico County for entry of an order creating a “small district” within the C-Fairfield Sanitary District in the Fairfield Magisterial District. Residents of the Montezuma Village area of the County have requested the creation of the “small district” for the provision of street lighting services in their neighborhood.

State law requires the court to (1) set a date for a hearing on the petition, (2) advertise the hearing, and (3) receive comments during the hearing before entry of any order creating the “small district.”

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

**RESOLUTION - Signatory Authority - Amendment to Contract for Engineering Design Services - Ridgefield Parkway Sidewalk Project (UPC 104880) - Tuckahoe District.**

On April 14, 2015, the Board of Supervisors approved a contract with Bowman Consulting Group for \$263,512 for engineering design services for the Ridgefield Parkway and John Rolfe Parkway sidewalk projects.

During the right-of-way acquisition phase for the Ridgefield Parkway sidewalk project, it was determined that right-of-way and easement plats are needed.

This Board paper would authorize the County Manager to execute an amendment to the contract with Bowman Consulting Group for additional engineering design services in the lump sum fee of \$25,925.

VDOT will reimburse 100% of the project cost from Federal Congestion Mitigation and Air Quality (CMAQ) Funds.

The Board paper authorizes the County Manager to execute the VDOT agreement in a form approved by the County Attorney.

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

**RESOLUTION - Award of Contract - Culvert Rehabilitation Plan for Masonic Lane at Gillies Creek - Varina District.**

This Board paper would award a contract for \$883,134 to Corman Kokosing Construction Company to furnish all labor, materials, supplies, equipment, and services necessary for the culvert rehabilitation of Masonic Lane at Gillies Creek. The on-site construction work is anticipated to begin on November 26, 2018, and be completed within 175 calendar days.

Four bids were received on September 7, 2018, in response to ITB #18-1716-7JCK and Addenda Nos. 1, 2 & 3. The bidders and bid amounts are as follows:

<b><u>Bidder</u></b>	<b><u>Bid Amount</u></b>
Corman Kokosing Construction Company Annapolis Junction, Maryland	\$883,134
Abernathy Construction Corporation Glen Allen, Virginia	\$1,176,008
Burleigh Construction Co., Inc. Concord, Virginia	\$1,379,146
Curtis Contracting, Inc. West Point, Virginia	\$1,503,730

Based upon a review of the bids, Corman Kokosing Construction Company is the lowest responsive and responsible bidder.

The final contract amount shall be determined upon completion of the project by multiplying the actual County-authorized unit quantities required for construction of the project by 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 this Board paper, and the County Manager concurs.