

**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 12, 2019, at 5:00 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:

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| 5:00 - 5:30 p.m. | Housing Families First Update   |
| 5:30 - 6:15 p.m. | Special Education Initiatives Update  |
| 6:15 - 6:30 p.m. | <b>Closed Meeting</b> for Consultation with Legal Counsel Regarding Specific Matters Requiring the Provision of Legal Advice by Such Counsel Pertaining to a Worker's Compensation Claim, Pursuant to Section 2.2-3711(A)(8) of the Code of Virginia, as Amended. |
| 6:30 - 6:45 p.m. | Regular Meeting Agenda Items  |



Barry R. Lawrence, CMC  
Clerk, Henrico County Board of Supervisors  
March 7, 2019

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**March 12, 2019**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** - February 26, 2019, Regular and Special Meeting

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

**PUBLIC HEARINGS - REZONING CASES AND PROVISIONAL USE PERMITS**

69-19 CA Senior Living Holdings: Request to conditionally rezone from R-2 One-  
REZ2018- Family Residence District to R-6C General Residence District (Conditional)  
00049 part of Parcel 752-739-1406 containing 5.647 acres located on the east line of  
Tuckahoe N. Parham Road at its intersection with Derbyshire Road. The applicant  
proposes a life care facility. The R-6 District allows a maximum density of  
19.8 units per acre. The use will be controlled by proffered conditions and  
zoning ordinance regulations. The 2026 Comprehensive Plan recommends  
Semi-Public. The Planning Commission voted to recommend the Board of  
Supervisors **grant** the request.

70-19 CA Senior Living Holdings: Request for a Provisional Use Permit under  
PUP2018- Sections 24-36.1(a), 24-120, and 24-122.1 of Chapter 24 of the County Code to  
00020 allow a life care facility on part of Parcel 752-739-1406 located on the east  
Tuckahoe line of N. Parham Road at its intersection with Derbyshire Road. The existing  
zoning is R-2 One-Family Residence District. The 2026 Comprehensive Plan  
recommends Semi-Public. The Planning Commission voted to recommend the  
Board of Supervisors **grant** the request.

37-19 City of Richmond: Request to conditionally rezone from A-1 Agricultural  
REZ2019- District to R-6C General Residence District (Conditional) Parcel 799-726-  
00002 0294 containing 5.34 acres located on the north line of Cool Lane  
Fairfield approximately 150' east of Mechanicsville Turnpike (U.S. Route 360). The  
applicant proposes a multifamily development. The R-6 District allows a  
maximum gross density of 19.8 units per acre. The use will be controlled by  
zoning ordinance regulations and proffered conditions. The 2026  
Comprehensive Plan recommends Semi-Public. The Planning Commission  
voted to recommend the Board of Supervisors **grant** the request. **(Deferred  
from the February 12, 2019, meeting.)**

38-19 City of Richmond: Request for a Provisional Use Permit under Sections 24-  
PUP2019- 36.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow  
00001 approximately 10,000 square feet of office within a multifamily development  
Fairfield on Parcel 799-726-0294 located on the north line of Cool Lane, approximately  
150' east of Mechanicsville Turnpike (U.S. Route 360). The existing zoning is

A-1 Agricultural District. The R-6C zoning district is requested with REZ2019-00002. The 2026 Comprehensive Plan recommends Semi-Public. The Planning Commission voted to recommend the Board of Supervisors **grant** the request. **(Deferred from the February 12, 2019, meeting.)**

71-19 REZ2018-00048 Varina MTM Seven Pines, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcels 834-715-5297, 834-715-8592 and 834-716-7646 containing 24.08 acres located along the north line of Old Williamsburg Road, approximately 1000’ west of its intersection with Drybridge Road. The applicant proposes an automotive storage and auction yard with office/warehouse. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

72-19 REZ2019-00006 Varina Cynthia T. Long: Request to conditionally rezone from O-2 Office District to R-2AC One-Family Residence District (Conditional) Parcel 817-726-0726 containing .65 acres located at the southeast intersection of Nine Mile Road (State Route 33) and Taft Street. The applicant proposes two single family dwellings. The R-2A District allows a minimum lot area of 13,500 square feet and a maximum gross density of 3.22 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Enterprise Zone and the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

73-19 PUP2019-00003 Three Chopt Innsbrook Foundation: Request for a Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-120 and 24-122.1 of Chapter 24 the County Code in order to continue operation of an outside concert pavilion on part of Parcels 750-768-4593 and 751-769-0332, located at the southeast ramp of I-295 approximately 750’ northeast of Nuckols Road. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

**PUBLIC HEARINGS - OTHER ITEMS**

74-19 Resolution - Signatory Authority - Quitclaim of a Portion of Utility Easement - Lakeside Landing - Fairfield District.

75-19 Resolution - Approval of Issuance of Bonds by the Suffolk Redevelopment and Housing Authority for the Henrico Arms Apartments - Varina District.

**PUBLIC COMMENTS**

## **GENERAL AGENDA**

- 76-19 Resolution - Receipt of Operating and Capital Budget Estimates for Fiscal Year 2019-20 and Notice of Public Hearings on the Budget and Proposed Tax Rates.
- 77-19 Resolution - To Accept an Education Program Grant from the Virginia E-911 Services Board.
- 78-19 Resolution - Award of Contract - Pump Road Dam Renovation - Tuckahoe District.
- 79-19 Resolution - Award of Contract - Dorey Park Roadway Improvements - Varina District.
- 80-19 Resolution - Approval of Settlement of Worker's Compensation Claim - Joan Engstrom.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS' RESUME  
March 12, 2019**

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**PUBLIC HEARINGS - REZONING CASES AND PROVISIONAL USE PERMITS**

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- REZ2018-00049  
Tuckahoe
- CA Senior Living Holdings: Request to conditionally rezone from R-2 One-Family Residence District to R-6C General Residence District (Conditional) part of Parcel 752-739-1406 containing 5.647 acres located on the east line of N. Parham Road at its intersection with Derbyshire Road. The applicant proposes a life care facility. The R-6 District allows a maximum density of 19.8 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Semi-Public. 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 would permit development of the land for residential use in an appropriate manner and conforms to the Semi-Public recommendation of the Comprehensive Plan.
- PUP2018-00020  
Tuckahoe
- CA Senior Living Holdings: Request for a Provisional Use Permit under Sections 24-36.1(a), 24-120, and 24-122.1 of Chapter 24 of the County Code to allow a life care facility on part of Parcel 752-739-1406 located on the east line of N. Parham Road at its intersection with Derbyshire Road. The existing zoning is R-2 One-Family Residence District. The 2026 Comprehensive Plan recommends Semi-Public. Acting on a motion by Mr. Baka, seconded by Mrs. Thornton, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it conforms to the Semi-Public recommendation of the Comprehensive Plan and when regulated by the recommended conditions it would not be detrimental to the public health, safety and welfare of the area.
- REZ2019-00002  
Fairfield
- City of Richmond: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional) Parcel 799-726-0294 containing 5.34 acres located on the north line of Cool Lane approximately 150' east of Mechanicsville Turnpike (U.S. Route 360). The applicant proposes a multifamily development. The R-6 District allows a maximum gross density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Semi-Public. 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 permit reuse of the existing development in an appropriate manner and it would not adversely affect the adjoining area if developed properly as proposed. **(Deferred from the February 12, 2019, meeting.)**

PUP2019-00001  
Fairfield  
City of Richmond: Request for a Provisional Use Permit under Sections 24-36.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow approximately 10,000 square feet of office within a multifamily development on Parcel 799-726-0294 located on the north line of Cool Lane, approximately 150' east of Mechanicsville Turnpike (U.S. Route 360). The existing zoning is A-1 Agricultural District. The R-6C zoning district is requested with REZ2019-00002. The 2026 Comprehensive Plan recommends Semi-Public. 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 permit reuse of the existing development in an appropriate manner and it would not adversely affect the adjoining area if developed properly as proposed. **(Deferred from the February 12, 2019, meeting.)**

REZ2018-00048  
Varina  
MTM Seven Pines, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcels 834-715-5297, 834-715-8592 and 834-716-7646 containing 24.08 acres located along the north line of Old Williamsburg Road, approximately 1000' west of its intersection with Drybridge Road. The applicant proposes an automotive storage and auction yard with office/warehouse. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it continues a form of zoning consistent with the area and the proffered conditions will provide appropriate quality assurances not otherwise available.

REZ2019-00006  
Varina  
Cynthia T. Long: Request to conditionally rezone from O-2 Office District to R-2AC One-Family Residence District (Conditional) Parcel 817-726-0726 containing .65 acres located at the southeast intersection of Nine Mile Road (State Route 33) and Taft Street. The applicant proposes two single family dwellings. The R-2A District allows a minimum lot area of 13,500 square feet and a maximum gross density of 3.22 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. The site is in the Enterprise Zone and 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 continues a similar level of single family residential zoning as currently exists in the area and it would permit development of the land for residential use in an appropriate manner.

PUP2019-00003  
Three Chopt  
Innsbrook Foundation: Request for a Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-120 and 24-122.1 of Chapter 24 the County Code in order to continue operation of an outside concert pavilion on part of Parcels 750-768-4593 and 751-769-0332, located at the southeast ramp of I-295 approximately 750' northeast of Nuckols Road. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook 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 provide added services to the community and when properly regulated by the recommended special conditions, it would not be detrimental to the public health, safety, welfare and values in the area.

### **PUBLIC HEARINGS – OTHER ITEMS**

#### **RESOLUTION - Signatory Authority - Quitclaim of a Portion of Utility Easement - Lakeside Landing - Fairfield District.**

This Board paper authorizes the Chairman to execute a quitclaim deed releasing the County's interest in an unneeded portion of utility easement across the Lakeside Landing property. The owner, SM Richmond, LLC, has requested this action. There are no County facilities in this portion of the easement, and the County does not have any future need for it.

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

#### **RESOLUTION - Approval of Issuance of Bonds by the Suffolk Redevelopment and Housing Authority for the Henrico Arms Apartments - Varina District.**

Richmond-Henrico Arms LP is the proposed purchaser of Henrico Arms Apartments, a 232-unit, multi-family residential rental housing development in the Varina District. The proposed purchaser plans to spend approximately \$48,000 per unit to improve the safety at the apartments and the living conditions of the tenants. Because the County does not have a redevelopment and housing authority, the Suffolk Redevelopment and Housing Authority, at the owner's request, has agreed to issue bonds in the maximum amount of \$21,000,000 to finance the purchase and rehabilitation of the apartments. Before this plan of finance can be implemented, the Board of Supervisors must hold concurrent public hearings on the exercise by the Suffolk Redevelopment and Housing Authority of its powers in Henrico County, make certain findings required by the Virginia housing authority law, and approve the issuance of bonds by the Suffolk Redevelopment and Housing Authority for the benefit of the Henrico Arms Apartments. The Board's approval remains in effect for one year and does not create a debt or pledge of the County's full faith and credit.

The Suffolk Redevelopment and Housing Authority adopted a resolution agreeing to issue the bonds on September 25, 2018. The Suffolk City Council adopted a resolution approving the issuance of the bonds on October 17, 2018.

## **PUBLIC COMMENTS**

### **GENERAL AGENDA**

#### **RESOLUTION - Receipt of Operating and Capital Budget Estimates for Fiscal Year 2019-20 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 fiscal year 2019-20. 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. This paper directs the Clerk to advertise a synopsis of the budget and also to advertise a public hearing thereon to be held at 6:00 p.m., on Tuesday, April 9, 2019, in the Board Room at the Government Center, Hungary Spring and East Parham Roads, County of Henrico, Virginia. The advertisement is to appear on or before Sunday, March 24, 2019, in at least one newspaper of general circulation and will be posted in a prominent public location at which notices are regularly posted at both the Eastern and Western Government Centers.

This paper further directs the Clerk to advertise the proposed tax rates and levies for calendar year 2019, and a public hearing thereon to be held at 7:00 p.m., on Tuesday, April 23, 2019, in the Board Room at the Government Center, Hungary Spring and East Parham Roads, County of Henrico, Virginia. The advertisement is to appear on or before Sunday, March 24, 2019, in at least one newspaper of general circulation and will be posted in a prominent public location at which notices are regularly posted at both the Eastern and Western Government Centers.

The Board is reminded that legal constraints require such advertising but in no way preclude continued work sessions and deliberations to review and consider changes to the budget or tax rates as the Board may deem appropriate. Currently, the Board is scheduled to review the budget in meetings during the week of March 18, 2019.

#### **RESOLUTION - To Accept an Education Program Grant from the Virginia E-911 Services Board.**

This Board paper accepts a Wireless E-911 Public Safety Answering Point Education Program grant, in the amount of \$3,000, from the Virginia E-911 Services Board. The Police Division will use this grant, which requires no local match, to enable Division personnel to attend regional emergency communications conferences during FY2020.

#### **RESOLUTION - Award of Contract - Pump Road Dam Renovation - Tuckahoe District.**

This Board paper would award a \$238,330 contract to Carbonic Gas Corporation, trading as Harbor Dredge & Dock, for renovation of the dam along Pump Road between its intersections with Monmouth Drive and Waltham Drive. The renovation will provide overtopping protections to the dam and ensure compliance with the Virginia Dam Safety Regulations.



The project will consist of site preparation, installation of approximately 10,000 square feet of HydroTurf with base materials, and construction of anchor trenches. The construction is anticipated to begin in April 2019 and to be completed in June 2019.

The County received three bids on January 24, 2019, in response to 18-1793-11EAR as follows:

<b>Bidder</b>	<b>Total Bid</b>
Carbonic Gas Corp., t/a Harbor Dredge & Dock, N. Chesterfield, VA	\$328,330
JIREH Construction Co., Inc. Richmond, VA	\$413,680
Messer Construction, LLC Glen Allen, VA	\$444,608

For selection and evaluation purposes, the lowest responsive and responsible bid was determined by multiplying the unit prices times the unit quantities specified in the bid documents. Based on a review of the bids, Harbor Dock & Dredge was determined to be the lowest responsive and responsible bidder.

The Board paper authorizes the County Manager to execute the contract in a form approved by the County Attorney. It also authorizes the County Manager, or the Purchasing Director as his designee, to execute all change orders within the scope of the budget, not to exceed 15% of the original contract amount.

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

**RESOLUTION - Award of Contract - Dorey Park Roadway Improvements - Varina District.**

This Board paper awards a construction contract for \$977,826.20 to Branscome, Inc. for Dorey Park road improvements. The work will install approximately 2,185 feet of two-lane roadway and associated drainage improvements. Work is anticipated to begin on March 21, 2019, and be completed by June 26, 2019.

The County received one bid on February 27, 2019, in response to ITB No. 19-1818-2JCK and Addendum No. 1 with the following result.

<b>Bidder</b>	<b>Total Bid</b>
Branscome, Inc. Rockville, VA	\$977,826.20

For selection and evaluation purposes, the lowest responsible bid was determined by multiplying the unit prices in the bid times the unit quantities specified in the bid documents. Based upon a review of the bid, Branscome, Inc. 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 the work 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 the Board paper, and the County Manager concurs.

**RESOLUTION - Approval of Settlement of Worker's Compensation Claim - Joan Engstrom.**

The purpose of this Board paper is to authorize settlement of the worker's compensation claim of Joan Engstrom. The Self-Insurance Trustees have approved this settlement and recommend it to the Board.