

**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, May 13, 2025, at 4:00 p.m.** in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

The matters to be reviewed by the Board at this time are:

4:00 - 4:10 p.m.	Alaska Paramedic Intern Recognition
4:10 - 4:25 p.m.	SupportWorks Housing Update
4:25 - 4:40 p.m.	Construction Manager at Risk Procurement Process
4:40 - 5:10 p.m.	Virginia 250 Update
5:10 - 5:15 p.m.	Review of Regular Meeting Agenda Items

*Tanya N. Brackett*

Tanya N. Brackett, CMC  
Clerk, Henrico County Board of Supervisors  
May 8, 2025

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**May 13, 2025**  
**6:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** – April 22, 2025, Regular and Special Meetings

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

**PRESENTATIONS**

117-25                      Resolution - Commending the Douglas Freeman High School Swim & Dive Team.

Proclamation - Bike Month - May 2025.

Proclamation - Older Americans Month - May 2025.

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

115-22                      Markel | Eagle Advisors, LLC: Request to conditionally rezone from A-1  
REZ2022-                      Agricultural District to R-5AC General Residence District (Conditional)  
00002                      part of Parcels 733-778-7649 and 734-777-3893 containing 46.599 acres  
Three Chopt                      located at the southwest intersection of Pouncey Tract Road (State Route  
271) and Wyndham West Drive. The applicant proposes a single-family  
residential development. The R-5A District allows a maximum gross  
density of 6 units per acre. The use will be controlled by zoning ordinance  
regulations and proffered conditions. The 2026 Comprehensive Plan  
recommends Rural Residential, density should not exceed 1 unit per acre.  
The Planning Commission voted to recommend the Board of Supervisors  
**grant** the request. **(Deferred from the February 11, 2025, meeting;  
Deferral requested to the August 12, 2025, meeting.)**

101-25                      Schell Brothers: Request to conditionally rezone from A-1 Agricultural  
REZ-2024-                      District to R-5AC General Residence District (Conditional) Parcel 739-  
102145                      770-1325 containing 9.01 acres located at the northeast intersection of  
Three Chopt                      Pouncey Tract Road (State Route 271) and Shady Grove Road. The  
applicant proposes a single-family residential development. The use will  
be controlled by zoning ordinance regulations and proffered conditions.  
The 2026 Comprehensive Plan recommends Urban Residential. The  
Planning Commission voted to recommend the Board of Supervisors **grant**  
the request. **(Deferred from the April 8, 2025, meeting; Deferral  
requested to the June 10, 2025, meeting.)**

103-25 REZ-2024- 102751 Varina	Harsh Thakker, Dorado Capital, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcels 820-702-5716 and 820-702-7260 containing 17.528 acres located between Olga Sauer Boulevard extended and the west line of Monahan Road approximately 3600' south of its intersection with Charles City Road. The applicant proposes a warehouse. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors <b><u>grant</u></b> the request. <b>(Deferred from the April 8, 2025, meeting for Decision Only.)</b>
230-24 REZ-2024- 100950 Fairfield	Joseph B McCutcheon Jr: Request to amend proffers accepted with C-72C-83 on Parcel 805-737-7793 located on the west line of Valley Side Drive at its intersection with Farm Creek Drive. The applicant proposes to amend a proffer related to recreational space to allow for the development of new single-family homes. The existing zoning is R-3AC One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 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 <b><u>grant</u></b> the request. <b>(Deferred from the April 8, 2025, meeting; Deferral requested to November 12, 2025, meeting.)</b>
118-25 PUP-2025- 100253 Brookland	St. Mary's Hospital of Richmond Inc: Request for a Provisional Use Permit under Sections 24-2306, 24-3406 and 24-4418 of Chapter 24 of the County Code to allow a structure to exceed 110' and an accessory helicopter landing facility on Parts of Parcels 769-737-3039 and 768-737-9879 on the east line of Bremono Road approximately 300' south of its intersection with Monument Avenue. The existing zone is O-3 Office District. The 2026 Comprehensive Plan recommends Semi-Public. The Planning Commission voted to recommend the Board of Supervisors <b><u>grant</u></b> the request.

## **PUBLIC HEARINGS - OTHER ITEM**

119-25	Ordinance - To Amend and Reordain Section 2-51 Titled "Reserved" of the Code of the County of Henrico to Authorize Bonuses for County Employees.
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## **PUBLIC COMMENTS**

## **GENERAL AGENDA**

120-25	Resolution - Signatory Authority - Agreements for Use of HOME-ARP Funds.
121-25	Resolution - Signatory Authority - Award of Contract - Annual Contract for Surface Asphalt Recycling.
122-25	Resolution - Award of Contract - Capital Trail Lighting at Rocketts Landing - Varina District.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS' RESUME  
May 13, 2025**

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**PRESENTATIONS**

**RESOLUTION - Commending the Douglas Freeman High School Swim & Dive Team.**

This resolution recognizes Douglas Freeman High School & Dive Team for winning the Class 5 State Championship.

**PROCLAMATION - Bike Month - May 2025.**

This proclamation recognizes May 2025 as Bike Month and calls the observance to the attention of Henrico residents.

**PROCLAMATION - Older Americans Month - May 2025.**

This proclamation recognizes May 2025 as Older Americans Month and urges every resident to recognize the contribution of our older residents, help to create an inclusive society, and join efforts to support older Americans' choices about how they age in their communities.

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

REZ2022-00002 Three Chopt	Markel   Eagle Advisors, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcels 733-778-7649 and 734-777-3893 containing 46.599 acres located at the southwest intersection of Pouncey Tract Road (State Route 271) and Wyndham West Drive. The applicant proposes a single-family residential development. The R-5A District allows a maximum gross density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Rural Residential, density should not exceed 1 unit per acre. Acting on a motion by Mrs. Thornton, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors <b>grant</b> 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. <b>(Deferred from the February 11, 2025, meeting; Deferral requested to the August 12, 2025, meeting.)</b>
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REZ-2024-102145 Three Chopt	Schell Brothers: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 739-770-1325 containing 9.01 acres located at the northeast intersection of Pouncey Tract Road (State Route 271) and Shady Grove Road. The applicant proposes a single-family residential development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential. Acting on a motion by Mr. Shippee, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one absent) to recommend the Board of Supervisors <b><u>grant</u></b> the request because it would permit development of the land for residential use in an appropriate manner and continues a form of zoning consistent with the area. <b>(Deferred from the April 8, 2025, meeting; Deferral requested to the June 10, 2025, meeting.)</b>
REZ-2024-102751 Varina	Harsh Thakker, Dorado Capital, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcels 820-702-5716 and 820-702-7260 containing 17.528 acres located between Olga Sauer Boulevard extended and the west line of Monahan Road approximately 3600' south of its intersection with Charles City Road. The applicant proposes a warehouse. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. The site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Winterhoff, the Planning Commission voted 4-1 (one absent) to recommend the Board of Supervisors <b><u>grant</u></b> the request because it conforms to the recommendations of the Comprehensive Plan and proffered conditions should minimize the potential impacts on surrounding land uses. <b>(Deferred from the April 8, 2025, meeting for Decision Only.)</b>
REZ-2024-100950 Fairfield	Joseph B McCutcheon Jr: Request to amend proffers accepted with C-72C-83 on Parcel 805-737-7793 located on the west line of Valley Side Drive at its intersection with Farm Creek Drive. The applicant proposes to amend a proffer related to recreational space to allow for the development of new single-family homes. The existing zoning is R-3AC One-Family Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. The site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Dandridge, seconded by Mr. Mackey, the Planning Commission voted 4-0 (one absent, one abstention) to recommend the Board of Supervisors <b><u>grant</u></b> the request because the change in use is compatible with surrounding development and it was determined to be reasonable. <b>(Deferred from the April 8, 2025, meeting; Deferral requested to November 12, 2025, meeting.)</b>
PUP-2025-100253 Brookland	St. Mary's Hospital of Richmond Inc: Request for a Provisional Use Permit under Sections 24-2306, 24-3406 and 24-4418 of Chapter 24 of the County Code to allow a structure to exceed 110' and an accessory helicopter landing facility on Parts of Parcels 769-737-3039 and 768-737-9879 on the east line of Bremono Road approximately 300' south of its

intersection with Monument Avenue. The existing zoning is O-3 Office District. The 2026 Comprehensive Plan recommends Semi-Public. 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 is reasonable in light of the surrounding uses and existing zoning on the property and it would provide added services to the community.

## **PUBLIC HEARINGS - OTHER ITEM**

### **ORDINANCE - To Amend and Reordain Section 2-51 Titled “Reserved” of the Code of the County of Henrico to Authorize Bonuses for County Employees.**

This Board paper proposes an ordinance to authorize the County Manager to provide bonuses to County employees and to adopt personnel policies and procedures governing the provision of such bonuses. The ordinance would be effective July 1, 2025.

The Director of Human Resources recommends approval of this Board paper, and the County Manager concurs.

## **PUBLIC COMMENT**

## **GENERAL AGENDA**

### **RESOLUTION - Signatory Authority - Agreements for Use of HOME-ARP Funds.**

This Board paper authorizes the County Manager to execute contracts, in a form approved by the County Attorney, with ACTS, Commonwealth Catholic Charities, HomeAgain, Housing Families First, and Safe Harbor, allocating \$1,000,000 in HOME-ARP funds for the administration of supportive services as follows:

<b>Agency</b>	<b>Program</b>	<b>Recommended Funding</b>
ACTS	Emergency and Financial Assistance Program	\$150,000
Commonwealth Catholic Charities	Bridge to Home Program: Housing and Workforce Development for Homeless Persons	\$285,000
HomeAgain	Rapid Re-Housing	\$125,000
Housing Families First	Hilliard House Emergency Shelter	\$260,000
Safe Harbor	Case Management Services	\$180,000
<b>TOTAL</b>		<b>\$1,000,000</b>

These contracts implement the County's HOME-ARP Allocation Plan, which was approved by the United States Department of Housing and Urban Development.

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

**RESOLUTION - Signatory Authority - Award of Contract - Annual Contract for Surface Asphalt Recycling.**

This Board paper awards a unit price annual contract to American Asphalt Surface Recycling, Inc. for surface asphalt recycling. The contract consists of furnishing all labor, materials, equipment, fees, and supervision necessary to provide surface asphalt recycling throughout the County of Henrico when needed and requested.

The County received one bid on March 12, 2025, in response to ITB No. 24-2805-2EAR. The bid was as follows:

<u>Bidder</u>	<u>Bid Amount</u>
<b>American Asphalt Surface Recycling, Inc. (New Lenox, IL)</b>	<b>\$1,177,200</b>

Based upon a review of the bid, American Asphalt Surface Recycling, Inc. is the lowest responsive and responsible bidder.

Estimated first year expenditures are approximately \$1,500,000 which may increase or decrease depending on the actual need of the County.

The contract will be for a period of one year, with the option for the County to renew the contract for two additional one-year terms.

The cost of each project assigned under contract will be determined upon completion of the project by multiplying the unit quantities authorized by the County by the unit prices submitted in the contractor's bid.

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

**RESOLUTION - Award of Contract - Capital Trail Lighting at Rocketts Landing - Varina District.**

This Board paper awards a fixed price contract for \$229,436.08 to Lighting Maintenance, Inc. for the Capital Trail Lighting at Rocketts Landing project. The project consists of furnishing and installing 15 solar lights on direct-bury light poles and providing two additional fixtures and poles for future maintenance.

Work on the project is anticipated to begin in May 2025 and be completed within 120 calendar days.

The County received three bids on April 17, 2025, in response to ITB 25-2810-2EAR and Addendum Nos. 1 and 2. The bids were as follows:

<b><u>Bidders</u></b>	<b><u>Bid Amounts</u></b>
Lighting Maintenance, Inc. Harmans, MD	\$229,436.08
Ebenezer Electric, LLC Woodbridge, VA	\$271,550.00
CES Consulting, LLC Warrenton, VA	\$326,125.00

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

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.