

**County of Henrico, Virginia  
Board of Supervisors  
Regular Meeting  
March 10, 2026**

The Henrico County Board of Supervisors convened a regular meeting on Tuesday, March 10, 2026, at 6:00 p.m. in the Board Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico County, Virginia.

**Members of the Board Present:**

Roscoe D. Cooper, III, Chair, Fairfield District  
Misty D. Roundtree, Vice-Chair, Three Chopt District  
Daniel J. Schmitt, Brookland District  
Jody K. Rogish, Tuckahoe District  
Tyrone E. Nelson, Varina District

**Other Officials Present:**

John A. Vithoukias, County Manager  
Andrew R. Newby, County Attorney  
Tanya N. Brackett, CMC, Assistant to the County Manager/Clerk to the Board  
Michael Y. Feinmel, Deputy County Manager for Public Safety  
W. Brandon Hinton, Deputy County Manager for Administration  
Monica Smith-Callahan, Deputy County Manager for Community Affairs  
Steven J. Yob, Deputy County Manager for Community Operations  
Steven A. Knockemus, Assistant Director of Public Relations

Tyrone E. Nelson delivered the invocation.

On motion of Mrs. Roundtree, seconded by Mr. Nelson, the Board approved the minutes of the February 24, 2026, Regular and Special Meetings.

The vote of the Board was as follows:

Yes: Cooper, Roundtree, Schmitt, Rogish, Nelson

No: None

**Manager's Comments**

Mr. Vithoukias announced this past week the County hosted the A-10 Tournament at the Henrico Sports & Event Center. This year was the highest ticket distribution since the championship arrived in Henrico with over 11,500 tickets purchased. We are awaiting the final economic impact numbers from Richmond Region Tourism, but early estimates indicate we will top last year's \$2.9 million fiscal impact. This year also marked the end of the original three-year contract with the A-10 conference, who elected to extend the contract through 2029. Henrico gained national media exposure with the championship game on ESPN2,

semifinals on CBS Sports Network, and the quarterfinals on USA Network, with all the games being shown on ESPN+.

Mr. Vithoulikas stated that almost 2,000 of our youngest fans visited over two days for Education through Sports Days, including multiple Henrico County Public Schools elementary, middle and high schools.

Next, Mr. Vithoulikas recognized Victoria Davis, Community Engagement and Volunteer Coordinator, to share remarks on behalf of the County in celebration of Women's History Month. March is recognized nationally as Women's History Month, a time to honor and reflect on the many contributions women have made to our nation, our communities, and local government. Women have played a vital role in shaping our society by leading movements for progress, strengthening families and communities, and serving in leadership across every sector. In Henrico County, we see that impact every day through the dedication and service of the many women who help move our County forward. From public safety and education to community engagement, women continue to help strengthen the fabric of our community and ensure Henrico remains a place where opportunity and leadership thrive.

Ms. Davis thanked the Board and noted as we celebrate Women's History Month, we pause to honor the countless women whose courage, intellect, sacrifice, and determination have paved the way for progress in our nation, our communities, and right here in Henrico County. Each March, through a presidential proclamation, our nation designates this month as Women's History Month – a time set aside to recognize and celebrate the contributions women have made throughout American history. From civic leadership and public service to education, innovation and community advocacy, women have helped shape the institutions that move our society forward.

Ms. Davis noted this year's theme, "Leading the Change: Women Shaping a Sustainable Future," reminds us that women are not only part of our history; they are architects of our future. Women across the country are leading transformative work in government, business, education, and community life, ensuring that the next generation inherits stronger, more resilient communities. Here in Henrico County, we are proud to see that leadership reflected every day. Over the years, Henrico has evolved in the way we recognize, elevate, and support women in leadership. From department directors and community advocates to education, administrators, and public servants, women are helping guide the direction of our County and shaping the services that support our residents.

Tonight, we pause to recognize one extraordinary woman whose leadership and dedication have had a lasting impact on this Board and on Henrico County as a whole: Ms. Tanya Brackett, Clerk to the Board of Supervisors.

Tanya joined the County in July 2008 as the Deputy Clerk and Administrative Assistant to the Board of Supervisors office. Through years of dedicated service, institutional knowledge, and unwavering commitment to excellence, she rose to become Assistant to the County Manager for Board Affairs and Clerk to the Board of Supervisors in 2020. In this role, Tanya ensures the smooth and transparent functioning of our Board's operations, managing agendas, coordinating meetings, preserving official records, and serving as a critical bridge between County leadership and the public. Her work may often happen behind the scenes, but it is essential to the effectiveness and integrity of local government. Tanya also continues to lead beyond Henrico. She is an active member of the Virginia Municipal Clerks

Association, and she is a member of the International Institute of Municipal Clerks, contributing to the advancement of the profession on a broader scale.

We are also proud to celebrate her recent accomplishment as a graduate of the Leadership Metro Richmond Class of 2024, further strengthening her commitment to regional collaboration and community leadership.

Ms. Davis explained, beyond the titles and accomplishments, those of us who know Tanya understand that her dedication extends far beyond the workplace. Tanya exemplifies what it means to balance leadership, education, and family. While continuing to serve the County with excellence, she has also remained deeply committed to being a devoted mother to her daughter, pursuing higher education and completing leadership programs. That kind of determination and discipline speaks volumes about her character and the example she sets not only for women in government, but for working mothers everywhere.

Beyond that, we know her by many other well-earned descriptions: resourceful, quick-witted, resilient, intelligent, dependable, and incredibly organized.

Tanya does it all with grace and a smile. Anyone who has worked with Tanya also knows that when something needs to get done, she has a very special talent for making sure we all stay on track. Her leadership reflects the spirit of service that defines women across local government. As former U.S. Supreme Court Justice Sandra Day O'Connor once said: *"The power I exert on the court depends on the power of my arguments, not on my gender."* This sentiment reflects the truth we see every day: women leading through competence, preparation, and commitment to public service.

As we recognize Women's History Month, we celebrate the pioneers who opened doors, the leaders who continue to guide our communities today, and the young women who will one day step into roles we have yet to imagine.

Mr. Vithoukas asked Bentley Chan, Director of Public Utilities, to come forward for an announcement. Mr. Chan explained the Virgil R. Hazelett Reservoir at Cobbs Creak project is one of eight Grand Award Winners for the American Council of Engineering Companies National 2026 Engineering Excellence Awards and is a finalist for the Grand Conceptor Award. The Engineering Excellence Awards are an annual celebration of engineering excellence, honoring projects worldwide that demonstrate innovation, creative problem-solving, and engineering's unique ability to improve our world. Mr. Chan thanked the Manager and the Board.

### **Board of Supervisors' Comments**

Mrs. Roundtree recognized seniors from J.R. Tucker High School who are attending the Board meeting for extra credit in their Government Class taught by Ms. Paige Wesson. The following students were in attendance: Sage, Dylan, Brian, Victoria, Kendall, and Sylvia.

### **Recognition of News Media**

Liana Hardy with *Henrico Citizens* and Lyndon German with *VPN* were present for the meeting.

**Agenda Item      Presentations**

Proclamation - Celebrating 25 Years of Service - Sigma Delta Zeta Henrico Chapter.

Mr. Cooper presented a proclamation recognizing Sigma Delta Zeta Henrico Chapter. This proclamation recognizes the Board's sincere appreciation to the Chapter's members and their service to the community. Accepting the proclamation was Donna Patterson-Skinner, Chapter President. Mrs. Patterson-Skinner thanked the Board for the recognition and noted they will continue to serve the community and County.

63-26                      Resolution - Commending the Varina "Blue Devils" Football Team.

On motion of Mr. Nelson, seconded by Mr. Rogish, and by unanimous vote, the Board approved this item – see attached resolution.

Mr. Nelson presented a resolution to the Varina "Blue Devils" Football Team extending the Board's heartfelt congratulations on winning the Class 4 Virginia State Championship. Accepting the resolution was Head Coach Marcus Lewis, members of the coaching staff, and players.

Mr. Nelson noted last time the Board recognized the Team was during COVID-19, and the team could not be present for the recognition. He noted they were the best football team in the Commonwealth this year and noted his excitement to have the opportunity to be present to witness the championship. Coach Lewis thanked everyone for their support and noted they could not be successful without the support of the Board and Mr. Nelson.

**Agenda Item      Public Hearings - Rezoning Case**

249-25                      Elderhomes Corporation: Request to conditionally rezone from B-3  
REZ-2025-                      Business District and R-3 One-Family Residence District to R-5AC  
101722                      General Residence District (Conditional) (8.99 acres) and R-5BC  
Varina                      General Residence District (Conditional) (8.51 acres) Parcels 817-726-  
9388, 817-727-7702, and 818-726-1688 containing 17.51 acres located at  
the northwest intersection of Nine Mile Road (State Route 33) and  
Newbridge Road.

Joe Emerson, Director of Planning, responded to questions from Mr. Nelson about why the Planning Commission had concerns about the case. Mr. Emerson explained the Planning Commission had concerns about the buffer along Nine Mile Road and drainage issues. He noted following the Commission meeting Public Works closely evaluated the site and worked with the applicant to address the drainage issues.

Mr. Emerson stated the applicant held a community meeting on June 26, and three residents attended and discussed topics related to the lot

size, design, and amenities. Terrell Hughes, Director of Public Works, noted they worked closely with the applicant to make sure the water from the site would stay on the site and be managed by the existing drainage system, so it would not impact the surrounding neighbors.

Mr. Rogish questioned the clustered mailboxes. Mr. Emerson noted this is a requirement from the Post Office because they no longer allow individual mailboxes.

Kate Lafayette represented the applicant, Project Homes, and noted improvements made to the site drainage. She responded to a question from Mr. Nelson regarding the cost and size of homes. Matt Morgan with Project Homes noted they are targeting 80% of the area median home, with prices as low as \$225,200.

Ron Tierney owns a sign business next door to the development. He noted his main concerns are traffic and the possibility of future sidewalk expansion

At the request of Mr. Nelson, Mr. Hughes addressed the traffic concerns, including how the ingress and egress from the property would be addressed by VDOT.

Eric English, Chief for the Division of Police, offered to provide additional information to Mr. Tierney about efforts to respond to crime in the area.

Mr. Hughes discussed plans for future improvements on Nine Mile Road at the request of Mr. Rogish.

Mr. Nelson thanked staff and the applicant for improving the case substantially after the Planning Commission meeting. He noted he appreciated the addition of affordable housing.

On motion of Mr. Nelson, seconded by Mr. Rogish, and by unanimous vote, the Board didn't follow the recommendation of the Planning Commission and approved this item with the following conditions:

1. **Concept Plan.** The Property shall be developed in general conformance with the concept plans entitled "5900 NINE MILE ROAD CONCEPTUAL LAYOUT", prepared by Timmons Group, and dated February 18, 2026 (see case file) and attached hereto (the "Concept Plan"). The exact locations, footprints, configurations, size, and details of the lots, drives, roads, buildings and other improvements shown on the Concept Plan are illustrative and are subject to change and may be updated from time to time as required for final engineering design, compliance with governmental regulations or as otherwise approved at the time of subdivision or plan of development review of the Property.

2. **Buffer and Landscaping Requirements.**
  - a. **Overall.** Any buffer within the Property required herein shall be natural and landscaped, including supplemental plantings, signage, berms and other purposes as approved at the time of landscape plan review. Roads, sidewalks, utility easements (including drainage), common owned fencing/walls adjacent to any roads or drives, and signage shall be permitted within such buffer; provided, any such road or new utility easements shall be extended generally perpendicular through such buffer unless otherwise approved at the time of subdivision or plan of development review. All buffers, whether in common area or a lot, shall be maintained by the Association.
  - b. **Thirty-Five Foot Setback.** The area of the Property fronting on Nine Mile Road and designated on the Concept Plan as "35' ADDITIONAL SETBACK" shall be planted at a minimum to the level of a transitional buffer 25.
  - c. **Ten Foot Buffer.** Any lot adjoining the lot containing the County pump station and water treatment facility, currently having a Parcel ID of 817-727-9960, will include a minimum of a 10' landscaped buffer on the lot planted at a minimum to the level of a transitional buffer 10. This buffer will be maintained by the Association.
  - d. **Street Trees.** Street trees shall be provided along each side of the internal street as shown on the Concept Plan, to meet the requirements of Section 1.2.d of the Design Guidelines for Small-Lot Single Family Residential Developments in the Comprehensive Plan, in locations where not otherwise prohibited by required utilities, drainage structures, easements, intersections sight distance or other conflicts.
3. **Underground Utility Lines.** All proposed utility lines on the Property shall be installed underground, except for existing utilities, junction boxes, meters, utility lines in wetlands areas, and utility lines or structures required to be or typically installed above ground by the utility company.
4. **Best Management Practices.** Best Management Practices shall be located outside of any landscaped buffer within the Property, except as a landscaping amenity unless approved at the time of subdivision or plan of development review.
5. **Protective Covenants.** Prior to the recordation of the initial subdivision plat approved for the Property, a document setting forth covenants (the "Covenants") shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia (the "County"), setting forth controls on the development and maintenance of the Property and establishing one or more owners' associations (the

"Association"). All common amenities and Common Areas shall be maintained by the Association for the benefit of the owners, residents, tenants and their guests.

6. **C-1 Conservation District.** Prior to filing the final subdivision plan, the Owner/Applicant shall apply to rezone any portions of the Property situated within the 100-year floodplain/special flood hazard area to a C-1 Conservation District. The location and limits of such portions of the Property shall be established by definitive surveys approved by the Department of Public Works.
7. **Hours of Construction.** The hours of exterior construction (such as earth moving, grading or land clearing activities) including operation of bulldozers and other earthmoving equipment, shall be between 7:00 a.m. and 7:00 p.m. (or dusk, whichever occurs first), Monday through Friday, and 8:00 a.m. and 7:00 p.m. (or dusk, whichever occurs first) on Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections. Signs, in both English and Spanish, stating the above referenced provisions shall be posted and maintained at all entrances to the Property prior to any land disturbances activities thereon.
8. **Elevations/Architecture/Conceptual Site Plan.**
  - a. Applicable to all dwellings:
    - i. Various design elements will be incorporated to provide variety among individual units including, but not limited, to the following:
      1. varying colors of brick, brick accents, and stone (including, but not limited to, keystones, soldier courses and accent coloring different from any main brick or stone coloring);
      2. varying colors of siding, and varying window designs; and
      3. no two dwellings adjoining each other side by side or directly across or diagonally across the street from each other shall be identical in exterior architectural features and colors.
    - ii. The exterior walls of all dwellings shall be constructed with hardiplank or an equivalent, or such other materials approved by the Director of Planning.
    - iii. At least thirty percent (30%) of the dwellings shall have covered front porches.
    - iv. All front steps shall be constructed of brick, concrete or such similar material as approved by the County.
    - v. Any side façade facing a street right of way shall have at least two (2) windows unless it has a side entry garage and then it will have at least one (1) window.
  - b. Development of dwellings shall be similar to the architectural appearance shown on the renderings on Exhibit B, dated July

16, 2025 (see case file), unless otherwise requested and specifically approved at the time of subdivision or plan of development review or later by the Director of Planning.

9. **Density.** There shall be no more than 60 single family detached dwelling units developed on the Property.
10. **Foundations.** The exposed exterior portions of all foundations below the first-floor level shall be finished with brick, brick veneer, stone, stone veneer, or cultured stone. On the front, side and rear elevations of each building, there shall be a minimum of twelve (12) inches of brick, brick veneer, stone, stone veneer, or cultured stone visible above grade. For reasons associated with the required site grading, the requirements of this proffer may be modified or waived by the Director of Planning for individual side or rear facades.
11. **Chimneys and Cantilevered Features.** No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick, stone, or siding similar to the exterior treatment of the dwelling. The exposed bases of all chimneys shall be of the same material as the dwelling foundation. Architectural features may extend beyond the facade if supported by decorative corbels.
12. **Driveways.** All driveways shall be constructed of asphalt, concrete, exposed aggregate material or pavers made of brick, stone or concrete.
13. **Entrance Feature.** The entrance to the property from Nine Mile Road shall be designed and complemented with landscaping and a monument entrance feature with decorative fencing around the monument feature (to be vinyl or other material approved at the time of subdivision or plan of development review).
14. **Amenities.** Recreational amenities will include, at a minimum, gathering or open areas, as generally shown on the Concept Plan as "COMMON AREA", unless otherwise approved at the time of subdivision review (each, a "Common Area"). A minimum of two (2) of the following improvements will be provided within each of the Common Areas: one or more benches or other outdoor furniture, a gazebo or pavilion, fire pit, play equipment, landscape patio area, dog park, multi-use field, grilling station, community garden, pet waste station, or other similar improvements as approved at the time of subdivision review. A trail or walkway will be provided within each such Common Area from an adjacent sidewalk or alley to the amenity within the Common Area.
15. **Development Standards.** Development on the entire Property (including both the R-5AC and R-5B portions of the Property) will comply with (a) the standards set forth in County Code Sections 24-

3314(E) 1, 3 and 4 and (b) the existing Design Guidelines for Small-Lot Single Family Residential Developments that are part of the County's Comprehensive Plan and attached hereto, provided garages are not required within the development.

16. **Nine Mile Road Entrance.** The entrance to and from the Property from and to Nine Mile Road will be limited to a right-in/right-out access unless a different design is required by the Virginia Department of Transportation ("VDOT"). Turn lanes will be provided on Nine Mile Road if required by VDOT.

17. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

The vote of the Board was as follows:

Yes: Cooper, Roundtree, Schmitt, Rogish, Nelson

No: None

**Agenda Item**      **Public Hearings – Other Item**

64-26                      Resolution - Signatory Authority - Utility Easement Agreement - Virginia Electric and Power Company - 3200 Old Williamsburg Road - Varina District.

No one from the public spoke in opposition to this item.

On motion of Mr. Nelson, seconded by Mr. Rogish, and by unanimous vote, the Board approved this item – see attached resolution.

**Public Comments**

There were no comments from the public.

**Agenda Item**      **General Agenda**

65-26                      Resolution - Receipt of Operating and Capital Budget Estimates for FY 2026-27 and Notices of Public Hearings on the Budget and Proposed Tax Rates.

Justin Crawford, Division Director for Management and Budget, noted the public hearing for the budget will be March 24 at 5:00 p.m.

On motion of Mr. Schmitt, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached resolution.

66-26

Introduction of Ordinance - To Change Utility Charges by Amending and Reordaining Section 23-361 Titled "Water service and volume charges" and Section 23-362 Titled "Sewer service charges and rates" of the Code of the County of Henrico.

Bentley Chan, Director of Public Utilities, responded to questions from Mr. Nelson on this item, explaining the additional funding will aid the new west to east transmission main project that will bring more robust and resilient public water service to residents in the central and eastern portions of the County.

On motion of Mr. Nelson, seconded by Mr. Rogish, and by unanimous vote, the Board approved this item – see attached introduction of ordinance.

67-26

Resolution - Signatory Authority - Acquisition of Real Property - American Battlefield Trust - 2550 and 2570 Kingsland Road - Varina District.

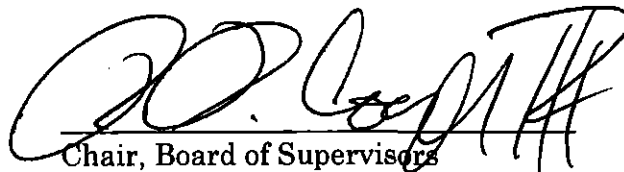
Steve Yob, Deputy County Manager for Community Operations, explained the historic significance of the property and his excitement to adding it to the County's conservation and recreation efforts.

Mr. Nelson thanked everyone that worked on this and noted his excitement.

Mrs. Roundtree suggested Public Relations make a story on this project and the work Mr. Yob has done to get to this point.

On motion of Mr. Nelson, seconded by Mrs. Roundtree, and by unanimous vote, the Board approved this item – see attached resolution.

There being no further business, the meeting was adjourned at 7:17 p.m.



Chair, Board of Supervisors  
Henrico County, Virginia