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, August 11, 2026, at 3:45 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:

3:45 - 4:00 p.m.	St. Joseph Villa Update
4:00 - 4:30 p.m.	Residential Development Review Update
4:30 - 5:00 p.m.	SAFE High Speed Driving Program

Tanya N. Brackett

Tanya N. Brackett, CMC
Clerk, Henrico County Board of Supervisors
August 6, 2026

County of Henrico, Virginia
Henrico County Board Room
Board of Supervisors' Agenda
August 11, 2026
6:00 p.m.

Pledge of Allegiance
Invocation
Approval of Minutes - July 28, 2026, Regular and Special Meetings
Manager's Comments
Board of Supervisors' Comments
Recognition of News Media

Agenda Item	**Public Hearings – Rezoning Cases and Provisional Use Permits**
155-26 REZ-2026-100676 Fairfield	Imago Dei School: Request to conditionally rezone from M-2 General Industrial District to R-4C One-Family Residence District (Conditional) on part of Parcel 799-733-1982 containing 8.86 acres located at the southeast intersection of Dill Road and Vawter Avenue. The applicant proposes a private school. 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. **(Deferred from the July 28, 2026, meeting; Deferral requested to the September 8, 2026, meeting.)**
178-26 PUP-2026-100970 Brookland	Richmond Lodge of Perfection, A&ASR: Request for a Provisional Use Permit under Sections 24-2306 and 24-4205 of Chapter 24 of the County Code to allow a masonic lodge on Parcel 771-744-6132 located on the east line of Bethlehem Road approximately 160' north of its intersection with Dickens Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Semi-Public. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
179-26 REZ-2026-100545 Varina	Beckley Bluford Investment, LLC: Request to rezone from C-1 Conservation District to A-1 Agricultural District on part of Parcel 832-727-2459 containing 26.4 acres located on the east line of Beckley Road approximately 300' west of its intersection with Beverstone Road. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1 (density should not exceed 2.4 units per acre) and Environmental Protection Area. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
180-26 PUP-2026-100750 Varina	Whitehead & Chiocca Properties, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.D of Chapter 24 of the County Code to allow an indoor event venue on part of Parcel 818-725-7584 located on the south line of Nine Mile Road approximately 400' east of its intersection with Newbridge Road. The existing zoning is B-1 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the

Enterprise Zone and Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

Agenda Item **Public Hearings – Other Items**

181-26 Resolution - Condemnation - Easements - Mount Olive Avenue Realignment Project - 8800 Trolley Lane - Fairfield District.

182-26 Resolution - Condemnation - Right-of-Way and Easements - Fall Line Trail Longdale Phase Project - 1574 Mountain Road - Fairfield District.

183-26 Resolution - Declaration of Surplus Property - Signatory Authority - Conveyance - 2510 Hartman Street - Fairfield District.

184-26 Resolution - Signatory Authority - Easement Agreement - Richmond Affordable Housing - 3900 Nine Mile Road - Varina District.

Public Comments

Agenda Item **General Agenda**

185-26 Resolution - Authorizing the Reimbursement from the Proceeds of Bonds to be Issued by or on Behalf of the County of Henrico, Virginia, of Expenditures for Various Public Improvement Projects and Water and Sewer System Projects to Be Made in Advance of the Issuance of Such Bonds.

186-26 Resolution - Award of Contract - Annual Professional Engineering Commissioning Services - Countywide.

187-26 Introduction of Ordinance - To Amend and Reordain Section 22-43 Titled "Reserved" of the Code of the County of Henrico to Allow the Use of Photo Speed Monitoring Devices in School Zones.

188-26 Resolution - Signatory Authority - Acquisition of Real Property - Drainage and Flood Mitigation - 3004 Emporia Street - Varina District.

189-26 Resolution - Award of Contract - Varina on the James - Phase I - Varina District.

190-26 Resolution - Award of Contract - Water Treatment Facility Finished Water and Raw Water VFD Replacements Phase 1 - Tuckahoe District.

County of Henrico, Virginia
Board of Supervisors' Resume
August 11, 2026

Agenda Item	**Public Hearings - Rezoning Cases and Provisional Use Permits**
REZ-2026-100676 Fairfield	Imago Dei School: Request to conditionally rezone from M-2 General Industrial District to R-4C One-Family Residence District (Conditional) on part of Parcel 799-733-1982 containing 8.86 acres located at the southeast intersection of Dill Road and Vawter Avenue. The applicant proposes a private school. 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. Dandridge, seconded by Mr. Shippee, 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. **(Deferred from the July 28, 2026, meeting; Deferral requested to the September 8, 2026, meeting.)**
PUP-2026-100970 Brookland	Richmond Lodge of Perfection, A&ASR: Request for a Provisional Use Permit under Sections 24-2306 and 24-4205 of Chapter 24 of the County Code to allow a masonic lodge on Parcel 771-744-6132 located on the east line of Bethlehem Road approximately 160' north of its intersection with Dickens Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Semi-Public. Acting on a motion by Mr. Phelps, 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.
REZ-2026-100545 Varina	Beckley Bluford Investment, LLC: Request to rezone from C-1 Conservation District to A-1 Agricultural District on part of Parcel 832-727-2459 containing 26.4 acres located on the east line of Beckley Road approximately 300' west of its intersection with Beverstone Road. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1 (density should not exceed 2.4 units per acre) and Environmental Protection Area. Acting on a motion by Mr. Mackey, seconded by Mr. Winterhoff, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it is reasonable and it continues a form of zoning consistent with the area.

PUP-2026-100750 Varina	Whitehead & Chiocca Properties, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.D of Chapter 24 of the County Code to allow an indoor event venue on part of Parcel 818-725-7584 located on the south line of Nine Mile Road approximately 400' east of its intersection with Newbridge Road. The existing zoning is B-1 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone and Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Dandridge, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors grant the request because the recommended special conditions should minimize the potential impacts on surrounding land uses.

Public Hearings - Other Items

Resolution - Condemnation - Easements - Mount Olive Avenue Realignment Project - 8800 Trolley Lane - Fairfield District.

This Board paper authorizes condemnation proceedings for property needed for the Mount Olive Avenue Realignment project.

The County needs to acquire 1,771 square feet of permanent joint use utility easement, 1,059 square feet of permanent drainage easement, and 265 square feet of permanent water and sewer easement across the property located at 8800 Trolley Lane and owned by the Estate of Lloyd Jones, formerly Lloyd Jones, deceased, and the Estate of Virginia Jones, formerly Virginia Jones, deceased.

Based on an independent title report, only some of the legal heirs have been identified, and the known legal heirs do not have clear title to convey the necessary easements to the County.

This Board paper authorizes the County Attorney to institute and conduct condemnation proceedings in accordance with the Code of Virginia. This Board paper further authorizes and directs the County Manager to continue to seek a voluntary acquisition of the easements, to take all steps necessary to acquire the easements, and to enter on and take possession of the required easements in accordance with the Code of Virginia.

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

Resolution - Condemnation - Right-of-Way and Easements - Fall Line Trail Longdale Phase Project - 1574 Mountain Road - Fairfield District.

This Board paper authorizes condemnation proceedings for property that is needed for the construction of the Fall Line Trail Longdale Phase Project.

The County needs to acquire 16,532 square feet of right-of-way, 2,793 square feet of temporary construction easement, 543 square feet of proposed entrance temporary construction easement, and 590 square feet of permanent Henrico utility easement across the property located at 1574 Mountain Road and owned by Patriot II, LLC. Based on an independent appraisal, the County made an offer of $126,477 for the required property interests, but the parties have not reached an agreement.

This Board paper authorizes the County Attorney to institute and conduct condemnation proceedings in accordance with the Code of Virginia. This Board paper further authorizes and directs the County Manager to continue to seek a voluntary acquisition of the right-of-way and easements, to take all steps necessary to acquire the right-of-way and easements, and to enter on and take possession of the required right-of-way and easements in accordance with the Code of Virginia.

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

Resolution - Declaration of Surplus Property - Signatory Authority - Conveyance - 2510 Hartman Street - Fairfield District.

This Board paper would declare the vacant lot known as 2510 Hartman Street in the Montezuma Circle subdivision as surplus to the needs of the County and authorizes the sale of the property to Scarlett Violett LLC for $1,900, which was the assessed value of the property when the buyer first offered to purchase it. The buyer owns property across the street, and the County has no need for this property.

The Real Property Division has processed this request through the Departments of Planning, Public Utilities, and Public Works without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

Resolution - Signatory Authority - Easement Agreement - Richmond Affordable Housing - 3900 Nine Mile Road - Varina District.

This Board paper authorizes the Chair to execute a permanent access easement agreement for 3900 Nine Mile Road with Richmond Affordable Housing and the entities responsible for the development of attainable rental housing known as Carter Woods.

The Real Property Department has processed this request through the Departments of Planning, Public Utilities, and Public Works without objection. The Director of Real Property recommends approval, and the County Manager concurs.

Public Comment

General Agenda

Resolution - Authorizing the Reimbursement from the Proceeds of Bonds to be Issued by or on Behalf of the County of Henrico, Virginia, of Expenditures for Various Public Improvement Projects and Water and Sewer System Projects to Be Made in Advance of the Issuance of Such Bonds.

This resolution allows reimbursement of costs paid by the County for public improvement projects from the issuance of up to $100,000,000 in general obligation bonds and water and sewer revenue bonds. The anticipated projects include water and sewer system improvement projects and school construction projects including Johnson Elementary School renovations and the final phase of Quioccasin Middle School construction. The anticipated projects also include general drainage improvements and Firehouse 1 construction.

The resolution satisfies the requirement of federal tax law that the Board declare its official intent to reimburse such expenditures from debt proceeds.

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

Resolution - Award of Contract - Annual Professional Engineering Commissioning Services - Countywide.

This Board paper awards an annual contract to Facility Dynamics Engineering Corporation to provide annual professional engineering commissioning services.

The County received 26 proposal in response to RFP No. 26-2935-2JL and Addenda Nos. 1 and 2. Based upon review and evaluation of the proposals, the Selection Committee interviewed the following firms:

AECOM Technical Services, Inc.
Chinook Systems, Inc.
Facility Dynamics Engineering Corporation
IMEG Consultants Corp.
Smart Building Strategies LLC

Based on interviews and review of the written proposals, the Selection Committee selected Facility Dynamics Engineering Corporation as the top-ranked firm and negotiated an hourly rate schedule. The contract will be for a one-year term and may be renewed for three additional one-year terms. Compensation for services will be based on the hourly rate schedule in the contract. The project fees for the contract must not exceed $2,500,000 for any single project or $10,000,000 per one-year term.

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

Introduction of Ordinance - To Amend and Reordain Section 22-43 Titled "Reserved" of the Code of the County of Henrico to Allow the Use of Photo Speed Monitoring Devices in School Crossing Zones.

This Board paper introduces for advertisement and a public hearing on September 8, 2026, an ordinance to allow the use of photo speed monitoring devices for purposes of recording violations of maximum speed limits at school crossing zones in accordance with Code of Virginia § 46.2-882.1.

The ordinance would impose a civil penalty of $100 if a photo speed monitoring device finds a vehicle traveling at speeds of at least 10 miles per hour above the posted school crossing zone speed limit while such zone is active.

The Chief of Police recommends approval of this Board paper, and the County Manager concurs.

Resolution - Signatory Authority - Acquisition of Real Property - Drainage and Flood Mitigation - 3004 Emporia Street - Varina District.

This Board paper authorizes the acquisition of 3004 Emporia Street in the Village Green subdivision for drainage and flood mitigation. The owner, Schkelia Johnson, has agreed to sell the property to the County for $287,000.

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

Resolution - Award of Contract - Varina on the James - Phase I - Varina District.

This Board paper awards a fixed price contract for $1,628,450 to Suburban Remodeling Corporation dba SRC, Inc. for Varina on the James – Phase I. The project consists of brick masonry repair, repointing and cleaning, damaged wood replacement and refinishing, window, door and trim repair, copper gutter and downspout replacement, demolition and replacement of existing porches, termite soil treatment, and replacement of the existing concrete vault cap.

Work on the project is anticipated to begin September 2026 and be completed within 270 calendar days.

The County received two bids on July 9, 2026, in response to ITB 26-2934-2JOK and Addendum No. 1. The bids were as follows:

Bidders	**Bid Amounts**
Suburban Remodeling Corporation dba SRC, Inc. (Henrico, VA)	$1,628,450
Daniel & Co., Inc. (Richmond, VA)	$1,749,000

Based upon a review of the bids, Suburban Remodeling Corporation dba SRC, Inc. is the lowest responsive and responsible bidder.

The resolution also appropriates an additional $568,168 for the project. The Directors of Recreation and Parks and Purchasing recommend approval of the Board paper, and the County Manager concurs.

Resolution - Award of Contract - Water Treatment Facility Finished Water and Raw Water VFD Replacements Phase 1 - Tuckahoe District.

This Board paper awards a fixed price contract for $916,373 to Instrumentation and Control Systems Engineering, Inc. for the removal, disposal, and replacement of an existing variable-frequency drive ("VFD") at the Raw Water Pump Station. This work includes providing and installing a new VFD and all necessary related electrical and control wiring and conduit. In addition, the work includes field verification and testing of existing field wires; startup, testing, and commissioning of the new VFD; and other work detailed in the contract documents.

Work on the project is anticipated to begin September 2026 and be completed within 330 calendar days.

The County received one bid on July 2, 2026, in response to ITB No. 26-2957-5EAR and Addenda Nos. 1, 2, 3, 4, and 5. The bid was as follows:

Bidder	**Bid Amount**
Instrumentation and Control Systems Engineering, Inc. (Ashland, VA)	$916,373

Based upon a review of the bid, Instrumentation and Control Systems Engineering, Inc. is the lowest responsive and responsible bidder.

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