

**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, January 27, 2026, 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 matter to be reviewed by the Board at this time are:

4:00 - 4:15 p.m.	All Henrico Reads Update
4:15 - 4:30 p.m.	Presentation on New Business Program
4:30 - 5:00 p.m.	<b>Closed Session</b> for Legal Advice from the County Attorney

*Tanya N. Brackett*

Tanya N. Brackett, CMC  
Clerk, Henrico County Board of Supervisors  
January 22, 2026

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**January 27, 2026**  
**6:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** - January 13, 2026, Regular and Special Meetings

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

**PRESENTATION**

Proclamation - Human Trafficking Awareness Month - January 2026.

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

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|---|--|
| 255-25<br>REZ-2025-<br>101470<br>Tuckahoe | Main Street Homes of VA, Inc: Request to conditionally rezone from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional) Parcels 737-753-9991 and 738-754-2656 containing 7.25 acres located at the southwest intersection of Church Road and Covey Run Drive. The applicant proposes single-family homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre. The Planning Commission voted to recommend the Board of Supervisors <b><u>grant</u></b> the request. <b>(Deferred from the November 12, 2025, meeting for <u>Decision Only</u>.)</b>   |
| 249-25<br>REZ-2025-<br>101722<br>Varina   | Elderhomes Corporation: Request to conditionally rezone from B-3 Business District and R-3 One-Family Residence District to R-5AC General Residence District (Conditional) (8.99 acres) and R-5BC 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. The applicant proposes single-family detached homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre, and Commercial Arterial. A portion of the site is located in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors <b><u>deny</u></b> the request. <b>(Deferred from November 12, 2025, meeting.)</b> |
| 32-26<br>PUP-2025-<br>102591<br>Tuckahoe  | Cannon Wash, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4324.E of Chapter 24 of the County Code to allow a car wash on Parcel 751-741-5673 located at the northeast intersection of Patterson Avenue (State Route 6) and Quail Lane. 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.

33-26  
REZ-2025-  
102444  
Varina

East West Communities: Request to conditionally rezone from SMX-PD Suburban Mixed-Use – Planned Development District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 810-692-7149 containing 1.00 acre located on the west line of Willson Road approximately 1600’ north of its intersection with New Market Road (State Route 5). The applicant proposes a conservation area. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. A portion of the site is located in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

### **PUBLIC HEARINGS - OTHER ITEMS**

34-26            Ordinance - To Change the Polling Place for the Sandston Precinct in the Varina District from Sandston Baptist Church to Sandston Elementary School by Amending and Reordaining Section 9-2 Titled “Precincts and polling places” of the Code of the County of Henrico.

35-26            Resolution - Signatory Authority - Exchange of Real Property - 7705 Impala Drive and 7200 Galaxie Road - Islamic Center of Henrico - Brookland District.

36-26            Resolution - Condemnation - Right-of-Way and Easement - Fall Line Trail Lakeside Community Trail Phase 1 - 1725 Vale Street - Fairfield District.

37-26            Resolution - Signatory Authority - Easement Agreement - Virginia Department of Transportation - Intersections of Patterson Avenue and Borden Road, Westham Parkway, and Sweetbriar Road - Tuckahoe District.

38-26            Resolution - Signatory Authority - Agricultural Lease to Engel Farms, Inc. d/b/a Engel Family Farms - 9720 Malvern Hill Lane - Varina District.

### **PUBLIC COMMENTS**

### **GENERAL AGENDA**

39-26            Resolution - Award of Contract - Annual Contract for Structural Demolition Services - Countywide.

40-26            Resolution - Award of Contract - Public Safety Cancer Screenings.

41-26            Resolution - Signatory Authority - Lease for the Division of Fire - 2263 Dabney Road - Brookland District.

42-26            Resolution - Signatory Authority - Acquisition of Real Property - Drainage and Flood Mitigation - 2715 Bowles Lane - Fairfield District.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS' RESUME  
January 27, 2026**

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**PRESENTATION**

**PROCLAMATION - Human Trafficking Awareness Month - January 2026.**

This proclamation recognizes January as Human Trafficking Awareness Month and calls this observance to the attention of all Henrico residents.

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

- |                             |  |
|-----------------------------|--|
| REZ-2025-101470<br>Tuckahoe | Main Street Homes of VA, Inc: Request to conditionally rezone from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional) Parcels 737-753-9991 and 738-754-2656 containing 7.25 acres located at the southwest intersection of Church Road and Covey Run Drive. The applicant proposes single-family homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre. Acting on a motion by Mr. Winterhoff, seconded by Mr. Shippee, the Planning Commission voted 4-0 (one absence, one abstention) to recommend the Board of Supervisors <b><u>grant</u></b> the request because it represents a logical continuation of the one-family residential development which exists in the area and it would permit infill development in an appropriate manner. <b>(Deferred from the November 12, 2025, meeting for Decision Only.)</b>   |
| REZ-2025-101722<br>Varina   | Elderhomes Corporation: Request to conditionally rezone from B-3 Business District and R-3 One-Family Residence District to R-5AC General Residence District (Conditional) (8.99 acres) and R-5BC 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. The applicant proposes single-family detached homes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre, and Commercial Arterial. A portion of the site is located in the Enterprise Zone. 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 <b><u>deny</u></b> the request because the applicant did not include the proffered conditions deemed necessary to address potential impacts from development of the site. |

PUP-2025-102591 Tuckahoe	Cannon Wash, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4324.E of Chapter 24 of the County Code to allow a car wash on Parcel 751-741-5673 located at the northeast intersection of Patterson Avenue (State Route 6) and Quail Lane. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. Acting on a motion by Mr. Winterhoff, seconded by Mr. Shippee, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors <b><u>grant</u></b> the request because the recommended conditions should minimize the potential impacts on surrounding land uses and it would provide added services to the community.
REZ-2025-102444 Varina	East West Communities: Request to conditionally rezone from SMX-PD Suburban Mixed-Use – Planned Development District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 810-692-7149 containing 1.00 acre located on the west line of Willson Road approximately 1600’ north of its intersection with New Market Road (State Route 5). The applicant proposes a conservation area. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. A portion of 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 5-0 (one abstention) to recommend the Board of Supervisors <b><u>grant</u></b> the request because it conforms to the recommendations of the Comprehensive Plan.

## **PUBLIC HEARINGS – OTHER ITEMS**

**ORDINANCE - To Change the Polling Place for the Sandston Precinct in the Varina District from Sandston Baptist Church to Sandston Elementary School by Amending and Reordaining Section 9-2 Titled “Precincts and polling places” of the Code of the County of Henrico.**

This Board paper would move the polling place for the Sandston Precinct in the Varina District from Sandston Baptist Church to Sandston Elementary School. Sandston Baptist Church is no longer able to accommodate a polling place.

The Board previously set the public comment period on the Proposed Ordinance from December 29, 2025, through February 2, 2026. At the conclusion of the public comment period, the Code of Virginia requires a 30-day wait period before the polling place change takes effect. Accordingly, this Board paper directs the Clerk to publish on the official County website and in a newspaper of general circulation in the County on February 6, 2026, notice of the final polling place change, including a plain English description of the change and the text of the final ordinance, and that the change will take effect 30 days thereafter on March 9, 2026.

The Electoral Board requested approval of this Board paper at its meeting on November 12, 2025.

**RESOLUTION - Signatory Authority - Exchange of Real Property - 7705 Impala Drive and 7200 Galaxie Road - Islamic Center of Henrico - Brookland District.**

This Board paper authorizes the exchange of real property between the County and the Islamic Center of Henrico.

The County owns 13.5 acres of undeveloped land at 7200 Galaxie Road. The adjoining landowner, the Islamic Center of Henrico, has asked the County to convey roughly 0.6 acres of the County's property in exchange for a little over an acre of the Islamic Center's property. The County would hold the additional land for future recreational use. The Islamic Center would use the property from the County for egress onto Galaxie Road.

The Director of Real Property recommends approval of this Board paper; the County Manager concurs.

**RESOLUTION - Condemnation - Right-of-Way and Easement - Fall Line Trail Lakeside Community Trail Phase 1 - 1725 Vale Street - Fairfield District.**

This Board paper authorizes condemnation proceedings for property needed for the Fall Line Trail. The County needs to acquire a Right-of-Way containing 3,371 square feet and a temporary construction easement containing 401 square feet across the residential property located at 1725 Vale Street. Based on an independent appraisal, the County made an offer of \$11,565 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 Easement, to take all steps necessary to acquire the Right-of-Way and Easement, and to enter on and take possession of the required Right-of-Way and Easement 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 - Signatory Authority - Easement Agreement - Virginia Department of Transportation - Intersections of Patterson Avenue and Borden Road, Westham Parkway, and Sweetbriar Road - Tuckahoe District.**

This Board paper would authorize an agreement with the Virginia Department of Transportation for temporary construction easements across County property at the intersections of Patterson Avenue and Borden Road, Westham Parkway, and Sweetbriar Road, in connection with a VDOT project to construct a sidewalk along the south side of Patterson Avenue between Sweetbriar Road and Horsepen Road. The easements will not interfere with the County's use of its land.

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

**RESOLUTION - Signatory Authority - Agricultural Lease to Engel Farms, Inc. d/b/a Engel Family Farms - 9720 Malvern Hill Lane - Varina District.**

This Board paper authorizes the County Manager to execute a lease for 113.76 acres of farmland at Malvern Hill Farm to Engel Farms, Inc. d/b/a Engel Family Farms. The initial lease term will begin on January 31, 2026, and end on January 30, 2027, with options to renew year-to-year for up to six years.

Engel Farms, Inc. d/b/a Engel Family Farms, will pay rent of \$11,376 per year for the term of this lease and any renewal thereof.

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

**PUBLIC COMMENTS**

**GENERAL AGENDA**

**RESOLUTION - Award of Contract - Annual Contract for Structural Demolition Services - Countywide.**

This Board paper awards an annual contract to Pryor Hauling, Inc. for structural demolition services as requested by the County.

The contract term will be for a period of one year with two one-year renewal options.

The County received two bids on September 23, 2025, in response to ITB No. 25-2874-8EAR and Addendum No. 1. The bids were as follows:

<b><u>Bidders</u></b>	<b><u>Bid Amounts</u></b>
Pryor Hauling, Inc. Montpelier, VA	\$165,672.95
AIM Services, Inc. Chesterfield, VA	\$1,315,292.50

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

The Director of Building Construction and Inspections and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contract - Public Safety Cancer Screenings.**

This Board paper would award a contract to United Diagnostic Services LLC to provide annual cancer screenings for the Division of Fire and other public safety agencies. On August 15, 2025, two proposals were submitted in response to RFP #25-2856-7JMH and Addendum No. 1. Following review and evaluation of the proposals, the Selection Committee interviewed the following firms:

Hampton Roads Ultrasound LLC  
United Diagnostic Services LLC

Based on the written proposals and interviews, the Selection Committee chose United Diagnostic Services LLC as the top-ranked firm and negotiated a unit rate schedule for screening services. The contract term is for a period of one year with the option to renew for four additional one-year terms. Compensation will be based on the agreed-upon unit rates contained in the contract.

The Fire Chief and Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Signatory Authority - Acquisition of Real Property - Drainage and Flood Mitigation - 2715 Bowles Lane - Fairfield District.**

This Board paper authorizes the acquisition of 2715 Bowles Lane for drainage and flood mitigation. The owner, Madelyn E. Norton, has agreed to sell the property for \$316,500.

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