

**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, February 10, 2026, at 3:15 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:

3:15 - 3:35 p.m.	Virginia250 Update
3:35 - 4:00 p.m.	Drainage Project Update
4:00 - 4:20 p.m.	Winter Storm Update
4:20 - 5:00 p.m.	Closed Session for Consultation with Legal Counsel

Tanya N. Brackett

Tanya N. Brackett, CMC
Clerk, Henrico County Board of Supervisors
February 5, 2026

COUNTY OF HENRICO, VIRGINIA
Henrico County Board Room
Board of Supervisors' Agenda
February 10, 2026
6:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION

APPROVAL OF MINUTES - January 27, 2026, Regular and Special Meetings

MANAGER'S COMMENTS

BOARD OF SUPERVISORS' COMMENTS

RECOGNITION OF NEWS MEDIA

APPOINTMENTS

44-26 Resolution - Appointment of Members - Sports & Entertainment Authority of Henrico, VA.

PUBLIC HEARINGS – REZONING CASE AND PROVISIONAL USE PERMIT

291-26 Youngblood Properties LLC: Request to conditionally rezone from A-1
REZ-2025- Agricultural District to R-2C One-Family Residence District (Conditional)
102326 Parcel 764-769-2688 containing 2.356 acres located at the northwest
Brookland intersection of Tiller Road and Brennen Robert Place. 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 1, where density should not exceed 2.4
units per acre. The Planning Commission voted to recommend the Board of
Supervisors **deny** the request. The applicant has since revised their
application from R-2AC to request R-2C zoning. **(Deferred from the
December 2, 2025, meeting.)**

45-26 Deep Run Roadhouse: Request for a Provisional Use Permit under Sections
PUP-2025- 24-2306 and 24-4423.F of Chapter 24 of the County Code to allow outdoor
102916 food preparation on Parcel 736-750-6388 located at the northwest
Tuckahoe intersection of John Rolfe Parkway and Ridgefield Parkway. 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.

PUBLIC HEARINGS - OTHER ITEMS

46-26 Resolution - Signatory Authority - Conveyance of Real Property - Portion of
Glover Park - Brookland District.

47-26 Ordinance - Vacation of Building Line - River Hills Subdivision - 6 Gaymont
Road - Tuckahoe District.

PUBLIC COMMENTS

GENERAL AGENDA

- 48-26 Introduction of Resolution - Receipt of Requests for Amendments to FY 2025-26 Annual Fiscal Plan - February 2026.
- 49-26 Resolution - Ending of Declared Local Emergency - Winter Storm Fern.
- 50-26 Resolution - Award of Contract - East Highland Park (SH-2R-02) Sewer Rehabilitation Phase 1 - Fairfield District.
- 51-26 Resolution - Award of Contract - Ridgefield Parkway BMP and Stream Restoration - Three Chopt District.
- 52-26 Resolution - Authorization to Apply for Better Utilizing Investments to Leverage Development Grant for Short Pump Area Improvements - Three Chopt District.



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS' RESUME
February 10, 2026**

APPOINTMENTS

RESOLUTION - Appointment of Members - Sports and Entertainment Authority of Henrico County, Virginia.

This Board paper appoints the following persons to the Sports and Entertainment Authority of Henrico County, Virginia, for terms expiring December 31, 2028, or thereafter when their successors have been appointed and qualified:

Peter Farrell
Jennifer Kostyniuk
Perry Miller
Paula Pando
Todd "Parney" Parnell
Shareema Williams

PUBLIC HEARINGS – REZONING CASE AND PROVISIONAL USE PERMIT

REZ-2025-102326 Brookland	Youngblood Properties LLC: Request to conditionally rezone from A-1 Agricultural District to R-2C One-Family Residence District (Conditional) Parcel 764-769-2688 containing 2.356 acres located at the northwest intersection of Tiller Road and Brennen Robert Place. 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 1, where density should not exceed 2.4 units per acre. Acting on a motion by Mr. Witte, seconded by Mr. Winterhoff, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors <u>deny</u> the previous request to rezone to R-2AC because it would not represent sound zoning or logical land use practices. The applicant has since revised their application to request R-2C zoning. (Deferred from the December 2, 2025, meeting.)
PUP-2025-102916 Brookland	Deep Run Roadhouse: Request for a Provisional Use Permit under Sections 24-2306 and 24-4423.F of Chapter 24 of the County Code to allow outdoor food preparation on Parcel 736-750-6388 located at the northwest intersection of John Rolfe Parkway and Ridgefield Parkway. 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 **grant** the request because when properly developed and 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 - Conveyance of Real Property - Portion of Glover Park - Brookland District.

This Board paper authorizes the Chair and Real Property Director to execute the documents necessary to convey an approximately 12.622-acre parcel of land (“Parcel 1”) owned by the County to the Sports and Entertainment Authority. Parcel 1 is located within Glover Park.

The County previously transferred to the Authority an approximately 21.182-acre parcel of land (“Parcel 2”) within Glover Park and adjacent to Parcel 1. The Authority will use Parcel 1 in coordination with Parcel 2 for a tournament-class baseball field complex.

ORDINANCE - Vacation of Building Line - River Hills Subdivision - 6 Gaymont Road - Tuckahoe District.

This ordinance would vacate the 50-foot building line at the front of the property at 6 Gaymont Road. The owner has requested this action to make improvements to their front porch.

The Real Property Division processed the requested vacation 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.

PUBLIC COMMENTS

GENERAL AGENDA

INTRODUCTION OF RESOLUTION - Receipt of Requests for Amendments to FY 2025-26 Annual Fiscal Plan - February 2026.

This Board paper introduces for advertisement and a public hearing on February 24, 2026, a resolution to amend the annual fiscal plan for FY 2025-26. The requested amendments are shown in a list dated February 3, 2026, provided by the County Manager to the Board.

Pursuant to Virginia Code Section 15.2-2507, the County may amend its budget to adjust the aggregate amount to be appropriated during the current fiscal year. Amendments that exceed one percent of the total expenditures shown in the currently adopted budget must be accomplished by publishing notice of a meeting and public hearing twice in a newspaper having general circulation in the County at least seven days prior to the meeting date. The notice states the intent of the Board of Supervisors to amend the budget and includes a brief synopsis of the proposed budget amendments.

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

RESOLUTION - Ending of Declared Local Emergency - Winter Storm Fern.

This Board paper ends the declaration of local emergency made by the County Manager on January 23, 2026, in recognition of the effects of Winter Storm Fern.

The Chief of the Department of Emergency Management and Workplace Safety recommends approval of the Board paper, and the County Manager concurs.

RESOLUTION - Award of Contract - East Highland Park (SH-2R-02) Sewer Rehabilitation Phase 1 – Fairfield District.

This Board paper awards a fixed price contract for \$5,730,950 to Insituform Technologies, LLC for the East Highland Park (SH-2R-02) Sewer Rehabilitation Phase 1 project. The project consists of rehabilitation and replacement of sanitary sewer mains, sanitary sewer laterals and manholes, and water service laterals within the East Highland Park Sewer system. The purpose of the project is to replace deteriorating sewer infrastructure. Work on the project is anticipated to begin in April 2026 and be completed within 490 calendar days. Funding to support the project will be provided by the Water and Sewer Revenue Fund.

The County received three bids on October 29, 2025, in response to ITB No. 25-2875-9EAR and Addendum No. 1. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Insituform Technologies, LLC Chesterfield, MO	\$5,730,950.00
Vortex Services, LLC Houston, TX	\$6,098,524.00
US Infra Rehab Services, LLC Hyattsville, MD	\$7,708,401.73

Based upon a review of the bids, Insituform Technologies, LLC is the lowest responsive and responsible bidder.

This Board paper also authorizes the County Manager to execute the contract in a form approved by the County Attorney.

The Directors of Public Utilities and Purchasing recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Award of Contract - Ridgfield Parkway BMP and Stream Restoration - Three Chopt District.

This Board paper would award a unit price contract to Harbor Dredge and Dock, Inc. for construction of the Ridgfield Parkway BMP and Stream Restoration project. The project includes repair of an existing BMP and installation of in-stream structures, floodplain bench grading, seeding, and planting along 200 linear feet of an unnamed tributary to Stoney Run.

The work is anticipated to begin in April 2026 and is scheduled to be completed within 365 calendar days.

The County received three bids on December 18, 2025, in response to ITB No. 25-2897-10EAR and Addendum No. 1 and No. 2. The bidders and bid amounts were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Harbor Dredge and Dock, Inc. North Chesterfield, VA	\$1,048,155.00
Sagres Construction Corporation Alexandria, VA	\$2,447,923.86
Stormwater Maintenance, LLC Sparks, MD	\$3,898,849.10

Based upon a review of the bids, Harbor Dredge and Dock, Inc. is the lowest responsive and responsible bidder.

The final contract amount will be determined upon completion of the project by multiplying the actual 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 project budget. The Directors of Public Works and Purchasing recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Authorization to Apply for Better Utilizing Investments to Leverage Development Grant for Short Pump Area Improvements - Three Chopt District.

This Board paper authorizes the Director of Public Works to apply for funds in any amount from the Better Utilizing Investments to Leverage Development Grant ("BUILD") program of the U. S. Department of Transportation during fiscal year 2026 to fund the Short Pump Area Improvements project. This grant program supports surface transportation infrastructure projects of local or regional significance.

The estimated cost of the project is \$167 million. The County will pursue other sources of local, regional, and state funding for this project and intends to request BUILD grant funds of \$25 million.

The Director of Public Works recommends approval of this Board paper, and the County Manager concurs.