

**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 12, 2026, at 3:30 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:

- |                  |                                 |
|------------------|---------------------------------|
| 3:30 - 4:15 p.m. | Comprehensive Plan Update       |
| 4:15 - 4:30 p.m. | Refuse Service Expansion Update |
| 4:30 - 4:45 p.m. | Vacuum Leaf Fee Update          |

*Tanya N. Brackett*

Tanya N. Brackett, CMC  
Clerk, Henrico County Board of Supervisors  
May 7, 2026

**County of Henrico, Virginia  
Henrico County Board Room  
Board of Supervisors' Agenda  
May 12, 2026  
6:00 p.m.**

**Pledge of Allegiance**

**Invocation**

**Approval of Minutes - April 28, 2026, Regular and Special Meetings**

**Manager's Comments**

**Board of Supervisors' Comments**

**Recognition of News Media**

**Presentations**

Proclamation - Bike Month - May 2026.

Proclamation - Building Safety Month - May 2026.

Proclamation - Emergency Medical Services Week - May 17 - 23, 2026.

Proclamation - Treatment Court Month - May 2026.

**Agenda Item**    **Public Hearings – Rezoning Case and Provisional Use Permit**

96-26  
PUP-2026-  
100022  
Brookland

Spy Rock Real Estate Group: Request for a Provisional Use Permit under Sections 24-2306 and 24-3708 of Chapter 24 of the County Code to allow a mixed-use development with multifamily residential on Parcel 776-736-7233 located at the southeast intersection of Westmoreland Street and Jacque Street. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry. The site is in the Westwood Redevelopment Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

97-26  
REZ-2025-  
103169  
Three Chopt

Bacova Development Company LLC: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional) Parcels 738-768-8557, 739-768-0748, 739-768-0890, 739-768-1321, and 739-767-1691 containing 9.941 acres located on the west line of Pouncey Tract Road approximately 320' north of its intersection with Kain Road. The applicant proposes townhomes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed Use. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

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

98-26

Resolution - Signatory Authority - Lease of County Property - Café 1611 - Brookland District.

- 99-26 Ordinance - To Amend and Reordain Section 9-2 Titled “Precincts and polling places” of the Code of the County of Henrico to Move Temporarily the Polling Place for the Monument Hills Precinct in the Brookland District from Tuckahoe Presbyterian Church to Crestview Elementary School for the August 4, 2026, Primary Election.
- 100-26 Resolution - Signatory Authority - Acquisition of Real Property - Drainage and Flood Mitigation - 2304 Martin Street - Fairfield District.
- 101-26 Resolution - Signatory Authority - Quitclaim of Portions of Existing Utility Easements - 8501 and 8551 Old Virginia Lane - Fairfield District.

**Public Comments**

**Agenda Item    General Agenda**

- 102-26 Resolution - Signatory Authority - Contract Amendment for Architectural and Engineering Services for Tuckahoe Park - Tuckahoe District.
- 103-26 Resolution - Signatory Authority - Award of Contract - Williamsburg Road 24-Inch Water Main - Varina District.
- 104-26 Introduction of Ordinance - To Amend and Reordain Section 17-59 Titled “Bulky waste and vacuum leaf collection” of the Code of the County of Henrico to Set the Fees for Vacuum Leaf Collection.



**County of Henrico, Virginia  
Board of Supervisors' Resume  
May 12, 2026**

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**Presentations**

**Proclamation - Bike Month - May 2026.**

This proclamation recognizes May 2026 as Bike Month and calls this observance to the attention of Henrico residents.

**Proclamation - Building Safety Month - May 2026.**

This proclamation recognizes the month of May as Building Safety Month and encourages residents to engage with Henrico County employees and learn about preparedness for natural hazards, severe weather, earthquakes, and more.

**Proclamation - Emergency Medical Services Week - May 17 - 23, 2026.**

This proclamation recognizes May 17 – 23, 2026, as Emergency Medical Services Week and encourages the community to observe this week with appropriate programs, ceremonies, and activities.

**Proclamation - Treatment Court Month - May 2026.**

This proclamation recognizes May 2026 as Treatment Court Month. Treatment Courts significantly improve substance use and mental health disorder treatment outcomes and prevent fatal overdose.

**Agenda Item      Public Hearings – Rezoning Cases and Provisional Use Permit**

PUP-2026-100022 Brookland	Spy Rock Real Estate Group: Request for a Provisional Use Permit under Sections 24-2306 and 24-3708 of Chapter 24 of the County Code to allow a mixed-use development with multifamily residential on Parcel 776-736-7233 located at the southeast intersection of Westmoreland Street and Jacque Street. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry. The site is in the Westwood Redevelopment Overlay District. 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 <b>grant</b> the request because it would provide added residential and commercial services to the community and the conditions should minimize the potential impacts on surrounding land uses.
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REZ-2025-103169  
Three Chopt

Bacova Development Company LLC: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional) Parcels 738-768-8557, 739-768-0748, 739-768-0890, 739-768-1321, and 739-767-1691 containing 9.941 acres located on the west line of Pouncey Tract Road approximately 320' north of its intersection with Kain Road. The applicant proposes townhomes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Mixed Use. Acting on a motion by Mr. Shippee, seconded by Mr. Winterhoff, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it conforms to the recommendations of the Land Use Plan and it continues a form of zoning consistent with the area.

**Public Hearings – Other Items**

**Resolution - Signatory Authority - Lease of County Property - Café 1611 - Brookland District.**

This Board paper authorizes the County Manager to execute a lease agreement with Trolley House Refreshments, Inc. for the kitchen and dining area known as Café 1611 on the second floor of the Administration Building.

Trolley House will sell food and beverages in Café 1611 for employees, jurors, and other visitors to the Administration Building.

The lease would be for a three-year term with options to extend the term for three additional one-year periods. Trolley House will pay an annual rent of \$1.00 during the term and reimburse the County for electricity costs.

The Deputy County Manager for Administration and Director of General Services recommend approval of this Board paper; the County Manager concurs.

**Ordinance - To Amend and Reordain Section 9-2 Titled “Precincts and polling places” of the Code of the County of Henrico to Move Temporarily the Polling Place for the Monument Hills Precinct in the Brookland District from Tuckahoe Presbyterian Church to Crestview Elementary School for the August 4, 2026, Primary Election.**

This Board paper would move temporarily the polling place for the Monument Hills Precinct in the Brookland District from Tuckahoe Presbyterian Church to Crestview Elementary School for the August 4, 2026, primary election. Tuckahoe Presbyterian Church has other activities scheduled for its facilities on the date of the primary election and is unable to accommodate election activities.

The Electoral Board requested approval of this Board paper at its meeting on April 20, 2026.

**Resolution - Signatory Authority - Acquisition of Real Property - Drainage and Flood Mitigation - 2304 Martin Street - Fairfield District.**

This Board paper authorizes the acquisition of 2304 Martin Street for drainage and flood

mitigation. The owner, Michele Thomasina Di Blasi, has agreed to sell the property for \$323,000.

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

**Resolution - Signatory Authority - Quitclaim of Portions of Existing Utility Easements - 8501 and 8551 Old Virginia Lane - Fairfield District.**

This Board paper authorizes the Chair to execute a quitclaim deed releasing any interest the County may have in portions of utility easements on the VCC Hotel and VCC Hotel II properties at 8501 and 8551 Old Virginia Lane. The owners have requested this action. The County does not need the affected easement areas, and there are no County facilities in those areas.

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

**Public Comment**

**General Agenda**

**Resolution - Signatory Authority - Contract Amendment for Architectural and Engineering Services for Tuckahoe Park - Tuckahoe District.**

On February 8, 2022, the Board of Supervisors awarded a contract in the amount of \$1,538,170 to Vanasse, Hangren, Brustlin, Inc. for architectural and engineering services for Tuckahoe Park.

Additional services are required for design, construction documents, and construction administration and closeout, including: a revised site plan to remove the splash pad element; required changes to limits of disturbance, erosion control, storm sewer routing, water and sewer connections, grading, adjustment of pedestrian pathways and lighting; and new study of stormwater management requirements. A lump sum fee of \$234,895 has been negotiated for the additional work, and the Board's approval is required because this amendment would increase the original contract amount by more than 15% to a total of \$1,773,065.

This Board paper authorizes the County Manager to execute the contract amendment in a form approved by the County Attorney for additional services by Vanasse, Hangren, Brustlin, Inc.

The Directors of Recreation and Parks and Purchasing recommend approval of the Board paper, and the County Manager concurs.

**Resolution - Signatory Authority - Award of Contract - Williamsburg Road 24-Inch Water Main - Varina District.**

This Board paper awards a fixed price contract for \$4,710,600 to Morgan Contracting, Inc. for the Williamsburg Road 24-Inch Water Main project. The project consists of installation of

approximately 4,780 linear feet of 24-inch ductile iron water main, 140 linear feet of 12-inch ductile iron water main, 200 linear feet of 8-inch ductile iron water main, 11 new hydrants, associated appurtenances, and all associated clearing and grubbing, erosion control, and surface restoration.

Work on the project is anticipated to begin July 2026 and be completed within 375 calendar days. Funding to support the contract is available within the project budget.

The County received six bids on April 9, 2026, in response to ITB No. 26-2937-2JL and Addenda Nos. 1 and 2. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Morgan Contracting, Inc. (Knoxville, TN)	\$4,710,600
Sagres Construction Corporation (Alexandria, VA)	\$4,890,000
Muller, Inc. (Reston, VA)	\$5,402,000
Godsey & Son, Inc. (Henrico, VA)	\$5,403,100
Bridgeman Civil, Inc. (Suffolk, VA)	\$6,084,750
Garney Companies, Inc. (Fairfax, VA)	\$7,921,920

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

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

**Introduction of Ordinance - To Amend and Reordain Section 17-59 Titled “Bulky waste and vacuum leaf collection” of the Code of the County of Henrico to Set the Fees for Vacuum Leaf Collection.**

This Board paper introduces an ordinance to increase the fees for vacuum leaf collection services from \$30 per stop to \$50 for the first stop, \$50 for the second stop, and \$100 for each additional stop at the same address in a calendar year.

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