

**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, October 9, 2012, at 5:30 p.m. in the County Manager's Conference Room located on the third floor of the Administration Building at the Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

The matter to be reviewed by the Board at this time is:

5:30 – 6:15 p.m. 2012 General Election Briefing

6:15 – 6:45 p.m. *Dinner*



Barry R. Lawrence, CMC
Clerk, Henrico County Board of Supervisors
October 4, 2012

COUNTY OF HENRICO, VIRGINIA
Henrico County Board Room
Board of Supervisors' Agenda
October 9, 2012
7:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES - September 25, 2012, Regular and Special Meetings

MANAGER'S COMMENTS

BOARD OF SUPERVISORS' COMMENTS

RECOGNITION OF NEWS MEDIA

PRESENTATIONS

Proclamation - Fire Prevention Week - October 7 - 13, 2012.

Proclamation - Domestic Violence Awareness Month - October 2012.

PUBLIC HEARINGS – REZONING CASES

245-12 Atack WB Investors, LLC: Request to rezone from A-1 Agricultural District to
C-18C-12 B-2C Business District (Conditional) part of Parcel 730-765-7288 containing 4.5
Three Chopt acres located along the north line of W. Broad Street (U.S. Route 250) at the
 Goochland County line; from A-1 Agricultural District to O-3C Office District
 (Conditional) part of Parcels 730-765-7288, 730-766-8989, 731-766-6068, and
 731-766-8757 containing 16.6 acres located along the north line of W. Broad
 Street (U.S. Route 250) approximately 730' east of the Goochland County line;
 from A-1 Agricultural District to R-6C General Residence District (Conditional)
 part of Parcels 730-766-8989, 731-766-6068, 731-766-8757, and 730-765-7288
 containing 38.5 acres located on the north line of W. Broad Street (U.S. Route
 250) bounded by the Goochland County line to the west and Interstate 64 to the
 north; and from A-1 Agricultural District to RTHC Residential Townhouse
 District (Conditional) part of Parcel 730-766-8989 containing 10.6 acres located
 1,000' north of the north line of W. Broad Street (U.S. Route 250) bounded by
 the Goochland County line to the west and Interstate 64 to the north. The
 applicant proposes a development consisting of office, retail, residential
 townhouses, and multifamily dwelling units. A maximum of 178 townhouse-style
 condominiums, 78 townhouses, and 320 multifamily residential units are
 proposed. The R-6 District allows a maximum gross density of 19.8 units per
 acre. The RTH District allows a maximum gross density of nine (9) units per
 acre. The uses will be controlled by zoning ordinance regulations and proffered
 conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use and
 Environmental Protection Area. The site is in the West Broad Street Overlay
 District. The Planning Commission voted to recommend the Board of
 Supervisors **grant** the request.

246-12 Bacova Road Apartments, LLC: Request to rezone from R-6C General Residence
C-24-12 District (Conditional) to C-1 Conservation District part of Parcels 735-766-8340
Three Chopt and 735-767-8435 containing 4.396 acres located on the east line of N. Gayton
Road approximately 350' north of its intersection with Bacova Drive. The
applicant proposes a conservation district. The uses will be controlled by zoning
ordinance regulations. The 2026 Comprehensive Plan recommends
Environmental Protection Area. The Planning Commission voted to recommend
the Board of Supervisors **grant** the request.

PUBLIC HEARING - OTHER ITEM

247-12 Resolution - Signatory Authority - Extension of Lease - 8611 Dixon Powers
Drive - Brookland District.

PUBLIC COMMENTS

GENERAL AGENDA

- 248-12 Resolution - Authorization to Apply to Amend the Boundaries of the Richmond
City/Henrico County Enterprise Zone to Add Properties Within Henrico County
Generally along Hermitage Road at Staples Mill Road, Darbytown Road at South
Laburnum Avenue, Williamsburg Road at Leonard Avenue, Chamberlayne Road
at Wilmer Avenue, Glenside Drive at Broad Street, and a Portion of the
Richmond International Airport Property.
- 249-12 Introduction of Ordinance - To Amend and Reordain Section 16-46 of the Code
of the County of Henrico Titled "Modification of contracts" to Clarify the
Approval Process for Modification of Fixed-Price Contracts.
- 250-12 Resolution - Award of Contract for Architectural and Engineering Services -
Varina Area Library - Varina District.
- 251-12 Resolution - SIA-005-11 - Shane and Quioccasin Recycling Facility - Substantially
in Accord with the Comprehensive Plan - Tuckahoe District.
- 252-12 Resolution - Signatory Authority - Third Amendment to Sublease - Virginia
Department of Health - 3808 Nine Mile Road - Varina District.
- 253-12 Resolution - Award of Construction Contract - Replacement of HVAC System
- Solids Handling Complex - Water Reclamation Facility - Varina District.
- 254-12 Resolution - Acceptance of Roads.



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS' RESUME
October 9, 2012

PRESENTATIONS

PROCLAMATION - Fire Prevention Week - October 7 - 13, 2012.

The Division of Fire promotes fire safety throughout the year and focuses special energy on these efforts as a part of the County's observance of Fire Prevention Week. The 2012 Fire Prevention Week theme, "Have Two Ways Out!" effectively serves to remind us to develop and practice home fire escape plans during Fire Prevention Week and year-round. This proclamation recognizes October 7 – 13, 2012, as Fire Prevention Week and calls the observance to the attention of all Henrico citizens.

PROCLAMATION - Domestic Violence Awareness Month - October 2012.

Domestic violence is a pervasive social issue affecting people of all ages, races, religions, cultures, and economic backgrounds. The County of Henrico is committed to prioritizing the problem of domestic violence in our community by increasing awareness and providing education to our citizens. This proclamation recognizes October 2012 as Domestic Violence Awareness Month and acknowledges the ongoing and coordinated efforts of local domestic violence providers and the community in addressing the problem of domestic violence.

PUBLIC HEARINGS - REZONING CASES

C-18C-12
Three Chopt

Atack WB Investors, LLC: Request to rezone from A-1 Agricultural District to B-2C Business District (Conditional) part of Parcel 730-765-7288 containing 4.5 acres located along the north line of W. Broad Street (U.S. Route 250) at the Goochland County line; from A-1 Agricultural District to O-3C Office District (Conditional) part of Parcels 730-765-7288, 730-766-8989, 731-766-6068, and 731-766-8757 containing 16.6 acres located along the north line of W. Broad Street (U.S. Route 250) approximately 730' east of the Goochland County line; from A-1 Agricultural District to R-6C General Residence District (Conditional) part of Parcels 730-766-8989, 731-766-6068, 731-766-8757, and 730-765-7288 containing 38.5 acres located on the north line of W. Broad Street (U.S. Route 250) bounded by the Goochland County line to the west and Interstate 64 to the north; and from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) part of Parcel 730-766-8989 containing 10.6 acres located 1,000' north of the north line of W. Broad Street (U.S. Route 250) bounded by the Goochland County line to the west and Interstate 64 to the north. The applicant proposes a development consisting of office, retail, residential townhouses, and multifamily dwelling units. A maximum of 178 townhouse-style condominiums, 78 townhouses,

and 320 multifamily residential units are proposed. The R-6 District allows a maximum gross density of 19.8 units per acre. The RTH District allows a maximum gross density of nine (9) units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area. The site is in the West Broad Street Overlay District. Acting on a motion by Mr. Branin, seconded by Mr. Leabough, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors grant the request because it conforms to the objectives and intent of the Comprehensive Plan, would allow development of the land in an appropriate manner, and the proffered conditions will assure a level of development otherwise not possible.

C-24-12
Three Chopt
Bacova Road Apartments, LLC: Request to rezone from R-6C General Residence District (Conditional) to C-1 Conservation District part of Parcels 735-766-8340 and 735-767-8435 containing 4.396 acres located on the east line of N. Gayton Road approximately 350' north of its intersection with Bacova Drive. The applicant proposes a conservation district. The uses will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. Acting on a motion by Mr. Branin, seconded by Mrs. Jones, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors grant the request because it conforms to the Environmental Protection Area land use recommendation of the Comprehensive Plan.

PUBLIC HEARING - OTHER ITEM

RESOLUTION - Signatory Authority - Extension of Lease - 8611 Dixon Powers Drive - Brookland District.

This Board Paper authorizes the County Manager to execute a lease amendment extending the current lease under which the County rents 8611 Dixon Powers Drive to the Henrico Federal Credit Union. The lease extension is for five years beginning November 1, 2012 and ending October 31, 2017, and the current \$21,000 annual rental rate will remain unchanged. The Director of Real Property recommends approval of this paper, and the County Manager concurs.

PUBLIC COMMENTS

GENERAL AGENDA

RESOLUTION - Authorization to Apply to Amend the Boundaries of the Richmond City/Henrico County Enterprise Zone to Add Properties Within Henrico County Generally along Hermitage Road at Staples Mill Road, Darbytown Road at South Laburnum Avenue, Williamsburg Road at Leonard Avenue, Chamberlayne Road at

Wilmer Avenue, Glenside Drive at Broad Street, and a Portion of the Richmond International Airport Property.

This resolution authorizes the County Manager to submit an application to the Virginia Department of Housing and Community Development to amend the Richmond City/Henrico County Enterprise Zone boundaries to add properties within Henrico County generally along Hermitage Road at Staples Mill Road, Darbytown Road at South Laburnum Avenue, Williamsburg Road at Leonard Avenue, Chamberlayne Road at Wilmer Avenue, Glenside Drive at Broad Street, and a portion of the Richmond International Airport property

The Virginia Enterprise Zone Program requires that both jurisdictions in a joint Enterprise Zone approve an application by resolution of the governing body. The Richmond City Council is expected to consider this matter in November.

The Director of Community Revitalization recommends approval, and the County Manager concurs.

INTRODUCTION OF ORDINANCE – To Amend and Reordain Section 16-46 of the Code of the County of Henrico Titled “Modification of contracts” to Clarify the Approval Process for Modification of Fixed-Price Contracts.

This Board paper introduces for advertisement and public hearing on November 13, 2012, an ordinance that would clarify the process to approve modifications of fixed-price contracts. Consistent with other provisions of the County Code relating to the award of contracts, this change would make clear that the awarding authority must approve contract modifications that exceed 15 percent of the contract amount or \$10,000, whichever is greater.

RESOLUTION - Award of Contract for Architectural and Engineering Services – Varina Area Library - Varina District.

This resolution awards a contract to **BCWH, Inc.** for architectural and engineering design services for the new Varina Area Library to be located on an approximately 22-acre site at 1875 New Market Road. The 40,000 square foot, two-story library will be designed to accommodate a 20,000 square foot expansion, bringing the total potential size to 60,000 square feet.

The project will seek LEED Silver certification as acknowledgment of sustainable strategies implemented during design and construction. These strategies will include the reduction in energy consumption and costs through the use of high performance mechanical, electrical, and building systems.

The design process is scheduled to be completed in April 2014.

On May 25, 2012, the County received 11 proposals in response to RFP #12-9228-3CS. Based upon review and evaluation of the written proposals, the Selection Committee interviewed the following offerors:

BCWH, Inc.
Grimm & Parker Architecture, Inc.

The Selection Committee subsequently negotiated a contract with **BCWH, Inc.**, the first-ranked offeror, in the amount of **\$1,784,387**.

Funding to support this contract is available within the project budget.

The Directors of General Services and Libraries recommend approval of this Board paper. The County Manager concurs.

RESOLUTION - SIA-005-11 - Shane and Quiocassin Recycling Facility - Substantially in Accord with the Comprehensive Plan - Tuckahoe District.

At the request of the Department of Public Utilities, the Department of Planning conducted a study to determine whether a proposed site for a recycling facility is substantially in accord with the County's 2026 Comprehensive Plan ("Plan"). The 2.04-acre site consists of eight parcels (GPINs 749-745-1589, -2090, -2689, -3289, -2479, -2474, -2469, -2564) located at the southwest intersection of Quiocassin Road (State Route 157) and Shane Road in the Tuckahoe District.

The Planning staff's report concluded that the proposed use for this site would not conflict with, or be a significant departure from, the Goals, Objectives and Policies of the Plan and would support the intent of the Plan that identifies the need for new public services and facilities based on projected and planned growth in accordance with the Future Land Use Map. Staff also determined the proposed improvements can be designed to be compatible with the existing land uses in the surrounding area.

At its meeting on September 13, 2012, the Planning Commission approved the resolution finding the proposed Shane and Quiocassin Recycling Facility substantially in accord with the Plan.

Further details regarding the proposed site are contained in the staff report prepared for the Planning Commission.

The Director of Planning concurs with the finding of the Planning Commission that the proposed Shane and Quiocassin Recycling Facility is substantially in accord with the Plan and recommends approval of the Board paper, and the County Manager concurs.

RESOLUTION - Signatory Authority - Third Amendment to Sublease - Virginia Department of Health - 3808 Nine Mile Road - Varina District.

Approval of this resolution will authorize the County Manager to execute a Third Amendment to Sublease (the "Third Amendment") to extend the lease between the County, as lessor, and the Commonwealth of Virginia, Department of General Services, as lessee, on a month-to-month basis after the scheduled September 1, 2014 termination date. Under the Third

Amendment, the Virginia Department of Health will continue to occupy the modular facilities located on the County-owned Glen Echo property until the construction of the new County-owned facility on N. Laburnum Avenue is completed. The annual rent of \$50,184 will remain unchanged. The Directors of Health, General Services and Real Property recommend approval of this paper.

RESOLUTION - Award of Construction Contract - Replacement of HVAC System - Solids Handling Complex - Water Reclamation Facility - Varina District.

This resolution awards a construction contract to Haley Builders, Inc. to replace the heating, ventilating and cooling system in the Solids Handling Complex at the Water Reclamation Facility.

The existing system was installed when the building was constructed in 1990 and has deteriorated. Replacement of the system will begin in November 2012 and will be completed by July 2013. Funding to support the contract is available within the Water and Sewer Enterprise Fund.

Bids were received on August 28, 2012. The bidders and bid amounts are as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Haley Builders, Inc.	\$264,000.00
Ashland, VA	
Urban Grid Mechanical, LLC	\$265,600.00
Ashland, VA	
WACO	\$267,000.00
Sandston, VA	
Colonial Webb Contractors	\$292,300.00
Richmond, VA	
VA Refrigeration	\$541,638.00
Ashland, VA	

After a review and evaluation of all bids received, it was determined that Haley Builders, Inc. is the lowest responsive and responsible bidder.

This resolution grants signatory authority to the County Manager to execute a contract in a form approved by the County Attorney. The County Manager, or the Director of General Services as his designee, is authorized to execute change orders within the scope of the project budget not to exceed 15%.

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

RESOLUTION - Acceptance of Roads.

This Board paper would accept the following named and described sections of roads into the County road system for maintenance.

- 1) 0.33 miles of Martin's Ridge, Section One. Three Chopt District.

The Director of Public Works and the County Manager recommend approval of this Board paper.