

**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 24, 2017**, 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 matters to be reviewed by the Board at this time are:

- |                  |                                 |
|------------------|---------------------------------|
| 5:30 - 6:00 p.m. | Zika Virus Update               |
| 6:00 - 6:30 p.m. | General Assembly Session Update |
| 6:30 - 6:45 p.m. | Regular Meeting Agenda Items    |



Barry R. Lawrence, CMC  
Clerk, Henrico County Board of Supervisors  
January 19, 2017

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**January 24, 2017**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** – January 10, 2017, Regular Meeting

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

**PUBLIC HEARINGS – REZONING CASES**

- 26-17            BPMS Carriage Hill Holdings, LLC: Request to conditionally rezone from R-5 General  
REZ2016-        Residence District to R-6C General Residence District (Conditional), Parcels 769-748-  
00040            8819, 770-748-2488, and 770-748-3221 containing 47.03 acres located on the north and  
Brookland        south sides of Glenside Drive at its intersection with Inglewood Street. The applicant  
proposes an expansion of an existing multi-family residential community. The R-6  
District allows a maximum density of 19.8 units per acre. The use will be controlled by  
zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan  
recommends Multi-Family Residential, density should not exceed 19.8 units per acre.  
The Planning Commission voted to recommend the Board of Supervisors **grant** the  
request.
- 27-17            BHC Townes, LLC: Request to conditionally rezone from RTHC Residential  
REZ2016-        Townhouse District (Conditional) to R-6C General Residence District (Conditional)  
00043            part of Parcel 730-767-7336 containing 8.738 acres located on the south line of  
Three Chopt     Interstate 64 along the western Henrico County line. The applicant proposes a  
condominium development. The R-6 District allows a maximum density of 19.8 units  
per acre. The use will be controlled by zoning ordinance regulations and proffered  
conditions. The 2026 Comprehensive Plan recommends Urban Mixed Use and  
Environmental Protection Area. The Planning Commission voted to recommend the  
Board of Supervisors **grant** the request.
- 28-17            P&F, LLC and North American Holdings, Inc.: Request to conditionally rezone from  
REZ2016-        B-3C Business District (Conditional) and O-2C Office District (Conditional) to B-3C  
00044            Business District (Conditional) Parcels 761-754-4773 and 761-754-2053 containing  
Three Chopt     4.01 acres located between the south line of W. Broad Street (U.S. 250) and Skipwith  
Road approximately 600' west of their intersection with N. Parham Road. The  
applicant proposes a car dealership and inventory. The uses will be controlled by  
zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan  
recommends Commercial Arterial and Office. The Planning Commission voted to  
recommend the Board of Supervisors **grant** the request.

- 29-17 REZ2016-00039 Three Chopt ME Sadler, LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) and A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcels 746-765-0309 and 746-764-2092 containing 8.5 acres located between the west line of Sadler Grove Road at its intersection with Sadler Road and the north line of Dublin Road. The applicant proposes a detached condominium unit development. The RTH District allows a maximum density of nine (9) units per acre. 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. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 30-17 REZ2016-00042 Tuckahoe CFT NV Developments, LLC: Request to conditionally rezone from B-1 Business District and O-2C Office District (Conditional) to B-2C Business District (Conditional) Parcel 753-747-9823 containing .714 acres located on the west line of N. Parham Road approximately 275' south of its intersection with Three Chopt Road. The applicant proposes a restaurant with drive thru. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 31-17 REZ2016-00041 Brookland George B. Duke: Request to rezone from R-1AC One-Family Residence District (Conditional) to C-1 Conservation District part of Parcel 768-778-6296 containing 4.2 acres located on the west line of Greenwood Road along the Chickahominy River. The applicant proposes a conservation district. The use 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 HEARINGS – OTHER ITEMS**

- 32-17 Resolution - Signatory Authority - Lease of County Property - Junior Achievement of Central Virginia - Libbie Mill Library - Brookland District.
- 33-17 Ordinance - Vacation of Alley - Vaughan Heights Subdivision - Fairfield District.
- 34-17 Ordinance - Vacation of Building Lot Line - College Hills Subdivision - Tuckahoe District.
- 35-17 Ordinance - Vacation of Building Lot Line - Westham Subdivision - Tuckahoe District.
- 36-17 Ordinance - Vacation of Building Lot Line - Rollingwood Subdivision - Tuckahoe District.

**PUBLIC COMMENTS**

**GENERAL AGENDA**

- 37-17 Resolution - Award of Contract - Air Handler Unit Replacement - Henrico Jail East.
- 38-17 Resolution - Award of Construction Contract - Raw Water Screen Air Piping Repair - Water Treatment Facility - Tuckahoe District.
- 39-17 Resolution - Award of Contract - Water Reclamation Facility Filter Valve Replacement - Varina District.
- 40-17 Resolution - Request to Virginia Department of Transportation for Transfer of the 0.13 Mile Portion of Old Pouncey Tract Road - Three Chopt District.
- 41-17 Resolution - To Set a Public Hearing for the Abandonment of 0.025 Mile of Dominion Club Drive Beginning at Isleworth Drive to a Point 0.025 North - Three Chopt District.
- 42-17 Resolution - Acceptance of Roads - Brookland and Varina Districts.



**COUNTY OF HENRICO, VIRGINIA**  
**BOARD OF SUPERVISORS' RESUME**  
**January 24, 2017**

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**PUBLIC HEARINGS – REZONING CASES**

REZ2016-00040  
Brookland

BPMS Carriage Hill Holdings, LLC: Request to conditionally rezone from R-5 General Residence District to R-6C General Residence District (Conditional), Parcels 769-748-8819, 770-748-2488, and 770-748-3221 containing 47.03 acres located on the north and south sides of Glenside Drive at its intersection with Inglewood Street. The applicant proposes an expansion of an existing multi-family residential community. The R-6 District allows a maximum density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Multi-Family Residential, density should not exceed 19.8 units per acre. Acting on a motion by Mr. Witte, seconded by Mr. Baka, 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 Comprehensive Plan and would not adversely affect the adjoining area if properly developed as proposed.

REZ2016-00043  
Three Chopt

BHC Townes, LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to R-6C General Residence District (Conditional) part of Parcel 730-767-7336 containing 8.738 acres located on the south line of Interstate 64 along the western Henrico County line. The applicant proposes a condominium development. The R-6 District allows a maximum density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed Use and Environmental Protection Area. Acting on a motion by Mrs. Marshall, seconded by Mr. Baka, 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 it would not adversely affect the adjoining area if properly developed as proposed.

REZ2016-00044  
Three Chopt

P&F, LLC and North American Holdings, Inc.: Request to conditionally rezone from B-3C Business District (Conditional) and O-2C Office District (Conditional) to B-3C Business District (Conditional) Parcels 761-754-4773 and 761-754-2053 containing 4.01 acres located between the south line of W. Broad Street (U.S. 250) and Skipwith Road approximately 600' west of their intersection with N. Parham Road. The applicant proposes a car dealership and inventory. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan

recommends Commercial Arterial and Office. Acting on a motion by Mrs. Marshall, seconded by Mr. Witte, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the business use is compatible with surrounding development, and the proffered conditions should minimize the potential impacts on surrounding land uses.

REZ2016-00039  
Three Chopt

ME Sadler, LLC: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) and A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcels 746-765-0309 and 746-764-2092 containing 8.5 acres located between the west line of Sadler Grove Road at its intersection with Sadler Road and the north line of Dublin Road. The applicant proposes a detached condominium unit development. The RTH District allows a maximum density of nine (9) units per acre. 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. Acting on a motion by Mrs. Marshall, seconded by Mr. Witte, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it continues a form of zoning consistent with the area and it would not adversely affect the adjoining area if properly developed as proposed.

REZ2016-00042  
Tuckahoe

CFT NV Developments, LLC: Request to conditionally rezone from B-1 Business District and O-2C Office District (Conditional) to B-2C Business District (Conditional) Parcel 753-747-9823 containing .714 acres located on the west line of N. Parham Road approximately 275' south of its intersection with Three Chopt Road. The applicant proposes a restaurant with drive thru. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. Acting on a motion by Mr. Baka, seconded by Mr. Witte, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the proffered conditions will provide appropriate quality assurances not otherwise available and conforms to the recommendations of the Comprehensive Plan.

REZ2016-00041  
Brookland

George B. Duke: Request to rezone from R-1AC One-Family Residence District (Conditional) to C-1 Conservation District part of Parcel 768-778-6296 containing 4.2 acres located on the west line of Greenwood Road along the Chickahominy River. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Environmental Protection Area. Acting on a motion by Mr. Witte, 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 Environmental Protection Area recommendation of the Comprehensive Plan.

## **PUBLIC HEARINGS – OTHER ITEMS**

### **RESOLUTION - Signatory Authority - Lease of County Property - Junior Achievement of Central Virginia - Libbie Mill Library - Brookland District.**

This Board paper authorizes the County Manager to execute a lease agreement with Junior Achievement of Central Virginia (“JACV”) for approximately 12,355 square feet of the third floor of the Libbie Mill Library. JACV will use the space for its financial literary programs for area students. Under the lease, the County will be entitled to use 1,182 square feet of the third floor for storage.

The initial term of the lease will be 10 years commencing on August 1, 2017, at the monthly rental rate of \$1,000 per month. JACV will have the option to renew the lease for eight years at a monthly rental rate of \$1,100, and either party may terminate the lease during the renewal term upon written notice 12 months in advance.

The lease will be executed after final completion of improvements on the third floor of the library in accordance with the agreement approved by the Board on December 13, 2016.

The Directors of Libraries, General Services, and Real Property recommend approval of this paper.

### **ORDINANCE - Vacation of Alley - Vaughan Heights Subdivision - Fairfield District.**

This ordinance would vacate the alley in Block A of Vaughan Heights subdivision. The owner of all lots in Block A, Robert B. Ball, Sr. Family LLC, has requested the vacation for future development.

The Real Property Department has processed the vacation request through the Departments of Planning, Public Utilities, and Public Works without objection.

### **ORDINANCE - Vacation of Building Lot Line - College Hills Subdivision - Tuckahoe District.**

This ordinance would vacate the 50’ building lot line along the front of Lot 29 and part of Lot 30 in the College Hills subdivision, Section 1, Revision of a Portion of Block A. The owner, Curtis Hillman Straub, III, has requested the vacation in order to construct an attached garage.

The Real Property Department has processed this request through the Departments of Planning, Public Utilities, and Public Works without objection.

### **ORDINANCE - Vacation of Building Lot Line - Westham Subdivision - Tuckahoe District.**

This ordinance will vacate the building lot line along the front of Lot 9, Block RR of the Westham subdivision. The owners, Jeffrey W. Butler and Ruth A. Butler, requested the vacation to build an addition to their home.

The Real Property Department has processed this request through the Departments of Planning, Public Utilities, and Public Works without objection.

**ORDINANCE - Vacation of Building Lot Line - Rollingwood Subdivision - Tuckahoe District.**

This ordinance will vacate the building lot line along the front of Lot 4 of the Terrace “I” Section of Rollingwood subdivision. The owner, Bella Maisy Investments, LLC, requested the vacation because the front of the home encroaches the front building line by 8 inches.

The Real Property Department has processed this request through the Departments of Planning, Public Utilities, and Public Works without objection.

**PUBLIC COMMENTS**

**GENERAL AGENDA**

**RESOLUTION - Award of Contract - Air Handler Unit Replacement - Henrico Jail East.**

This Board paper would award a contract for \$204,118 to Comfort Systems of Virginia, Inc. for replacement of two air handlers and controls in Building 6 of Henrico Jail East in New Kent County. The project is anticipated to begin in April 2017 and be completed by June 2017.

The County received five bids on October 12, 2016, in response to ITB# 16-1227-7JK and Addendum No. 1 as follows:

<b>Bidder</b>	<b>Bid</b>
BFE Construction, Inc. Richmond, VA	\$184,900
Comfort Systems of Virginia, Inc. Chesapeake, VA	\$204,118
eTEC Mechanical, Inc. Henrico, VA	\$208,585
Waco, Inc. Sandston, VA	\$227,300
Retrofit Services, Inc. Newport News, VA	\$227,530

Although BFE Construction, Inc. was the low bidder, its bid was rejected as nonresponsive because it did not show that the company had the experience with major mechanical systems set forth in the bid requirements. Based upon a review of the bids, Comfort Systems of Virginia, Inc. is the lowest responsive and responsible bidder. The Board paper also authorizes the County Manager, or the Purchasing Director as his designee, to execute change orders not to exceed 15% of the original contract amount.



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

**RESOLUTION - Award of Construction Contract - Raw Water Screen Air Piping Repair - Water Treatment Facility - Tuckahoe District.**

This Board paper would award a construction contract to Warwick Plumbing and Heating Corporation to replace the raw water screen air piping at the Water Treatment Facility for \$346,000. The pipes need to be replaced because they have deteriorated. The underground pipes provide compressed air to the intake screens for cleaning.

The work will begin in April 2017 and is to be completed by November 2017. Funding will be provided by the Water and Sewer Revenue Fund.

Three bids were received on November 30, 2016, in response to ITB #16-1279-10CE and Addendum No. 1. The bidders and bid amounts are as follows:

<u>Bidder</u>	<u>Bid Amount</u>
Warwick Plumbing and Heating Corporation Newport News, VA	\$346,000
MEB General Contractors, Inc. Chesapeake, VA	\$364,000
Ulliman Schutte Construction LLC Miamisburg, OH	\$619,000

Based upon a review of the bids, Warwick Plumbing and Heating Corporation is the lowest responsive and responsible bidder.

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

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

**RESOLUTION - Award of Contract - Water Reclamation Facility Filter Valve Replacement - Varina District.**

This Board paper awards a contract to Waco, Inc. to replace 58 valves used to operate the wastewater filters at the Water Reclamation Facility.

The valves were installed between 1997 and 2004 and have reached the end of their service life. The work will begin in March 2017 and will be completed by April 2018. Funding will be provided by the Water and Sewer Revenue Fund.

Five bids were received on September 22, 2016, in response to ITB #16-1228-7CE and Addendum No. 1. The bidders and bid amounts are as follows:

<u>Bidder</u>	<u>Bid Amount</u>
Patterson Construction Co. Inc. Fredericksburg, VA	\$748,344
Waco, Inc. Sandston, VA	\$902,000
MEB General Contractors, Inc. Chesapeake, VA	\$958,300
T. A. Loving Company Goldsboro, NC	\$1,178,000
Fielder's Choice Enterprises, Inc. Charlottesville, VA	\$1,186,000

After the Board awarded the contract to Patterson Construction Co Inc., the company declined to enter into the contract and forfeited its bid bond. Based upon a review of the remaining bids, Waco, Inc. is the lowest responsive and responsible bidder.

The Board paper awards the contract to Waco, Inc. and grants signatory authority to the County Manager to execute the contract. The County Manager, or the Purchasing Director as his designee, is authorized to execute change orders within the scope of the project budget not to exceed 15% of the original contract amount.

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

**RESOLUTION - Request to Virginia Department of Transportation for Transfer of the 0.13 Mile Portion of Old Pouncey Tract Road - Three Chopt District.**

This resolution directs the County Manager to petition the Commonwealth Transportation Board through the Virginia Department of Transportation for transfer of the 0.13 mile portion of right-of-way that was formerly part of Pouncey Tract Road until the County realigned Pouncey Tract Road with the Nuckols Road project. This portion of right-of-way serves four owners and functions as a subdivision street. Conveyance to the County will allow the right-of-way to be added to the County road system for maintenance.

The Directors of Public Works and Real Property recommend approval of this Board paper.

**RESOLUTION - To Set a Public Hearing for the Abandonment of 0.025 Mile of Dominion Club Drive Beginning at Isleworth Drive to a Point 0.025 North - Three Chopt District.**

The Wyndham Foundation, Inc. has requested the abandonment of a 0.025 mile segment of Dominion Club Drive north of Isleworth Drive. On November 9, 2016, the Board eliminated part of Dominion Club Drive from the Major Thoroughfare Plan. This resolution sets a public

hearing for February 28, 2017, on the abandonment of 0.025 mile of Dominion Club Drive beginning at Isleworth Drive to a point 0.025 mile north.

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

**RESOLUTION - Acceptance of Roads - Brookland and Varina Districts.**

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

- 1) 0.15 mile of Hunton Fields, Section 1 — Brookland District.
- 2) 0.09 mile of Hill Valley, Section 1 — Varina District.
- 3) 0.02 mile of November Avenue Dedication of Right-of-Way — A Resubdivision of Parcel 814-713-1013, a Portion of Block C, Section 4 of Richmond Industrial Interport — Varina District.

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