

**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, June 12, 2018**, at **6:00 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:

- |                  |  |
|------------------|--|
| 6:00 - 6:30 p.m. | Central Virginia Waste Management Authority (CVWMA) Recycling Update |
| 6:30 - 6:45 p.m. | Regular Meeting Agenda Items   |



Barry R. Lawrence, CMC  
Clerk, Henrico County Board of Supervisors  
June 7, 2018

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**June 12, 2018**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** - May 22, 2018, Regular and Special Meetings

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

**RESIGNATIONS/APPOINTMENT**

- 134-18            Resolution - Resignation of Member - Cable Television Advisory Committee.
- 135-18            Resolution - Resignation of Member - Henrico County Planning Commission.
- 136-18            Resolution - Appointment of Member - Henrico County Planning Commission.

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

- 137-18            CR APT Land LC: Request to conditionally rezone from O-3 Office District and O-3C Office District (Conditional) to UMUC Urban Mixed-Use (Conditional) Parcel 747-759-4312 containing 5.427 acres located on the west line of Cox Road at its overpass of I-64. The applicant proposes a mixed-use multifamily development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Urban Area Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 138-18            CR APT Land LC: Request for a Provisional Use Permit under Sections 24-32.1(a, n, s, t, v, w, and z), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for an area designated for the preparation or service of food or beverages or the sale or display of merchandise conducted in an open area or structure; parking garage with no associated ground floor retail uses; buildings and structures exceeding 60' in height; density of residential exceeding 30 dwelling units per acre; open space within a development of less than 20 percent; commercial or office square footage of less than 25 percent of the total building square footage of the UMU district; and the number of for-lease multifamily dwelling units exceeding 30 percent of the total units of the UMU district on Parcel 747-759-4312 located on the west line of Cox Road at its overpass of I-64. The existing zoning is O-3 Office District and O-3C Office District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Urban

Area Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

139-18  
REZ2018-  
00005  
Three Chopt  
John Chandler & Company LLC: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) Parcels 751-764-6432 and 751-764-6608 containing 3.59 acres located on the east line of Thorncroft Drive approximately 300' north of its intersection with Chicopee Road. The applicant proposes four (4) single-family residences. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

140-18  
REZ2018-  
00021  
Varina  
Godsey & Son, Inc.: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) Parcels 813-711-5121 and 813-711-6615 containing 4.506 acres located on the north line of Charles City Road approximately 500' west of Glen Alden Drive. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industrial. The site is in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

141-18  
REZ2018-  
00023  
Fairfield  
Land One, LLC: Request to conditionally rezone from R-5C General Residence District (Conditional) and B-2C Business District (Conditional) to R-5C General Residence District (Conditional) Parcel 804-737-7961 and part of Parcel 804-736-0481 containing 20.58 acres located on the north line of Neale Street approximately 300' east of its intersection with Mechanicsville Turnpike (U.S. Route 360). The applicant proposes a townhouse development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential and Commercial Concentration. The site is in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

## **PUBLIC HEARINGS – OTHER ITEMS**

142-18  
Resolution - Amendments to the FY 2017-18 Annual Fiscal Plan: June, 2018.

143-18  
Ordinance - To Amend and Reordain Section 2-146 of the Code of the County of Henrico Titled "Funding of law library" to Reflect the Relocation of the Municipal Government & Law Library.

144-18  
Ordinance - To Amend and Reordain Section 24-3 Titled "Definitions," Section 24-32 Titled "Principal uses permitted," Section 24-51 Titled "Principal uses permitted," Section 24-54.1 Titled "Principal uses permitted," Section 24-57 Titled "Development standards and conditions for permitted uses," Section 24-58.1 Titled "Principal uses permitted,"

Section 24-61 Titled “Development standards and conditions for permitted uses,” Section 24-62.1 Titled “Permitted uses,” Section 24-66 Titled “Principal uses permitted (subject to the conditions required in section 24-69),” Section 24-68 Titled “Accessory uses permitted,” Section 24-70 Titled “Principal uses permitted,” Section 24-72 Titled “Accessory uses permitted,” and Section 24-96 Titled “Off-street parking requirements” of the Code of the County of Henrico to Allow A Variety of Brewery, Distillery, and Winery Uses in Business, Industrial, Urban Mixed Use, and Agricultural Districts.

## **PUBLIC COMMENTS**

### **GENERAL AGENDA**

- 145-18            Resolution - Amendment to Operating and Capital Annual Fiscal Plans for Fiscal Year 2018-19 and Appropriation of Funds for Fiscal Year 2018-19.
  
- 146-18            Resolution - Award of Contract - East Area Mental Health Facility - Varina District.
  
- 147-18            Resolution - Authorization for Grant Funding - Tuckahoe Creek Park Phase II - Tuckahoe District.
  
- 148-18            Resolution - Award of Contract - Upham Brook Trunk Sewer - Brookland and Fairfield Districts.
  
- 149-18            Resolution - Award of Contract - Tuckahoe Creek Trunk Sewer Replacement - Tuckahoe and Three Chopt Districts.
  
- 150-18            Resolution - Award of Construction Contract - Bridge Maintenance Plan for Greenwood Road - Brookland District.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS' RESUME  
June 12, 2018**

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**RESIGNATIONS/APPOINTMENT**

**RESOLUTION – Resignation of Member – Cable Television Advisory Committee.**

This Board paper accepts the resignation of **Walter L. Johnson, Jr.** from the Cable Television Advisory Committee as the Varina District representative, effective June 30, 2018.

**RESOLUTION – Resignation of Member – Henrico County Planning Commission.**

This Board paper accepts the resignation of **Eric S. Leabough** from the Henrico County Planning Commission as the Varina District representative, effective June 30, 2018.

**RESOLUTION – Appointment of Member – Henrico County Planning Commission.**

This Board paper appoints the following person to the Henrico County Planning Commission for an unexpired term beginning July 1, 2018, and ending December 31, 2018, or thereafter, when his successor shall have been appointed and qualified:

Varina District

William M. Mackey, Jr.

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

REZ2018-00006  
Three Chopt  
CR APT Land LC: Request to conditionally rezone from O-3 Office District and O-3C Office District (Conditional) to UMUC Urban Mixed-Use (Conditional) Parcel 747-759-4312 containing 5.427 acres located on the west line of Cox Road at its overpass of I-64. The applicant proposes a mixed-use multifamily development. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Urban Area Overlay District. Acting on a motion by Mrs. Marshall, seconded by Mr. Archer, the Planning Commission voted 4-1 (one abstention) to recommend the Board of Supervisors **grant** the request because it conforms to the recommendations of the land use plan.

PUP2018-00001  
Three Chopt  
CR APT Land LC: Request for a Provisional Use Permit under Sections 24-32.1(a, n, s, t, v, w, and z), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for an area designated for the preparation or service of food or beverages or the sale or display of merchandise conducted in an open area or structure; parking garage with no associated ground floor retail uses; buildings and structures exceeding 60' in height; density of residential exceeding 30 dwelling units per acre; open space within a development of

less than 20 percent; commercial or office square footage of less than 25 percent of the total building square footage of the UMU district; and the number of for-lease multifamily dwelling units exceeding 30 percent of the total units of the UMU district on Parcel 747-759-4312 located on the west line of Cox Road at its overpass of I-64. The existing zoning is O-3 Office District and O-3C Office District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Urban Area Overlay District. Acting on a motion by Mrs. Marshall seconded by Mrs. Archer, the Planning Commission voted 4-1 (one abstention) to recommend the Board of Supervisors **grant** the request because it conforms to the recommendations of the land use plan.

REZ2018-00005  
Three Chopt  
John Chandler & Company LLC: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) Parcels 751-764-6432 and 751-764-6608 containing 3.59 acres located on the east line of Thorncroft Drive approximately 300' north of its intersection with Chicopee Road. The applicant proposes four (4) single-family residences. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. 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 represents a logical continuation of the one-family residential development which exists in the area.

REZ2018-00021  
Varina  
Godsey & Son, Inc.: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) Parcels 813-711-5121 and 813-711-6615 containing 4.506 acres located on the north line of Charles City Road approximately 500' west of Glen Alden Drive. The applicant proposes office and industrial uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industrial. The site is in the Airport Safety Overlay District. Acting on a motion by Mr. Leabough, seconded by Mr. Baka, the Planning Commission voted 4-1 (one abstention) to recommend the Board of Supervisors **grant** the request because it is appropriate industrial zoning in the area.

REZ2018-00023  
Fairfield  
Land One, LLC: Request to conditionally rezone from R-5C General Residence District (Conditional) and B-2C Business District (Conditional) to R-5C General Residence District (Conditional) Parcel 804-737-7961 and part of Parcel 804-736-0481 containing 20.58 acres located on the north line of Neale Street approximately 300' east of its intersection with Mechanicsville Turnpike (U.S. Route 360). The applicant proposes a townhouse development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential and Commercial Concentration. The site is in the Airport Safety Overlay District. Acting on a motion by Mr. Archer, seconded by Mr. Leabough, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would not adversely affect the adjoining area if properly developed as proposed.

## **PUBLIC HEARINGS – OTHER ITEMS**

### **RESOLUTION - Amendments to the FY 2017-18 Annual Fiscal Plan: June, 2018.**

A Board paper was presented on May 22, 2018, that received requests for amendments to the Annual Fiscal Plan, directed their advertisement, and set the date for a public hearing. This paper, if approved after the public hearing, amends the Annual Fiscal Plan and appropriates funds for expenditure for the purposes indicated.

### **ORDINANCE - To Amend and Reordain Section 2-146 of the Code of the County of Henrico Titled “Funding of law library” to Reflect the Relocation of the Municipal Government & Law Library.**

This proposed ordinance reflects the relocation of the Municipal Government & Law Library from the second floor of the courts building to the Tuckahoe Library. The relocation increases access available to the public by 23.5 hours per week of operation and enhances customer service by utilizing staff of both libraries.

### **ORDINANCE - To Amend and Reordain Section 24-3 Titled “Definitions,” Section 24-32 Titled “Principal uses permitted,” Section 24-51 Titled “Principal uses permitted,” Section 24-54.1 Titled “Principal uses permitted,” Section 24-57 Titled “Development standards and conditions for permitted uses,” Section 24-58.1 Titled “Principal uses permitted,” Section 24-61 Titled “Development standards and conditions for permitted uses,” Section 24-62.1 Titled “Permitted uses,” Section 24-66 Titled “Principal uses permitted (subject to the conditions required in section 24-69),” Section 24-68 Titled “Accessory uses permitted,” Section 24-70 Titled “Principal uses permitted,” Section 24-72 Titled “Accessory uses permitted,” and Section 24-96 Titled “Off-street parking requirements” of the Code of the County of Henrico to Allow A Variety of Brewery, Distillery, and Winery Uses in Business, Industrial, Urban Mixed Use, and Agricultural Districts.**

This Board paper would amend the zoning ordinance to allow a variety of brewery, distillery, and winery uses in business, industrial, urban mixed use, and agricultural zoning districts of Henrico County. Specifically, the amendments would allow (i) microbreweries in the urban mixed use district and B-2 and B-3 business districts, (ii) farm wineries, limited breweries, and limited distilleries, in the A-1 agricultural district, (iii) microbreweries, breweries that produce no more than 15,000 barrels of beer per calendar year, and wineries, in the M-1 light industrial district and M-2 general industrial district, and (iv) breweries located at least 300 feet from any R district and distilleries located at least 600 feet from any R district, in the M-2 general industrial district. Finally, the amendments would impose off-street parking requirements of one space for each 100 square feet of floor area for restaurants, dine-in or take-out, including tasting rooms and other areas designated for on-premises consumption of alcoholic beverages at a brewery, distillery, or winery.

After a public hearing on May 10, 2018, the Planning Commission recommended approval of the amendments. The Director of Planning recommends approval of this Board paper, and the County Manager concurs.

**PUBLIC COMMENTS**

**GENERAL AGENDA**

**RESOLUTION - Amendment to Operating and Capital Annual Fiscal Plans for Fiscal Year 2018-19 and Appropriation of Funds for Fiscal Year 2018-19.**

This Board paper amends and appropriates the Annual Fiscal Plan for FY2018-19. The amendment to the Annual Fiscal Plan for FY2018-19 reflects an increase in the General Fund budget for Education of \$3,200,000. The operating and capital Annual Fiscal Plans for fiscal year 2018-19 were approved by the Board of Supervisors on April 24, 2018.

This Board paper also reappropriates to fiscal year 2018-19 (i) funds for ongoing capital projects, (ii) funds budgeted in fiscal year 2017-18 for the long-term disability benefit, (iii) funds for all valid outstanding encumbrances as of June 30, 2018, and (iv) funds for grant programs and donations, for specific purposes that extend beyond June 30, 2018, and all unspent asset forfeiture funds, all within the Special Revenue Fund. These funds are reappropriated to the same department and account for which they were originally appropriated or encumbered.

**RESOLUTION - Award of Contract - East Area Mental Health Facility - Varina District.**

This Board paper would award a contract for \$6,568,600 to Loughridge & Company, LLC, for construction of the new East Area Mental Health Facility at 3908 Nine Mile Road. Construction is anticipated to begin in June 2018 with occupancy in June 2019.

The County received nine bids on June 5, 2018, in response to ITB #18-1652-4JCK and Addenda Numbers 1 and 2 as follows:

<b><u>Bidder</u></b>	<b><u>Bid Amount</u></b>
Loughridge & Company, LLC Richmond, VA	\$6,568,600
Ritchie-Curbow Construction Company, Inc. Newport News, VA	\$6,587,050
Kenbridge Construction Company, Inc. Kenbridge, VA	\$6,749,000
Daniel & Company, Inc. Richmond, VA	\$6,839,000
Southwood Building Systems, Inc. Ashland, VA	\$6,854,050
VIRTEXCO Corporation Richmond, VA	\$7,061,800
C K Bosworth Construction, LLC Midlothian, VA	\$7,230,250
Harlan Construction Company, Inc. Hopewell, VA	\$7,337,538



A D Whittaker Construction, Inc. Ashland, VA	\$7,886,000
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Based upon a review of the bids, Loughridge & Company, LLC, is the lowest responsive and responsible bidder.

The Board paper also authorizes the County Manager, or the Purchasing Director as his designee, to execute the contract and change orders not to exceed 15% of the original contract amount. Funding to support the contract is available within the project budget.

The Directors of General Services and Henrico Area Mental Health & Developmental Services and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Authorization for Grant Funding - Tuckahoe Creek Park Phase II - Tuckahoe District.**

This resolution authorizes the County Manager to apply for and receive a \$300,000 grant from the Federal Highway Administration administered through the Virginia Department of Conservation and Recreation as part of its 2018-19 Recreational Trails Program (RTP).

The RTP grant requires a 20% local match. It will be used by the Division of Recreation and Parks to fund construction of a second phase of boardwalk on Henrico County park property along a portion of Tuckahoe Creek between Ridgefield Parkway and Old Coach Lane. Phase I of this neighborhood park was completed in August 2016 with grant funding from this same program.

The total construction cost for Phase II is \$637,177, and the 20% match is available within appropriated project funds.

The Board paper authorizes the County Manager to execute all documents necessary to obtain the grant in a form approved by the County Attorney.

The Director of the Division of Recreation and Parks recommends approval, and the County Manager concurs.

**RESOLUTION - Award of Contract - Upham Brook Trunk Sewer - Brookland and Fairfield Districts.**

This Board paper would award a construction contract to Garney Companies, Inc. for the Upham Brook Trunk Sewer project for \$22,651,000. This project will provide approximately 14,200 linear feet of 48-inch and approximately 1,500 linear feet of 54-inch diameter gravity sanitary sewer, five 72-inch diameter tunnels including a CSX railroad crossing, and rehabilitation of approximately 2,450 linear feet of 8-inch diameter sanitary sewer from Staples Mill Road near Dickens Road to just east of Brook Road at Upham Brook.

The work is expected to begin in September 2018 and to be completed by February 2021.

Seven bids were received on May 8, 2018, in response to Invitation to Bid No. 18-1593-2CLE and Addenda Nos. 1, 2, 3 and 4:

<u>Bidders</u>	<u>Bid Amount</u>
Garney Companies, Inc. Chantilly, VA	\$ 22,651,000.00
Oscar Renda Contracting, Inc. Roanoke, TX	\$ 24,457,200.00
Metra Industries, Inc. Little Falls, NJ	\$ 25,799,200.00
S. J. Louis Construction, Inc. Rockville, MN	\$ 28,715,000.00
English Construction Co., Inc. Lynchburg, VA	\$ 28,992,171.00
Corman Kokosing Construction Company Annapolis Junction, MD	\$ 34,025,094.74
TA Sheets General Contractors, Inc. Norfolk, VA	\$ 39,798,500.00

Based upon a review of the bids, Garney Companies, Inc. is the lowest responsive and responsible bidder. Funding will be provided by the Water and Sewer Revenue Fund.

The Board paper would also grant 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 - Tuckahoe Creek Trunk Sewer Replacement - Tuckahoe and Three Chopt Districts.**

This Board paper would award a construction contract for \$1,350,390 to Garney Companies, Inc. for the Tuckahoe Creek 27-inch Trunk Sewer Replacement project. The project will abandon approximately 2,000 feet of 27-inch diameter sewer pipe and provide approximately 2,100 feet of new 8-inch, 15-inch, and 42-inch diameter sewer pipe along Tuckahoe Creek in the area approximately bounded by Caitlin Court (north), Pleasant Run Drive (east), Ridgefield Parkway (south), and Tuckahoe Creek (west).

The work is expected to begin in August 2018 and to be completed by April 2019.

Five bids were received on May 2, 2018, in response to Invitation to Bid No. 18-1607-3CLE and Addendum No. 1:

<u>Bidders</u>	<u>Bid Amount</u>
Garney Companies, Inc. Chantilly, VA	\$ 1,350,390
G. L. Howard, Inc. Rockville, VA	\$ 1,404,875

Tidewater Utility Construction, Inc. Suffolk, VA	\$ 1,489,000
S. J. Louis Construction, Inc. Rockville, MN	\$ 2,450,000
C. T. Purcell Excavating, Inc. Montpelier, VA	\$ 2,827,986

Based upon a review of the bids, Garney Companies, Inc. is the lowest responsive and responsible bidder. Funding will be provided by the Water and Sewer Revenue Fund.

The Board paper would also grant 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 Construction Contract - Bridge Maintenance Plan for Greenwood Road - Brookland District.**

This Board paper would award a \$997,376 construction contract to Olympus Painting Contractors, Inc. for the Bridge Maintenance Plan for the Greenwood Road bridge over the CSX Transportation, Inc. railroad. The project consists of repairs to the parapet walls, crack repairs, and recoating of the existing structure. The construction is anticipated to begin in Fall 2018.

The County received four bids on May 3, 2018 in response to ITB No. 18-1625-4JCK and Addendum No. 1. For selection and evaluation purposes, the lowest responsible bid was determined by multiplying unit prices times the unit quantities specified in the bid documents, with the following results:

<b><u>Bidder</u></b>	<b><u>Bid Amount</u></b>
Olympus Painting Contractors, Inc. Tarpon Springs, FL	\$997,376.00
Wagman Heavy Civil, Inc. North Dinwiddie, VA	\$1,223,971.00
Burleigh Construction Co., Inc. Concord, VA	\$1,842,734.00
Corman Kokosing Construction Company Annapolis Junction, MD	\$2,166,731.33

Based upon a review of the bids, Olympus Painting Contractors, Inc. is the lowest responsive and responsible bidder.

This Board paper would also authorize the County Manager, or the Purchasing Director as his designee, to execute the contract and change orders not to exceed 15% of the original contract amount. This project will be funded using Department of Public Works Road Maintenance funds.

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