

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 9, 2020, at 6:00 p.m.** in the Board Room 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:

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|------------------|---|
| 6:00 - 6:15 p.m. | COVID-19 and Emergency Operations Center Activity |
| 6:15 - 6:30 p.m. | Closed Meeting for Discussion of (1) a Prospective Business Interested in Locating Its Facilities in the County and (2) the Expansion of an Existing Business in the County, Where No Previous Announcement Has Been Made of the Businesses' Interest in Locating or Expanding Facilities in Henrico County, Pursuant to Section 2.2-3711(A)(5) of the Code of Virginia of 1950, as Amended. The first business is an out-of-state company interested in moving its headquarters into Henrico County with an associated capital investment and creation of jobs. The second business wishes to expand its operations in the County with an associated capital investment and creation of jobs. |
| 6:30 - 6:45 p.m. | Regular Meeting Agenda Items |



Barry R. Lawrence, CMC
Clerk, Henrico County Board of Supervisors
June 4, 2020

COUNTY OF HENRICO, VIRGINIA
Henrico County Board Room
Board of Supervisors' Agenda
June 9, 2020
7:00 p.m.

PLEDGE OF ALLEGIANCE
INVOCATION

APPROVAL OF MINUTES – May 26, 2020, Regular and Special Meetings

MANAGER'S COMMENTS

BOARD OF SUPERVISORS' COMMENTS

RECOGNITION OF NEWS MEDIA

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

138-20
REZ2020-
00020
Three Chopt

Robinson Development Group Inc.: Request to conditionally rezone from O-3C Office District (Conditional) to UMUC Urban Mixed-Use District (Conditional) part of Parcel 747-763-3334 containing 1.073 acres located on the east line of Sadler Road, approximately 1100' south of Thorncroft Drive. The applicant proposes an urban mixed-use 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 Redevelopment Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

139-20
PUP2020-
00006
Three Chopt

Robinson Development Group Inc.: Request for a Provisional Use Permit under Sections 24-32.1 (a, d, i, k, n, p, s, t, v, w, z and aa), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for outdoor vending; carwash; single offices, clinics and labs for medical, dental and optical uses greater than 30,000 square feet of floor area; drive-through service window; parking garage with no associated ground floor retail uses; commercial outdoor recreation facilities including skating rinks, swimming pools or other standard facilities of this type of development; buildings exceeding 60' in height; density of residential development 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 UMUC district; number of for-lease multifamily dwelling units to exceed 30 percent of the total units of the UMUC district; and a parking plan on part of Parcel 747-763-3334 located on the east line of Sadler Road, approximately 1100' south of Thorncroft Drive. The existing zoning is O-3C Office District (Conditional). The UMUC zoning district is requested with REZ2020-00020. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

140-20
REZ2020-
00008
Fairfield

DealPoint Merrill, LLC: Request to conditionally rezone from B-2 Business District to M-1C Light Industrial (Conditional) Parcel 810-723-3605 containing 9.735 acres located on the south line of Nine Mile Road (State Route 33), approximately 245' west from its intersection with S. Laburnum Avenue. The applicant proposes a self-storage facility. The use will be

controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **deny** the request.

141-20 Steeple Lane Development: Request to amend proffers accepted with
REZ2020- Rezoning case C-20C-06 on part of Parcel 809-724-5973 located between the
00013 east line of East Richmond Road and the west line of N. Laburnum Avenue
Varina approximately 800 feet north of Nine Mile Road (State Route 33). The
applicant proposes to amend proffers regarding architectural elevations,
minimum house size, garages, foundations, and mailboxes. The existing
zoning is R-5AC General Residence District (Conditional). The 2026
Comprehensive Plan recommends Urban Residential, density should range
from 3.4 to 6.8 units per acre. The Planning Commission voted to
recommend the Board of Supervisors **grant** the request.

142-20 Wilton Commercial I, LLC: Request to conditionally rezone from B-2C
REZ2020- Business District (Conditional) to B-3C Business District (Conditional) part
00017 of Parcel 748-760-9546 containing .002 acres located on the north side of W.
Three Chopt Broad Street (U.S. Route 250) approximately 300' east of its intersection
with Cox Road. The applicant proposes an Automated Teller Machine
(ATM). The use will be controlled by zoning ordinance regulations and
proffered conditions. The 2026 Comprehensive Plan recommends Urban
Mixed-Use. The Planning Commission voted to recommend the Board of
Supervisors **grant** the request.

PUBLIC HEARINGS – OTHER ITEMS

- 143-20 Resolution - Amendments to the FY 2019-20 Annual Fiscal Plan: June 2020.
- 144-20 Resolution - Amendment to the FY 2019-20 Annual Fiscal Plan: CARES Act
Funding for Henrico County Public Schools.
- 145-20 Resolution - Signatory Authority - Acquisition and Lease of Real Property -
2306 Homeview Drive - Three Chopt District.

PUBLIC COMMENTS

GENERAL AGENDA

- 146-20 Resolution - Signatory Authority - Acquisition of Real Estate and Easements -
Cannon - Three Chopt Road Improvements Project - Three Chopt District.
- 147-20 Resolution - Acceptance of Roads - Brookland District.



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS' RESUME
June 9, 2020**

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

REZ2020-00020
Three Chopt

Robinson Development Group Inc.: Request to conditionally rezone from O-3C Office District (Conditional) to UMUC Urban Mixed-Use District (Conditional) part of Parcel 747-763-3334 containing 1.073 acres located on the east line of Sadler Road, approximately 1100' south of Thorncroft Drive. The applicant proposes an urban mixed-use 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 Redevelopment Overlay District. Acting on a motion by Mrs. Thornton, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it conforms to the UMU recommendation of the 2026 Comprehensive Plan and the proffered conditions will provide appropriate quality assurances not otherwise available.

PUP2020-00006
Three Chopt

Robinson Development Group Inc.: Request for a Provisional Use Permit under Sections 24-32.1 (a, d, i, k, n, p, s, t, v, w, z and aa), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for outdoor vending; carwash; single offices, clinics and labs for medical, dental and optical uses greater than 30,000 square feet of floor area; drive-through service window; parking garage with no associated ground floor retail uses; commercial outdoor recreation facilities including skating rinks, swimming pools or other standard facilities of this type of development; buildings exceeding 60' in height; density of residential development 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; number of for-lease multifamily dwelling units to exceed 30 percent of the total units of the UMU district; and a parking plan on part of Parcel 747-763-3334 located on the east line of Sadler Road, approximately 1100' south of Thorncroft Drive. The existing zoning is O-3C Office District (Conditional). The UMUC zoning district is requested with REZ2020-00020. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District. Acting on a motion by Mrs. Thornton, 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 existing zoning on the property.

REZ2020-00008
Fairfield
DealPoint Merrill, LLC: Request to conditionally rezone from B-2 Business District to M-1C Light Industrial (Conditional) Parcel 810-723-3605 containing 9.735 acres located on the south line of Nine Mile Road (State Route 33), approximately 245' west from its intersection with S. Laburnum Avenue. The applicant proposes a self-storage facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. Acting on a motion by Mr. Archer, seconded by Mr. Witte, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **deny** the request because it does not conform to the recommendation of the Land Use Plan nor the Plan's goals, objectives and policies and it would set an adverse zoning and land use precedent for the area.

REZ2020-00013
Varina
Steeple Lane Development: Request to amend proffers accepted with Rezoning case C-20C-06 on part of Parcel 809-724-5973 located between the east line of East Richmond Road and the west line of N. Laburnum Avenue approximately 800 feet north of Nine Mile Road (State Route 33). The applicant proposes to amend proffers regarding architectural elevations, minimum house size, garages, foundations, and mailboxes. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre. Acting on a motion by Mr. Mackey, seconded by Mrs. Thornton, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the changes do not greatly reduce the original intended purpose of the proffers and they are not expected to adversely impact surrounding land uses in the area.

REZ2020-00017
Three Chopt
Wilton Commercial I, LLC: Request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional) part of Parcel 748-760-9546 containing .002 acres located on the north side of W. Broad Street (U.S. Route 250) approximately 300' east of its intersection with Cox Road. The applicant proposes an Automated Teller Machine (ATM). The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use. Acting on a motion by Mrs. Thornton, seconded by Mr. Witte, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it is reasonable and the use is compatible with surrounding development.

PUBLIC HEARINGS - OTHER ITEMS

RESOLUTION - Amendments to the FY 2019-20 Annual Fiscal Plan: June 2020.

A Board paper was presented on May 26, 2020, 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.

RESOLUTION - Amendment to the FY 2019-20 Annual Fiscal Plan: CARES Act Funding for Henrico County Public Schools.

A Board paper was presented on May 26, 2020, that received a request for amendment to the Annual Fiscal Plan, directed its 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 from the federal CARES Act for Henrico County Public Schools.

RESOLUTION - Signatory Authority - Acquisition and Lease of Real Property - 2306 Homeview Drive - Three Chopt District.

This Board paper would authorize the County Manager to execute the purchase agreement and accept the deed necessary to acquire the house and land located at 2306 Homeview Drive to expand the Tucker High School site. The Board paper also authorizes the County Manager, or his designee, to execute all other documents necessary to complete the County's due diligence and to close the transaction. Corinne Eidson owns the property and has agreed to sell the property for \$179,500.

Finally, the Board paper would authorize the County Manager to execute a deed of lease to lease the property to Ms. Eidson from the parties' closing date until August 31, 2021. The County will not collect any rent during the lease period, but Ms. Eidson will be responsible for maintenance and repairs at the property during the lease period.

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

PUBLIC COMMENTS

GENERAL AGENDA

RESOLUTION - Signatory Authority - Acquisition of Real Estate and Easements - Cannon - Three Chopt Road Improvements Project - Three Chopt District.

This Board paper authorizes the acquisition of 571 square feet of fee simple right-of-way, 1,450 square feet of permanent drainage easement, and 1,795 square feet of permanent utility easement to relocate Dominion Energy Virginia facilities, all from and across the property at 11201 Fanwood Court for the Three Chopt Road Improvements Project. Clide Cannon and Jessica C. Cannon own the property and have agreed to accept \$40,000 for the necessary real estate and easements.

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

RESOLUTION - Acceptance of Roads - Brookland District.

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

0.10 mile of Twin Oaks, Section 1 — Brookland District

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