

**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, February 12, 2019, at 5:00 p.m.** in the County Manager's Conference Room 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:

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| 5:00 - 5:15 p.m. | Henrico Mobile Application |
| 5:15 - 6:15 p.m. | Emerging Transportation Technology |
| 6:15 - 6:30 p.m. | Regular Meeting Agenda Items |



Barry R. Lawrence, CMC
Clerk, Henrico County Board of Supervisors
February 7, 2019

COUNTY OF HENRICO, VIRGINIA
Henrico County Board Room
Board of Supervisors' Agenda
February 12, 2019
7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION

APPROVAL OF MINUTES - January 22, 2019, Regular and Special Meeting

MANAGER'S COMMENTS

BOARD OF SUPERVISORS' COMMENTS

RECOGNITION OF NEWS MEDIA

PRESENTATIONS

Proclamation - Black History Month - February 2019.

35-19 Resolution - Commending Meg Medina.

APPOINTMENT

36-19 Resolution - Appointment of Member to Board of Directors - Economic Development Authority.

PUBLIC HEARINGS - REZONING CASES AND PROVISIONAL USE PERMITS

37-19 City of Richmond: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional) Parcel 799-726-0294 containing 5.34 acres located on the north line of Cool Lane approximately 150' east of Mechanicsville Turnpike (U.S. Route 360). The applicant proposes a multifamily development. The R-6 District allows a maximum gross density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Semi-Public. The Planning Commission voted to recommend the Board of Supervisors **grant** the request. **(Deferral requested to the March 12, 2019, meeting.)**

38-19 City of Richmond: Request for a Provisional Use Permit under Sections 24-36.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow approximately 10,000 square feet of office within a multifamily development on Parcel 799-726-0294 located on the north line of Cool Lane, approximately 150' east of Mechanicsville Turnpike (U.S. Route 360). The existing zoning is A-1 Agricultural District. The R-6C zoning district is requested with REZ2019-00002. The 2026 Comprehensive Plan recommends Semi-Public. The Planning Commission voted to recommend the Board of Supervisors **grant** the request. **(Deferral requested to the March 12, 2019, meeting.)**

- 39-19 PUP2019-00002 Brookland Kinsale Capital Group, Inc.: Request for a Provisional Use Permit under Sections 24-92.5(c), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a master planned development with office and multifamily uses on Parcel 776-736-1392 located on the west line of Thalbro Street between its intersections with Maywill and Westmoreland Streets. 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.
- 40-19 REZ2019-00005 Brookland Par 5 Development Group, LLC: Request to amend proffers accepted with Rezoning case C-70C-86 on Parcels 773-759-8944 and 773-759-9232 located on the west line of Woodman Road, approximately 365' north of its intersection with Hungary Road. The applicant proposes to amend proffers regarding landscape buffers, access drives, and architectural treatment. The existing zoning is B-2C Business District (Conditional). 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. **(Withdrawn by the applicant.)**
- 41-19 REZ2018-00041 Brookland Aurelie Capital: Request to conditionally rezone from R-2A One-Family Residence District and R-5 General Residence District to R-5C General Residence District (Conditional) Parcels 766-758-9104 and 766-758-9453 (part) containing 15.559 acres located on the west line of Hungary Spring Road approximately 130' south of its intersection with Staples Mill Road (U.S. Route 33). The applicant proposes an addition to an existing multifamily development. The R-5 District allows a maximum gross density of 4.69 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Multi-Family Residential and Environmental Protection Area. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 42-19 REZ2019-00003 Fairfield Dominion Youth Services: Request to conditionally rezone from O-2 Office District to B-1C Business District (Conditional) Parcel 787-746-2041 containing .613 acres located on the west line of Chamberlayne Road (U.S. Route 301), approximately 500' north of its intersection with Wilmer Avenue. The applicant proposes a private, therapeutic day school. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

PUBLIC HEARINGS - OTHER ITEMS

- 43-19 Ordinance - Vacation of Building Line - Mount Vernon Heights Subdivision - Brookland District.
- 44-19 Resolution - Signatory Authority - Quitclaim of Utility and Drainage Easements - Regency Mall - Tuckahoe District.

45-19 Ordinance - Vacation of Planting Strip Easement and Easement for Future Street - Country Club Farms Subdivision - Tuckahoe District.

PUBLIC COMMENTS

GENERAL AGENDA

46-19 Introduction of Resolution - Receipt of Requests for Amendments to the FY 2018-19 Annual Fiscal Plan: February 2019.

47-19 Resolution - Award of Contract - Interior Door Replacements - Courts Building - Brookland District.

48-19 Resolution - Signatory Authority - Contract Amendment for Architectural and Engineering Services - Mental Health and Developmental Services East Clinic - Varina District.

49-19 Resolution - To Initiate Study of Land Use Designation in the 2026 Comprehensive Plan - Bridlewood Subdivision - Three Chopt District.

50-19 Resolution - Award of Contract - Duncroft/Castle Point Park Spray Park - Brookland District.

51-19 Resolution - Acceptance of Roads - Fairfield, Three Chopt and Tuckahoe Districts.



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS' RESUME
February 12, 2019**

PRESENTATIONS

PROCLAMATION - Black History Month - February 2019.

Black History Month is an annual celebration of achievements by African Americans and a time for recognizing their central role in United States history. The event grew out of Negro History Week, the brainchild of distinguished scholar Dr. Carter G. Woodson and other prominent African Americans. Since 1976, every U.S. president has officially designated the month of February as Black History Month. The County of Henrico celebrates Black History Month by providing local historical documentaries and offering special programs and activities. This proclamation recognizes February 2019 as Black History Month in Henrico County and encourages all Henrico citizens to mark this occasion and participate in its observance.

RESOLUTION - Commending Meg Medina.

On January 28, 2019, the American Library Association, at the Youth Media Awards ceremony at its midwinter conference, awarded Meg Medina the 2019 Newbery Medal for Children's literature for her middle-grade novel *Merci Suárez Changes Gears*. This resolution recognizes Ms. Medina for her many accomplishments and contributions to our community, public libraries, and culture.

APPOINTMENT

RESOLUTION - Appointment of Member to Board of Directors - Economic Development Authority.

This Board paper appoints the following person to the Board of Directors of the Economic Development Authority for an unexpired term ending November 13, 2020, or thereafter, when her successor shall have been appointed and qualified:

Brookland District

Jennifer Hendren

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMITS

REZ2019-00002 Fairfield	City of Richmond: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional) Parcel 799-726-0294 containing 5.34 acres located on the north line of Cool Lane approximately 150' east of Mechanicsville Turnpike (U.S. Route 360). The applicant proposes a multifamily development. The R-6 District allows a maximum gross density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Semi-Public. Acting on a motion by Mr. Archer, seconded by Mr. Mackey, the Planning Commission voted
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5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would permit reuse of the existing development in an appropriate manner and it would not adversely affect the adjoining area if developed properly as proposed. **(Deferral requested to the March 12, 2019, meeting.)**

PUP2019-00001
Fairfield
City of Richmond: Request for a Provisional Use Permit under Sections 24-36.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow approximately 10,000 square feet of office within a multifamily development on Parcel 799-726-0294 located on the north line of Cool Lane, approximately 150' east of Mechanicsville Turnpike (U.S. Route 360). The existing zoning is A-1 Agricultural District. The R-6C zoning district is requested with REZ2019-00002. The 2026 Comprehensive Plan recommends Semi-Public. Acting on a motion by Mr. Archer, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would permit reuse of the existing development in an appropriate manner and it would not adversely affect the adjoining area if developed properly as proposed. **(Deferral requested to the March 12, 2019, meeting.)**

PUP2019-00002
Brookland
Kinsale Capital Group, Inc.: Request for a Provisional Use Permit under Sections 24-92.5(c), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a master planned development with office and multifamily uses on Parcel 776-736-1392 located on the west line of Thalbro Street between its intersections with Maywill and Westmoreland Streets. 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. Witte, seconded by Mrs. Thornton, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would provide added services to the community and when properly developed and regulated by the recommended special conditions, it would not be detrimental to the public health, safety, welfare and values in the area.

REZ2019-00005
Brookland
Par 5 Development Group, LLC: Request to amend proffers accepted with Rezoning case C-70C-86 on Parcels 773-759-8944 and 773-759-9232 located on the west line of Woodman Road, approximately 365' north of its intersection with Hungary Road. The applicant proposes to amend proffers regarding landscape buffers, access drives, and architectural treatment. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. 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 **deny** the request because it would not represent logical land use practices and would not be in the best interest of the health, safety and welfare of the community. **(Withdrawn by the applicant.)**

REZ2018-00041
Brookland

Aurelie Capital: Request to conditionally rezone from R-2A One-Family Residence District and R-5 General Residence District to R-5C General Residence District (Conditional) Parcels 766-758-9104 and 766-758-9453 (part) containing 15.559 acres located on the west line of Hungary Spring Road approximately 130' south of its intersection with Staples Mill Road (U.S. Route 33). The applicant proposes an addition to an existing multifamily development. The R-5 District allows a maximum gross density of 4.69 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Multi-Family Residential and Environmental Protection Area. Acting on a motion by Mr. Witte, seconded by Mr. Mackey, 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 developed properly as proposed.

REZ2019-00003
Fairfield

Dominion Youth Services: Request to conditionally rezone from O-2 Office District to B-1C Business District (Conditional) Parcel 787-746-2041 containing .613 acres located on the west line of Chamberlayne Road (U.S. Route 301), approximately 500' north of its intersection with Wilmer Avenue. The applicant proposes a private, therapeutic day school. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. 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 **grant** the request because it would not be expected to adversely affect the pattern of zoning and land use in the area and the proffered conditions will provide quality assurances not otherwise available.

PUBLIC HEARINGS – OTHER ITEMS

ORDINANCE - Vacation of Building Line - Mount Vernon Heights Subdivision - Brookland District.

This ordinance will vacate the portion of the 45' side building line along Lynn Avenue that crosses the eastern portion of Lot 5, Block B of Mount Vernon Heights subdivision. The owner, Ryan C. Wydler, requested the vacation in order to build a garage.

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

RESOLUTION - Signatory Authority - Quitclaim of Utility and Drainage Easements - Regency Mall - Tuckahoe District.

This Board paper authorizes the Chairman to execute a quitclaim deed releasing the County's interest in unneeded utility and drainage easements across Regency Mall property at the intersection of Parham Road and Quioccasin Road. The owner, 1420 N Parham Road, LC, has requested this action. There are no County facilities in the easements, the County does not need them, and replacement easements have been dedicated to the County.

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

ORDINANCE - Vacation of Planting Strip Easement and Easement for Future Street - Country Club Farms Subdivision - Tuckahoe District.

This ordinance will vacate the portion of the 20' planting strip easement and the portion of the easement for a future street extension that cross the rear portion of Lot 1, Block A of the Country Club Farms subdivision. The owners, Palmer P. Garson and Douglas D. Garson, requested the vacation to facilitate their new house plans.

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

PUBLIC COMMENTS

GENERAL AGENDA

INTRODUCTION OF RESOLUTION - Receipt of Requests for Amendments to the FY 2018-19 Annual Fiscal Plan: February 2019.

This Board paper introduces a resolution to amend the annual fiscal plan for fiscal year 2018-19. The requested amendments are shown in a list dated February 5, 2019, provided by the County Manager to the Board of Supervisors.

Pursuant to Virginia Code Section 15.2-2507, the County may amend its budget to adjust the aggregate amount to be appropriated during the current fiscal year. However, any such amendment that exceeds one percent of the total expenditures shown in the currently adopted budget must be accomplished by publishing notice of a meeting and public hearing once in a newspaper having general circulation in the County at least seven days prior to the meeting date. The notice states the intent of the Board of Supervisors to amend the budget and includes a brief synopsis of the proposed budget amendments.

The budget amendments that are the subject of this paper fall under the one percent threshold that triggers the advertised public hearing requirement. Nevertheless, this paper directs the Clerk of the Board to advertise, in the Richmond Times-Dispatch on February 19, 2019, a synopsis of the proposed amendments and a public hearing to be held on February 26, 2019. A separate paper will be submitted to the Board to amend the Annual Fiscal Plan and appropriate funds for expenditure, as applicable, after the February 26, 2019, public hearing.

RESOLUTION - Award of Contract - Interior Door Replacements - Courts Building - Brookland District.

This Board paper would award a construction contract for \$249,050 to Dominion Lock and Security, Inc. for replacement of interior doors in the Courts Building at 4301 East Parham Road. Construction is anticipated to begin in June 2019 and be completed by October 2019.

The County received three bids on December 19, 2018, in response to ITB No. 18-1784-11CLE and Addendum No. 1 with the following results for the Base Bid and Additive Alternates Nos. 1 and 2:

Bidder	Total Bid
Dominion Lock and Security, Inc. Mechanicsville, VA	\$249,050
RMT Construction & Development Group, LLC. Richmond, VA	\$315,300
VIRTEXCO Corporation Richmond, VA	\$322,000

Based upon a review of the bids Dominion Lock and Security, Inc. is the lowest responsive and responsible bidder for the Base Bid and Additive Alternates Nos. 1 and 2.

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

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

RESOLUTION - Signatory Authority - Contract Amendment for Architectural and Engineering Services - Mental Health and Developmental Services East Clinic - Varina District.

On July 11, 2017, the Board of Supervisors awarded a contract in the amount of \$678,657 to Moseley Architects, PC for design and construction administration services for the Mental Health and Developmental Services East Clinic. There have been two contract amendments that have increased the contract amount to \$780,215.

Additional design and construction administration services are needed to complete the interior plans for the 5,000 square feet of unfinished shell space. A lump sum fee of \$28,885 has been negotiated for the additional work, and the Board's approval is required because this amendment, when combined with the previous two amendments, would increase the original contract amount by more than 15% to a total of \$809,100.

This Board paper authorizes the County Manager to execute a contract amendment in a form approved by the County Attorney for additional services by Moseley Architects, PC.

Funding for the contract amendment is available within the project budget. The Director of General Services, the Director of Mental Health and Developmental Services, and the Purchasing Director recommend approval of the Board Paper, and the County Manager concurs.

RESOLUTION - To Initiate Study of Land Use Designation in the 2026 Comprehensive Plan - Bridlewood Subdivision - Three Chopt District.

This Board paper would initiate the Planning Department's study of the current land use designation in the Bridlewood subdivision and to recommend amendments to the 2026 Comprehensive Plan (Plan) if appropriate. Residents in the subdivision have indicated a desire to preserve the rural character of the subdivision, which is zoned A-1 Agricultural and is designated Suburban Residential 1 in the Plan. The subdivision is located on the northwest line of Shady Grove Road between Ellis Meadows Lane and Old Millrace Terrace.

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

RESOLUTION - Award of Contract - Duncroft/Castle Point Park Spray Park - Brookland District.

This Board paper awards a construction contract to Enviroscape, Inc., in the amount of \$341,000 for the Duncroft/Castle Point Park Spray Park. The project consists of construction of a new 2,085 square foot water play area adjacent to the existing restroom, playground and wooded area. The spray park or water play area is a zero-depth water play area where children can cool off in the summer.

The work is expected to begin in mid-February 2019 and to be completed by June 2019.

Three bids were received on December 4, 2018, in response to Invitation to Bid No. 18-1780-11CLE and Addendum No. 1:

<u>Bidders</u>	<u>Bid Amount</u>
Enviroscape, Inc. Sandston, VA	\$ 341,000
Caspian Construction LLC Midlothian, VA	\$ 344,000
Virtexco Corporation Richmond, VA	\$ 580,000

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

The Board paper awards the contract to Enviroscape, Inc. and 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 Recreation and Parks and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Acceptance of Roads - Fairfield, Three Chopt and Tuckahoe Districts.

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

- 1) 0.63 mile of Oakleys Chase, Section 2, and a Resubdivison of Oakleys Chase, Section1 Reserved for Future Development - Fairfield District
- 2) 0.71 mile of Oakleys Chase, Section 3 - Fairfield District
- 3) 0.21 mile of Leake's Mill at Bacova, Section 1 - Three Chopt District
- 4) 0.05 mile of Sadler Crossing, Section 1 - Three Chopt District
- 5) 0.14 mile of Madison Station and a Resubdivison of part of Lot 2, Block K and part of Lot 2, Block E, Tuckahoe Farms, Inc. - Tuckahoe District

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