

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**June 9, 2015**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** – May 26, 2015, Regular and Special Meetings

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

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

320-14 REZ2014-00048 Tuckahoe Bickford Senior Living: Request to conditionally rezone from R-0C One-Family Residence District (Conditional) to R-6C General Residence District (Conditional) Parcel 737-750-7485 containing 7.58 acres located on the southwest line of Ridgefield Green Drive between John Rolfe and Ridgefield Parkways. The applicant proposes an assisted living facility. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Semi-Public. The Planning Commission voted to recommend the Board of Supervisors grant the request. **(Deferred from the March 10, 2015, meeting; withdrawn by the applicant.)**

131-15 REZ2015-00012 Brookland Greenwood Road, LLC: Request to rezone from A-1 Agricultural District to R-1AC One-Family Residence District (Conditional) Parcels 768-778-6296 and 769-778-3901 containing 55.459 acres located on the west line of Greenwood Road between the south bank of the Chickahominy River and the north line of Appling Road. The applicant proposes a residential development of no more than 50 single family homes. The R-1A District allows a minimum lot area of 21,500 square feet and a gross density of 2.03 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Rural Residential and Environmental Protection Area. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

132-15 PUP2015-00005 Brookland FM RVA LLC: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120, and 24-122.1 of the County Code in order to allow outdoor dining for an existing restaurant (Family Meal) in Willow Lawn Shopping Center, on part of Parcel 773-736-2198, located approximately 825' south of the intersection of W. Broad Street (U.S. Route 250) and Willow Lawn Drive. The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

112-15  
REZ2014-  
00050  
Brookland

RCS Development Corporation: Request to conditionally rezone from [R-6C] General Residence District (Conditional) and R-2 One-Family Residence District to RTHC Residential Townhouse District (Conditional) Parcels 768-760-1507, 768-759-3393 and 767-760-8701 containing 5.432 acres located on the east line of Hungary Spring Road between Hungary Road and Old Route 33. The applicant proposes a residential townhouse development of no more than 30 units. The RTH District allows a maximum density of nine (9) units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. 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. **(Deferred from the May 12, 2015, meeting.)**

133-15  
REZ2015-  
00013  
Fairfield

Oak Knoll, LLC: Request to conditionally rezone from R-2A One-Family Residence District to R-3C One-Family Residence District (Conditional) Parcels 777-760-6526 and 777-759-6295 containing 13.126 acres located on the north line of Hungary Road at its intersection with Lydell Drive. The applicant proposes a residential development of no more than 32 single family homes. The R-3 District allows a minimum lot area of 11,000 square feet and a gross density of 3.96 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.

### **PUBLIC HEARINGS – OTHER ITEMS**

134-15

Ordinance – To Amend and Reordain Subsection (b)(5) of Section 21-139 of the Code of the County of Henrico Titled “Rates” to Increase By 30 Cents the Additional Fee Taxicab Companies Are Allowed to Charge Passengers for Trips Originating at Richmond International Airport.

135-15

Resolution - Change in Street Name - N. Crestwood Avenue - Pine View Subdivision - Brookland District.

### **PUBLIC COMMENTS**

### **GENERAL AGENDA**

136-15

Introduction of Ordinance – To Amend and Reordain Section 6-3 of the Code of the County of Henrico Titled “Permit fees” to Cap the Permit Fee for Building Appurtenances and Additions or Alterations to Existing One- or Two-Family Dwellings.

137-15

Introduction of Resolution – Receipt of Requests for Amendments to the FY 2014-15 Annual Fiscal Plan: June, 2015.

- 138-15 Resolution - Signatory Authority - Lease - General Registrar - 7425 Rancho Road - Brookland District.
- 139-15 Resolution - Signatory Authority - License Agreement for Buffer Construction and Maintenance - Three Chopt District.
- 140-15 Resolution - Award of Contract - Engineering Design and Construction Administration Services - Strawberry Hill Subbasin (SH-53) Sewer Rehabilitation - Fairfield District.
- 141-15 Resolution - Award of Contract - Engineering Design and Construction Administration Services - Gillies Creek Subbasin (GC-08) Sewer and Water Rehabilitation - Varina District.
- 142-15 Resolution - Signatory Authority - Agreement to Upgrade Flashing Lights and Gates - Dill Road Railroad Grade Crossing - Fairfield District.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS' RESUME**

**June 9, 2015**

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

- REZ2014-00048  
Tuckahoe
- Bickford Senior Living: Request to conditionally rezone from R-0C One-Family Residence District (Conditional) to R-6C General Residence District (Conditional) Parcel 737-750-7485 containing 7.58 acres located on the southwest line of Ridgefield Green Drive between John Rolfe and Ridgefield Parkways. The applicant proposes an assisted living facility. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Semi-Public. Acting on a motion by Mrs. Jones, seconded by Mr. Branin, 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 the proffered conditions will assure a level of development not otherwise possible. **(Deferred from the March 10, 2015, meeting; withdrawn by the applicant.)**
- REZ2015-00012  
Brookland
- Greenwood Road, LLC: Request to rezone from A-1 Agricultural District to R-1AC One-Family Residence District (Conditional) Parcels 768-778-6296 and 769-778-3901 containing 55.459 acres located on the west line of Greenwood Road between the south bank of the Chickahominy River and the north line of Applying Road. The applicant proposes a residential development of no more than 50 single family homes. The R-1A District allows a minimum lot area of 21,500 square feet and a gross density of 2.03 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Rural Residential and Environmental Protection Area. Acting on a motion by Mr. Witte, seconded by Mr. Archer, the Planning Commission voted 5-0 (one absent) to recommend the Board of Supervisors **grant** the request because it conforms to the recommendations of the Comprehensive Plan, would permit development of the land for residential use in an appropriate manner, and the proffered conditions will assure a level of development otherwise not possible.
- PUP2015-00005  
Brookland
- FM RVA LLC: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120, and 24-122.1 of the County Code in order to allow outdoor dining for an existing restaurant (Family Meal) in Willow Lawn Shopping Center, on part of Parcel 773-736-2198, located approximately 825' south of the intersection of W. Broad Street (U.S. Route 250) and Willow Lawn Drive. The existing zoning is B-2 Business District. The

2026 Comprehensive Plan recommends Commercial Concentration. The site is located in the Enterprise Zone. Acting on a motion by Mr. Witte, seconded by Mr. Archer, the Planning Commission voted 5-0 (one absent) to recommend the Board of Supervisors **grant** the request because the conditions should minimize the potential impacts on surrounding land uses and it is reasonable in light of the surrounding uses and existing zoning on the property.

REZ2014-00050  
Brookland

RCS Development Corporation: Request to conditionally rezone from [R-6C] General Residence District (Conditional) and R-2 One-Family Residence District to RTHC Residential Townhouse District (Conditional) Parcels 768-760-1507, 768-759-3393 and 767-760-8701 containing 5.432 acres located on the east line of Hungary Spring Road between Hungary Road and Old Route 33. The applicant proposes a residential townhouse development of no more than 30 units. The RTH District allows a maximum density of nine (9) units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. Acting on a motion by Mr. Witte, seconded by Mr. Branin, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it reflects the type of residential growth in the area and the proffered conditions would provide for a higher quality of development than would otherwise be possible. **(Deferred from the May 12, 2015, meeting.)**

REZ2015-00013  
Fairfield

Oak Knoll, LLC: Request to conditionally rezone from R-2A One-Family Residence District to R-3C One-Family Residence District (Conditional) Parcels 777-760-6526 and 777-759-6295 containing 13.126 acres located on the north line of Hungary Road at its intersection with Lydell Drive. The applicant proposes a residential development of no more than 32 single family homes. The R-3 District allows a minimum lot area of 11,000 square feet and a gross density of 3.96 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 Mr. Archer, seconded by Mrs. Jones, the Planning Commission voted 5-0 (one absent) to recommend the Board of Supervisors **grant** the request because it conforms to the recommendation of the 2026 Comprehensive Plan and it represents a logical continuation of the one-family residential development which exists in the area.

**PUBLIC HEARINGS – OTHER ITEMS**

**ORDINANCE – To Amend and Reordain Subsection (b)(5) of Section 21-139 of the Code of the County of Henrico Titled “Rates” to Increase By 30 Cents the Additional Fee**

**Taxicab Companies Are Allowed to Charge Passengers for Trips Originating at Richmond International Airport.**

This Board paper proposes an ordinance that would increase from \$2.00 to \$2.30 the additional fee for taxicab trips originating at Richmond International Airport. Currently, the County Code specifies that the fee for such trips is \$10.00 or the charge registered on the meter, whichever is greater, plus \$2.00.

The current \$2.00 additional fee was approved by the Board of Supervisors on October 23, 2012. By resolution approved on March 31, 2015, the Capital Region Airport Commission has requested that this \$2.00 fee be increased to \$2.30. Under a new fee structure approved by the Commission, all taxis having a contract with the Commission will be charged the same fee, \$2.30, for each trip originating at the Airport. The new rate structure will not become effective for taxis until the governing bodies of the Commission's member jurisdictions have amended their respective taxi ordinances to increase this fee to \$2.30.

**RESOLUTION - Change in Street Name - N. Crestwood Avenue - Pine View Subdivision - Brookland District.**

Gumenick Properties has requested that N. Crestwood Avenue between Spencer Road and Libbie Avenue in the Pine View subdivision be renamed Libbie Mill West Boulevard. The request has been reviewed by Planning, Police, Fire, and Public Works; no agencies object to the request.

The proposed street name change has been advertised in the Richmond Times-Dispatch.

The Director of Planning, Chief of Police, Chief of Fire, and the Director of Public Works recommend approval of this change, and the County Manager concurs.

**PUBLIC COMMENTS**

**GENERAL AGENDA**

**INTRODUCTION OF ORDINANCE – To Amend and Reordain Section 6-3 of the Code of the County of Henrico Titled “Permit fees” to Cap the Permit Fee for Building Appurtenances and Additions or Alterations to Existing One- or Two-Family Dwellings.**

This Board paper introduces for advertisement and public hearing on July 14, 2015, an ordinance to cap the permit fee charged for building appurtenances and additions or alterations to existing one- or two-family dwellings. The cap would be the fee charged for building a new one-family dwelling, which currently is \$680.

This proposed ordinance was discussed with the Board at a work session on May 26, 2015.

The Building Official recommends approval of this Board paper, and the County Manager concurs.

**INTRODUCTION OF RESOLUTION – Receipt of Requests for Amendments to the FY 2014-15 Annual Fiscal Plan: June, 2015.**

Pursuant to Virginia Code Section 15.2-2507, amendments to the County’s approved budget in excess of one percent of the County’s currently adopted budget may be approved by first publishing a notice of a public hearing. The notice shall state the County’s intent to amend the budget. To that end this paper is submitted, along with a list of the requested amendments, as an introduction, so the Board may authorize the required advertising for June 16, 2015. A separate paper will be submitted at the public hearing on Tuesday, June 23, 2015, for Board action in amending the Annual Fiscal Plan and appropriating funds for expenditure, as applicable. The amendments may be approved after the public hearing at that same meeting.

**RESOLUTION - Signatory Authority - Lease – General Registrar - 7425 Ranco Road - Brookland District.**

This Board paper authorizes the County Manager to execute a lease with Crenshaw-Singleton Properties, LLC, a Virginia limited liability company, for 10,679 square feet of office warehouse space in the Dumbarton Business Center at 7425 Ranco Road. The space will be used for the storage of electronic voting machine equipment for a ten-year term beginning August 1, 2015, and ending July 31, 2025. The monthly rent will be \$5,784.46 for the first year, will increase 2% each year during the second, third, and fourth years, and will increase by 2.5% each year in subsequent years. The County may renew the lease for five years at a rental rate increasing 3% each year.

The General Registrar and the Director of Real Property recommend approval of this Board paper, and the County Manager concurs.

**RESOLUTION - Signatory Authority - License Agreement for Buffer Construction and Maintenance - Three Chopt District.**

This Board paper authorizes the County Manager to execute a license agreement, in a form approved by the County Attorney, allowing SM Richmond, LLC to construct and maintain a berm on County property adjacent to North Gayton Road that will buffer the Welwood subdivision and the site of future Fire Station 19. The buffer berm will be maintained by the developer, SM Richmond, LLC, and the homeowners’ association, Welwood Owners Association, Inc. The Fire Chief and the Directors of General Services, Planning, and Real Property recommend approval of this Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contract - Engineering Design and Construction Administration Services - Strawberry Hill Subbasin (SH-53) Sewer Rehabilitation - Fairfield District.**

This Board paper awards a professional engineering services contract to O’Brien & Gere Engineers, Inc. to provide comprehensive engineering design and construction administration services for rehabilitation of sewers in the Strawberry Hill SH-53 subbasin area. This area is generally bounded by Diane Lane to the east, St. Charles Street to the west, E. Parham Road

to the north, and Wilkinson Road to the south. The subbasin area has 160 manholes and approximately eight miles of sewer mains ranging from 8 inches to 12 inches in diameter. Most of the sewer mains were installed in the mid-1960s and need to be replaced because of their age and deteriorated condition.

On September 24, 2014, the County received six proposals in response to RFP No. 14-9643-8CE, and the Selection Committee (Mr. Ralph Claytor, Mr. Steve Porter, Ms. Marchelle Sossong, and Ms. Margaret Anne Hilliard) reviewed the proposals and interviewed the following firms:

O'Brien & Gere Engineers, Inc.  
Glen Allen, Virginia  
Gannett Fleming  
Richmond, Virginia  
URS Corporation  
Richmond, Virginia

The Selection Committee selected O'Brien & Gere Engineers, Inc. as the top-ranked firm and negotiated a fixed-price contract for the lump sum of \$650,000. The Water and Sewer Revenue Fund will provide funding for the contract.

The Board paper awards the contract to O'Brien & Gere Engineers, 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 amendments within the funds available not to exceed 15% of the contract amount.

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

**RESOLUTION - Award of Contract - Engineering Design and Construction Administration Services - Gillies Creek Subbasin (GC-08) Sewer and Water Rehabilitation - Varina District.**

This Board paper awards a professional engineering services contract to AECOM to provide comprehensive engineering design and construction administration services for rehabilitation of sewers and water lines in the Gillies Creek GC-08 subbasin area. This area is generally bounded by Eastover Avenue to the east, railroad tracks to the west, Parrish Street to the north, and Williamsburg Road to the south. The subbasin area has approximately 10 miles of sewer mains and 17 miles of water mains. Many of the sewers were installed in 1969 as part of a large County project to extend sewer service, and many of the water lines were installed before 1960. These sewer mains and water lines need to be replaced because of their age and deteriorated condition.

On January 23, 2015, the County received five proposals in response to RFP No. 14-9688-12JK, and the Selection Committee (Messrs. Ralph Claytor, Lee Maddox and Steve Bandura) reviewed the proposals and interviewed the following firms:

AECOM  
Glen Allen, Virginia  
Michael Baker, Jr., Inc.  
Richmond, Virginia

The Selection Committee selected AECOM as the top-ranked firm and negotiated a fixed-price contract for the lump sum of \$1,099,874. The Water and Sewer Revenue Fund will provide funding for the contract.

The Board paper awards the contract to AECOM 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 amendments within the funds available not to exceed 15% of the contract amount.

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

**RESOLUTION - Signatory Authority - Agreement to Upgrade Flashing Lights and Gates - Dill Road Railroad Grade Crossing - Fairfield District.**

This Board paper authorizes execution of an agreement with the Virginia Department of Transportation (“VDOT”) and the Buckingham Branch Railroad Company (the “Railroad”) to upgrade the flashing lights and gates at the Dill Road railroad grade crossing. The upgrade will replace the existing lighting with LED lights. The Railroad will perform the work at an estimated cost of \$223,101.90, of which VDOT will pay 100%. Once the upgrade is completed, the County will be responsible for 50% of the annual maintenance cost of \$1,975.00. Because the County is currently paying \$987.50 a year to maintain the existing flashing lights and gates, the agreement will not change the County’s annual cost.

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