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Henrico County Board of Supervisors Regular Meeting, Tuesday, December 3, 2024

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Place Henrico County Board of Supervisors, Virginia
Length 2h 30m (video)

- Official meeting video (Swagit): <https://henricocountyva.new.swagit.com/videos/321658>
- Official agenda (Henrico County): <https://henrico.gov/pdfs/manager/meetings2024/120324ag.pdf>
- Official minutes (Henrico County, regular meeting): <https://henrico.gov/pdfs/manager/meetings2024/120324regmins.PDF>
- Agend-O-Gram, Dec 17, 2024 (records the Board's approval of these minutes): <https://henrico.gov/pdfs/manager/meetings2024/12-17-24Agend-O-Gram.pdf>

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[00:00:44] Ladies and gentlemen, welcome to the Henrico County Board of Supervisors meeting for December

[00:08:13] the third thank you for choosing to spend some time with us this evening if you are going to give public comments tonight i'm going to ask that you use the lectern in the back of the room speakers will address their comments to the board and will begin by stating their name and address discussion between speakers and members of the audience will not be allowed speakers who have Broadprinted documents to share with the board are asked to give them to a sheriff's deputy.

[00:08:49] The documents will be included in the record of the meeting. For everyone who is watching online, you can comment remotely. Go to henrico.us forward slash supervisors. Click on Guidance for the Board of Supervisors meeting.

[00:09:08] Scroll down and click on the WebEx event. And a moderator will let you know when it is your turn to speak. I am going to ask that you join us as we recite together our Pledge of Allegiance and then

have our invocation prayer by our chaplain for the Henrico County Police Division, Steve Boots, Pastor Steve Boots.

[00:09:34] I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all. Let's pray.

[00:09:51] Father, we thank you so much for your goodness to us, And especially in a time of Thanksgiving and heading into Christmas, we tend to think about that a little bit more. And you've been so good to us. And I pray that you help us not to forget that. And I do pray for those that are part of this meeting tonight, especially those that are being recognized.

[00:10:08] I thank you for their contribution to this county and to their service. And I thank you again for the first responders, our police and our fire and the EMS, everybody else that helps make this county and keeps this county safe. I pray that you protect them.

[00:10:23] And I do pray for our board. I pray that you just give them wisdom as they make the decisions. And for our county manager, that you just give them the wisdom that they need to lead this county in the right direction. I pray that you bless the meeting tonight. And, again, we thank you so much for all you do for us in Jesus' name. Amen.

[00:10:50] Amen. Chair, we have a request for approval of minutes from both the regular and special meetings of November the 12th, 2024, as well as September the 4th through the 5th special meeting minutes.

[00:11:18] Motion's been made by Ms. Roundtree. That's close, Ms. Roundtree. And second by Reverend Cooper. All in favor say aye. Aye. Thank you, Mr. Manager.

[00:11:33] Mr. Chairman, members of the board, I'd like to ask our fixer of everything, our chief of staff, Ms. Carrie Tratina, to come forward. So the board knows this. Carrie has been instrumental in everything heart-related in our county, and by heart, I mean the environmental effort that the county has undertaken.

[00:12:01] She has some news that she wants to share with the board, some individuals, some young folks that are here also to be recognized. So Carrie, without further ado. Thank you, Mr. Manager, honorable members of the board. I also have to recognize my partner in crime, Deputy County Manager Steve Yob, our Sustainability Division Director Sam Hudson, who are keys with HART as well.

[00:12:23] So as the manager mentioned, HART is here to, is excited to introduce the members of the 2024-2025 Youth Council. So if they could all stand for me, please. The Youth Council includes 18 students representing all nine Henrico high schools, giving our county students a voice in the process on how Henrico approaches the issues of climate change, stewardship of the environment, and protection of our natural resources.

[00:12:52] Each of these students submitted an application, answered questions, and was selected based on their passion for the environment, academic standing, and their vision for a more sustainable Henrico County. They will work as a team alongside HART, which you all also have appointees on, on projects to enhance the quality of our county, such as reforestation, stream cleanups, and the planning of the first HCPS student climate summit for the spring of 2025.

[00:13:20] Ladies and gentlemen, I also want to recognize that these students would not be here today if it wasn't for three individuals. Eric Byers with Henrico County Public Schools, Jeff Wydell with our Public

Relations Department, and Megan Brown, who is our Keep Henrico Beautiful Executive Coordinator.

[00:13:37] So without further ado, I'd like to have each of the students introduce themselves and what high school that they represent. My name is Sam. I'm from Highland Springs High School. My name is Sean. I go to Glen Island High School.

[00:13:57] My name is Junior. I go to Tucker High School. My name is Myrna. I go to Hermitage High School. My name is Claire, and I go to Hermitage High School. My name is Shreya. I go to Deep Run High School.

[00:14:13] My name is Frankie. I go to Hermitage High School. My name is Peyton, and I go to Godwin. My name is Brooke, and I go to Deep Run High School. Hi, my name is Jocelyn Ennis, and I go to Henrico High School. My name is Liam Chendani. I go to Glen Island High School.

[00:14:29] My name is Awa Ba, and I go to Verona High School. My name is Mary Beth. I go to Verona High School. So the board will be seeing them throughout the year.

[00:14:54] They will be working closely with heart. We will make sure you all know of when the Spring 2025 Climate Summit is,

[00:15:01] I just once again really want to recognize Jeff Megan and Eric last year if you remember we did not have all nine high schools and we maybe had eight students so we doubled that number and we have full representation of the county so thank you three for everything you have done to get these students and future leaders here today that concludes my comment for tonight thank you chair I have one additional comment this one on a sad note it is with a heavy heart that I share news that Henrico fire lieutenant

[00:15:35] Michael O'Brien passed away on the morning of Saturday, November the 23rd at the age of 39. Michael was off duty when he passed. He was a 15-year member of Henrico Fire. He will be sorely missed by many, including his wife, two young children, and the entire Henrico Fire family.

[00:16:01] He was stationed at Firehouse 4 on A-shift. A celebration of life for Michael is planned for this Friday, December the 6th at noon at St. Paul's Baptist Church on Creighton Road. Mr. Chair, members of the board, I have ordered Henrico County flags to be flown at half staff on December the 5th and December the 6th. I invite you all to keep Michael's family and Henrico firing your

[00:16:31] thoughts and prayers. Mr. Chair, I have no other comments this evening. Thank you, sir. Colleagues, do we have any board of supervisors comments? Mr. Chair, I don't mind going. I have no comments, But I do see that we have a scout in the audience, and unless he's here with anyone else, I don't want to put the young man on the spot.

[00:16:57] But I'd love to have you introduce yourself, sir. If you don't mind, tell us what school you go to. If you're working on a merit badge or something, let us know. I'm Chase. I am in Troop 715 on 3CHOP, and we're working on citizenship in the community.

[00:17:14] Good to see you, Chase. Thanks for coming, buddy. Thanks for being here, sir. Any other comments, colleagues? I'm seeing no one. there is no news media here with us today if you are watching online oh we do have news media just showed up in the back look familiar hey news media what um what station is this uh well i don't want to call out the wrong station what station are you guys we just want to shout you out cbs six that's what i was going to say um cbs six is here with us anyone watching online we appreciate you

[00:17:52] uh covering our meeting tonight mr manager chair uh we move into presentation we have one presentation this evening and that is 339-24 which is a resolution celebrating 40 years for lewis skinner botanical garden uh i would ask a uh for a motion mr chair and then uh supervisor Cooper is going to present this to Brian Trader from Lewis Skinner. So moved.

[00:18:23] Second. Motion made by Reverend Cooper. Second by Mr. Smith. All in favor say aye. Aye. Any opposed? Thank you.

[00:18:40] Mr. Chair, Mr. Manager, colleagues, it is indeed a privilege and pleasure to read this resolution to the celebrating of 40 years of the Lewis Skinner Botanical Garden. I have the privilege of not only representing them as their board of supervisor member, but also I serve on their board of directors. And so it's good to have Dr. Trader here. Whereas as in 1884, Lewis Ginner purchased property that would

[00:19:16] become the Botanical Gardens and built the Lakeside Wheel Club, one-story destination for Richmond bicyclists that was later modified and incorporated into Bloomingdale House. And whereas in 1913, Grace Arentz, niece of Ginner, remodeled the abandoned Lakeside Wheel Club and added a second story, making it a convalescent home for sick children in the city. And whereas Grace Aarons died at 78 willing the property to marry Garland Smith and stipulated after Smith's death the property was to be developed as a botanical garden honoring her uncle Lewis Skinner and

[00:19:55] whereas in 1981 a group of botanists horticulturists and residents formed Lewis Skinner Botanical Garden to uphold the will of Aarons and whereas in 1984 Lewis Skinner Botanical Garden was officially formed and chartered by court decree and whereas the garden club of virginia restored the grace aaron's garden in 1989 as the first site of the new lewis ginter botanical garden and whereas the three acre henry m flagler perennial garden was completed and dedicated and the robbins tea house was built and dedicated in 1993 and whereas in 2005 the children's garden

[00:20:35] was added to the grounds including a water play area and curated space for kids and whereas in 2023 renovations to the children's garden including the claus family treehouse and waterway splash pad were completed and whereas dominion energy garden fest of lights was named number one botanical garden holiday light show in 2023 by usa today and whereas the garden is celebrating its 40th anniversary this year and whereas Lewis Ginter Botanical Garden's mission is to connect to plants by inspiring communities to explore and conserve nature and whereas the garden welcomes over 500,000

[00:21:14] visitors per year offering over 200,000 individual plants, 250 adult education classes, 2,300 pounds of fresh produce donated annually to feed more and 8,300 pre-k through 12th grade children participating in an on-site education program each year and whereas the garden has been recognized by the richmond times dispatch readers as one of the top three locations to host a wedding ms roundtree now therefore be it resolved that the board of supervisors of enrico county

[00:21:51] virginia joins the county manager in celebrating the 40th anniversary of lewis ginner botanical garden be it further resolved that the clerk of the board of supervisors shall prepare a copy of this resolution to be for presentation to the lewis going to botanical gardens as a sincere expression of the county's appreciation and respect for their valuable contribution to the residents and the community i'm signed tanya and bracket clerk december 3rd 2024 and tyrone e nelson jr board of supervisors can we give the garden a hand and our ceo mr brian trader hand as

[00:22:23] well county manager of board of supervisors on behalf of our board of directors our wonderful hard-working staff and our dedicated volunteers we are pleased to accept this resolution on behalf of their 40 years at Lewiskin botanical garden over those four decades we've become one of the most visited cultural sites in all of central virginia and a tremendous resource for our commonwealth thank you for your support thank you for your guidance we look forward to 40 more years

[00:22:57] thank you yes sir we would move into public hearings rezoning cases and provisional use permits. First case in the three-chop district 288-24, complete automotive of Richmond with a

[00:23:34] request to amend proffers accepted with a prior rezoning on a parcel located on the north line of West Broad Street near its intersection with Dominion Boulevard. In this case, the applicant proposes to amend proffers regarding permitted uses to allow an automotive repair facility.

[00:23:52] The Planning Commission in this case voted to recommend that the Board of Supervisors grant this request. This case has been deferred from the November 12, 2024 meeting. Mr. Emerson. Thank you, Mr. Manager, Mr. Chair, members of the board. Submitted for your consideration this evening is a request to amend proffers originally accepted with C-56-C05 and subsequently amended via REZ 2021-00063 regarding permitted uses site plan and architectural treatments to allow the

[00:24:25] construction of an automobile repair shop. Surrounding uses include a Wawa, the Bennett Funeral Home, and a CarMax Overflow Lot. The applicant proposes amending proffers related to prohibited uses, the site plan, and architectural treatments on the site. Proffer 15 accepted with REZ 2021-00063 prohibited any B3 use with the exception of a car dealership selling primarily new vehicles. With this request, the applicant would carry forward these prohibited uses

[00:25:04] with language added to allow an automobile repair facility, prohibit vaping shops and funeral and mortuary services, and remove automobile dealerships and allowed B3 use. Additionally, proffers 1 and 17 referenced the site plan and architectural treatments accepted with the original rezoning and propose amending these to reference an updated plan and architectural treatments complementary to the adjacent buildings. Other proffers that are to be deleted include

[00:25:38] proffers 6, 9, 18, and 23 pertaining to a buffer on Old Sadler Road, dumpsters, uses, and rear building signage. The removal of these proffers is not foreseen to have an adverse impact due to stronger language in the county's updated zoning ordinance and listing of prohibited uses elsewhere in these proffers. The updated site plan which was received today and you see in front of you now reflects a 7,125 square foot automobile repair building with eight repair bays and an adjoining

[00:26:14] office. The service bays will be accessed from a single door on the northern building facade and the only entrance is a shared access point with the adjacent wawa from broad street the site plan shows a 20-foot transitional buffer along the eastern property line and an eight-foot masonry wall along the eastern side to mitigate potential impacts from the proposed use and you can see that wall extending the full length of the building all the way down past the parking area and then it

[00:26:52] moves into a transitional 35 foot buffer the 2026 comprehensive plan recommends urban mixed use for the subject property although although the proposed use is not fully consistent with this designation it is consistent with the adjacent pattern of development and would not greatly change the intent of the proffers accepted with rez 2021 00063 at their september meeting the planning commission recommended approval of this request contingent upon the applicant meeting with the adjacent

[00:27:29] funeral homeowners prior to the Board of Supervisors meeting. This meeting and subsequent discussions have occurred, and the applicant has submitted revised proffers in an effort to mitigate any potential impacts. A final proffer statement was submitted earlier today, and you received a set of those proffers this evening. Revisions include, but are not limited to, providing building size and height limitations prohibition of outdoor storage and funeral and mortuary services they address the hours of operation design and material details for the eight-foot wall on the eastern property

[00:28:06] line restrict the number of days permitted for temporary on-site storage of vehicles and bay door use staff supports this request and as noted earlier the commission also recommended approval if you have any questions i'll be happy to try and answer them thank you joe questions colleagues all right no questions this is a public hearing is there anyone here to speak to

[00:28:32] this particular case let's go back to the um podium miss hamilton hold on for one second we

[00:28:59] can barely hear you he's gonna turn your mic on for you just miss hamilton just come you come come use this one okay you think we're good try try that one go ahead miss hamilton no we don't want you to shout can y'all hear that it still sounds the same oh oh okay okay all right just give us

[00:29:35] five seconds okay all right miss hamilton we don't want to hold a meeting up okay sorry my name is karen hamilton and i've lived in henrico county for more than six decades which is more than probably most of you up there and those of you who are not familiar with me i used to spend a lot of time at these meetings but no one ever listened so i'm going to say this tonight anyway there are trees here and we have very little open space left but what you don't know is you probably don't know

[00:30:13] what the other board supervisors didn't know, pretended not to know. There are laws that protect open spaces. The comprehensive plan for Virginia says that we have to have open spaces. And it also says we have to have land for birds, and especially migratory birds. And we have to have open space for wetlands. And there are laws. I could quote them to you, but I've done that in the past, and it did no good. I'm going to say it anyway. So I want to approach this from a different topic.

[00:30:42] The traffic out there is already horrendous and short pump. It's just unbearable, and you know that, too. So there are so many empty buildings all throughout Enrico County, and I'm sure there's a building that would be adequate where these people don't have to locate.

[00:30:59] There has to be another space for them. It's just that this is not necessary. And so that's all I'm going to say as far as this goes. But I do want to say you assume that everyone here has a smartphone and can register, as you asked us to do. mr. Nelson earlier and you put it up there I don't have a smartphone so I can't click on that and register for any other topics but there will be things tonight that I will wish to speak about aside from this so thank you it's good to see you miss Hamilton my colleagues may not know you but I remember you you were a regular person who commented I literally just asked somebody about you

[00:31:36] and it's good to see that you're here tonight so thanks for coming anyone else want to speak to this particular topic all right is anyone on WebEx there's no one to speak to this item all right mr chair i want to take the opportunity to thank everyone who provided feedback and input into this case i don't mind saying this was a challenging case despite the the planning commission's approval of it and i see the moreheads are here thank you for being here i see mr hopkins is here thank you

[00:32:12] for being here as well and part of the challenge was that we had two small businesses two folks who who are trying to make a living with companies near and dear to their hearts, trying to deal with the fact that we have limited space.

[00:32:28] As Ms. Hamilton, you noted, we are all struggling with trying to balance how we develop and meet the needs of residents who live here with also preserving our spaces. And so, I can say to your point, Ms. Hamilton, there -- it was not and has not and is not that easy to find spaces to be able to have this in.

[00:32:49] we had lots of discussions and meetings and i i am so pleased and grateful to both sides of the coin for being agreeable to meeting and being willing to compromise i enjoyed getting to meet all of you and getting to know your backgrounds and why you were motivated by the things that you are and i say that very sincerely that working this particular case has been very informative to me and also helpful because it did point out some concerns that were valid that had really nothing to do with this particular case, but about making sure that we ensure that our businesses are good neighbors

[00:33:29] to each other, and so there is a tremendous value in that, so thank you to the Moorheads for pointing that out. Ultimately, due to your willingness to compromise and to understand things from each other's perspectives, I was very pleased to receive the notice from Mr. Emerson, well as your council that you all did reach an agreement so that this is not a contested matter before the board today but i would i wanted to take the opportunity to thank you all for doing the heavy lifting and talking with each other and coming to this point so that being said thank you for your presence and mr chair i move that we follow the recommendation of the planning commission

[00:34:07] and approve rez 2024-101509 complete automotive of richmond inc with the proffers dated december 3rd 2024 second all right motion made by ms roundtree second by mr roguish all in favor say aye any opposed thank you mr manager next mr chair members of the board uh move to the rhino district with 340-24 portuguese property llc with a conditional rezoning request where the applicant proposes flex office and warehouse uses mr emerson understand a deferral has been put forward in this

[00:34:43] case yes sir that is correct the applicant has requested a deferral until the first february meeting all right comments or questions colleagues this is even though it is being deferred it is listed as a public hearing so if you're here tonight and you want to speak to this particular case you do have the opportunity to do so yes ma'am you don't mind going back to the lectern And I think, Mr. Emerson, though the case will be heard in February, comments that I made now will be added to the record for this case.

[00:35:18] Yes, sir, they will. Yes, ma'am. Hi, my name is Bonnie Marchetti, and I live on Portuguese Road, 1474. I was here with the Planning Commission, my husband and I, and a couple of neighbors. And the area seems to be developing pretty quick down there.

[00:35:34] We've been there 35 years, and it's been nothing but woods all around us and behind us. the entire time we've been there, and we enjoy, you know, the peacefulness of the country. The only thing that we ask is, I mean, we really don't want to see it come, but if they do, we would like to see, you know, not necessarily a fence put up, but, like, a border of, like, what do you call them, cedar trees, the tall cedar trees or something that won't look so bad with just looking at a fence.

[00:36:08] but like i said we really would like to stay woods um the other thing is that other piece of property on the corner of la france and portuguese cleared that is being cleared off and they're going to end up the facebook plant down the road about two or three miles they're going to start transporting the

vehicles for facebook employees there the construction workers and stuff and they're going to be busting people in and out from there it's a going to be a whole lot of traffic and the speed limit on portuguese road is currently from memorial to just past la

[00:36:43] france is 45 and then after that i mean it's 55 and then it goes to 45 from there on and i think 55 with all that traffic you know that's already there anyway with the you know the shooting range there and and everything else and then if they put the plant behind us or the office buildings And then when they get that on the corner done, the traffic is going to be horrendous down there.

[00:37:07] And so we would like to see the speed limit on the entire road changed to 45, if that's, you know, if it does pass. And then also, if it does end up, you know, passing, we would all like to, you know, be kept updated on the progress of it, what's going on and, you know, what stages they're in and, you know, what exactly is going to be in there, you know, all that you know we definitely don't want houses apartments or any of that stuff which i was told the last time none of that could come there so you know offices and warehouses would be the best

[00:37:43] thing if you're going to have to have something yeah i think it's being um yeah from a1 to m2 so if it was approved it it wouldn't be um it wouldn't be residential right but one of the one of the issues is it has no user right now i think there's some very good information do you email i do yes I would love for you to email me your comments so that I could share them with my colleagues.

[00:38:13] Okay. My neighbor did email hers, and I've got a copy of hers that she emailed. She wasn't able to come, but she did get a reply back today, and they did reply back to her and, you know, and told her that they did get it and they would turn it in. But, I mean, if you want this. Yeah, we'll take that.

[00:38:30] And this is from Melinda Greider. She's at 1538 Portuguese. Okay. So we'll get it from you. I appreciate it.

[00:38:38] Thank you so much. Thank you. We will make sure that we put this with the file when it's heard in February if it's heard in February. Thank you, Mr. Sheriff. Anyone else here to speak to this case? All right. I move that REZ 2024-101707 Portuguese Property LLC be deferred to the 1st February 2025 meeting at the request of the applicant. Second by Reverend Cooper. All in favor say aye. Any opposed?

[00:39:16] Thank you. Mr. Manchin. Mr. Chair, members of the board, we moved to the Brooklyn District. 341-24 and 342-24 are companion cases with Pandev LLC with a proffer amendment and a rezoning request that would ultimately result in a convenience store with fuel pumps that would be proposed with this case.

[00:39:42] Mr. Moore. Yes. So, I understand a deferral is requested on both of these cases as well? Yes, sir, to the 1st February meeting. What did you say? I'm sorry, 1st January meeting.

[00:39:58] Gotcha. 2nd January meeting. I'm sorry. It would be 2nd. I'm with you now. Gotcha. Thank you, ma'am. This is a public hearing. Are there any questions about my colleagues? Is there anybody in the audience that wishes to comment on this deferral request?

[00:40:15] Anybody on WebEx? Yes, sir. I have two individuals on WebEx. All right. Can you confirm, ma'am, that they want to comment on the deferral itself? i did yes sir they still would like to speak all right thank you very much gorda first i have miss chavez a resident at 2602 hollybrook avenue um i understand

that there's an interest to request for this to be deferred i'm okay with that but i just want to state my objection to this um sheets

[00:40:49] development that is being proposed i as well as my neighbors um have made it very clear that I worry about the effects. This can jeopardize our safety due to the increase in traffic. It can attract crime, increase in littering and loitering.

[00:41:05] I also worry about the impact on our environment and our health. I have lived on a street with a gas station in the past. It is unpleasant to say the least. There is constant traffic. There is noise pollution, light pollution, and that is just from day-to-day operations.

[00:41:26] Then, of course, there are also the reckless, unruly, occasional customers, which cannot be avoided, and they do pose a threat to our safety in our community. We currently are able to enjoy a modest, peaceful neighborhood in which our children can walk and ride their bikes.

[00:41:48] We can walk our pets, and I worry that this proposal will jeopardize that. So I just want to express that. please take it into consideration, again, requesting for this to be denied in an effort to protect our neighborhood's well-being.

[00:42:04] All right. Thank you. Can we hear from the next person? Yes, sir. Now I have Mr. Baldwin. Mr. Baldwin, are you there?

[00:42:22] Yeah. Can you hear me? Yes, sir. We can hear you. Okay. Sorry. I'm in Southern California. So, similar to the comments, I do development work for the federal government. I do zoning applications all the time on their behalf. My big thing for this is I've lived in this neighborhood at 2504 Pine Grove since 2006.

[00:42:42] It's a very quiet neighborhood. It is a very pleasant neighborhood. It's one of the first neighborhoods developed outside of the city of Richmond proper. And the big thing is the traffic between Parham and Skipwith, which are the two nearest lights, it is already congested with the grocery store that's there.

[00:42:58] And adding a 24-hour service station there is going to make getting in and out of the neighborhood from the general driving public not understanding traffic laws of, you know, the main road has the right of way. It's just going to make that area very congested and very difficult to get in and out of the neighborhood. And the 24-hour thing is going to really put an impact on the privacy and the quietness of that neighborhood. And I voice the same concern of asking the board to deny the 24-hour use permit. I understand that it's already developed for business, it's already zoned for business a business will ultimately end up being there but the 24 hour

[00:43:33] thing is is the big hang up for me thank you so much sir for your comments anyone else all right hold on for one second um i jumped to webex without asking for persons here yeah i i did but i'm happy to go back to it okay here all right so are we good on webex yes sir we are Alright, thank you. I see two hands. So if you guys don't mind going back to the

[00:44:08] Three hands, so if you're here to speak to the case then go back to the microphone in the back Generally, we don't we just allow persons to comment on the deferral But since you guys are here and it's cold outside and we want to hear from you So I see three of you four of you. We're going to ask that you um

that you limit your comment time What do we generally do? Is it five? Limit your comments to five minutes if you don't mind. Okay. All right

[00:44:48] I'm MC Fultz and I live on 2603 Pine Grove Drive And I'm here to say that our neighborhood is not opposed to development We're not opposed to sheet, but we are there opposed to anyone operating a 24-hour business in our neighborhood It may be that a convenience store operation is what is best suited for this location but not one of the size and scope of a 24-hour Sheetz, acting not just as a quick fuel stop, but a place for people to congregate and eat and have outdoor seating.

[00:45:18] A 24-hour operation is going to attract all kinds of potential trouble, and the buffer that Sheetz has proposed behind the store will only magnify this potential, encouraging people to hide out, camp out, and make it their haven for all manner of illicit behavior that will likely spill into our neighborhood at all hours of the night.

[00:45:41] And our worry over criminal activities on top of the concerns we already have about the increased traffic that Sheetz would generate. Broad and param, as everybody knows, is a large and busy intersection. Rush hour congestion already makes it very difficult to get in and out of our neighborhood. We only have three entrances, and Sheetz will be using two of those.

[00:46:00] And we just can envision impatient people cutting through our neighborhood, trying to find another way out, creating safety issues that speed bumps and signs can only mitigate so much. And we foresee the congestion around our neighborhood being compounded not only by the presence of sheets, but also by the proposed GRTC pulse bus stop transfer station and commuter lot that the county plans to locate practically across the street from us.

[00:46:24] I have spent most of my life in Henrico County, and I've been proud to call it home. And I just would ask that the county would, that our quality of life would not take a backseat to expansion of the tax base. As I said, we are not opposed to development, but we want growth that is sensible and respectful of the people who live and work there.

[00:46:46] Please don't allow our quality of life to be destroyed. Thank you. Thank you. Yes, ma'am. My name is Brenda Miles, and I live at 2512 Hollybrook Avenue. And I totally agree with everything she said, except I think she said it's okay to put a sheet there.

[00:47:08] Most of the people I've spoken with in the neighborhood do not want a sheet there. What we want is, we know that's going to be a business there, which is not a problem. We just want a low-key business, something that is more compatible and in harmony with the neighborhood.

[00:47:27] Because we've lived there, well, these houses were built in the 1940s. And we've lived there for ages. My family's been there since 63. And I know a lot of families in that neighborhood that have also been there, you know, since around that same time or earlier.

[00:47:46] And that neighborhood is one that people don't move out of. They normally end in a body bag to get out of that neighborhood. And they usually leave their homes to their families. And so I really think Sheets is going to disrupt their life totally in that area because, like I said, we have a very peaceful neighborhood.

[00:48:09] And with Sheets there, it's going to be inviting foot traffic. And like I said, like the other lady said, criminal activity could go on. And most people don't even know that our neighborhood exists.

[00:48:26] You know, they're shocked when they see the streets there because all of our streets are dead ends. And like I said, the lady said, we only have three ways of getting out of the neighborhood.

[00:48:43] It's three streets that go out to Broad Street. It's four streets altogether as far as dead ends, but three that goes out to Broad Street. And Sheets wants to take two of those. And we're having a hard enough time getting out on Broad Street now with the traffic.

[00:49:01] And to add Sheetz there, it's like, it's going to be prone to accidents. And as far as, I think the Hollybrook is like 550 feet from Parham Road. And a lot of these people, they try to drive really fast to get through that light at Parham Road.

[00:49:23] And I have a feeling that what's going to happen is if Sheetz moves in, Anybody turning right on to Hollybrook is going to take a chance of somebody rear-ending them because it's really hard, like I said, to get in and out of there now without Sheetz.

[00:49:41] And so I really think Sheetz is going to really make it difficult and more accident-prone in there. And like I said, it's going to really disrupt the whole neighborhood as far as the traffic as well. And also, people tend to, they're going to sell fast food.

[00:50:02] And so we're going to end up probably getting those wrappers in our neighborhood, that trash in our neighborhood. And we just don't want that. We want a business that's very compatible with our neighborhood. And we don't mind that a bit. But we just don't think Sheetz is the right fit.

[00:50:19] Thank you very much. And we ask you to please deny it. Thank you. Yes, sir. Good evening, everyone. My name is Jerry Woodard. I live at 2803 Darnell Road, which is about as far away from that property as you can get in the neighborhood.

[00:50:38] A couple of weeks ago, I sent a letter to Mr. Schmidt. I hope you read it and maybe shared it with everyone else. I know I practically gave you the history of the neighborhood for the last 30 years when there were other things going on with the neighborhood that we had to deal with.

[00:50:56] And we spoke with Mr. Glover. He helped us many times in certain things, but I agree with what the other people have said here. I don't really want a gas station or a convenience store. Of course, that's not up to me, but a small little office, one-story maybe office building, where people come and go between the hours of, say, 7 or 8 in the morning until 7 or 8 at night would be better for the neighborhood.

[00:51:24] We do have a problem getting out. Several times I do go up there and I can get out right away, but that doesn't happen all the time. It's very seldom, actually. So I invite you all to go and drive through there a couple times, various times of the day, just so you can experience what we do.

[00:51:41] All it's going to take is one or two cars, extra cars, and we're going to be backed up. Of course, the developer may say they want to put in speed bumps to keep traffic down on the streets, but that's not going to help. It's going to be more of a hindrance to us because we're the ones that are going to have to deal with that day-to-day, every day.

[00:52:01] So I've got plenty more to say, but maybe I'll see you next month. Thanks. Thank you. Yes, ma'am. I'm going to try to talk real fast. Deborah Williams, I'm at 2600 Hollybrook Avenue.

[00:52:19] I want to talk about the tractor trailers that come down through our neighborhood already. We've got five car dealerships. Seems like none of them have a place for their supplies to come in.

[00:52:36] I've started parking my vehicle at the corner of Hollybrook and Lynn so they can't break the covert down more. That going on, then we have Dyke Tire testing out cars.

[00:52:54] I have townhomes right in front of me. Young gentlemen are already scaling the eight-foot fence, coming back and forth in their neighborhood and our neighborhood. the mailman speeds down the neighborhood always has you know what is sheets gonna do to us it attracts homeless people people hanging around wawa's and sheets we've already got enough of that i've got pictures on my phone of tractor trailers unloading at stop signs at holly brook

[00:53:33] uh, Teresa's street, Pine Grove. What else do we have to put up with? Thank you. My name is Karen Hamilton again. So by now, Mr. Newby probably knows that I intend to fight this in the court of law. And I don't just intend to fight the sheets. It's also the pulse station. On the one

[00:54:09] hand, you're saying that you want the pulse, which is supposed to be rapid transit and is not. And on the other hand you're saying you want individual car traffic at sheets we already have enough traffic problems on broad street and you do know human behavior but you sit up there and you just pretend that you don't all everything these people have said to you is true a hundred percent true tonight and and there's more because the fumes that these um huge tractor trailers are going to not only deliver building materials but also deliver products and gasoline to sheets the fumes

[00:54:46] from the gas, the fumes from the asphalt, all that have carcinogens. So yes, these people are going to be breathing that in. And then something else they didn't mention is the decibel levels. The decibel level of the average diesel truck is 89 decibels, which is way exceeding the decibel level. It will damage hearing and it will disturb these people. Then we have the light problem, the lights that come from sheets.

[00:55:17] And I don't know if any of you ever go to sheets at Emerywood and Broad, but there's sheets at Emerywood Parkway and Broad. And it's a gathering place for motorcycles who like to do wheelies, which is, I think, the term for being on one tire. I've seen as many as 12, a pack of 12 of these motorcycles driving on Broad Street on one tire.

[00:55:40] It's illegal, and it's dangerous. And there are people who also drive these cars with loud exhausts as well that meet at Sheetz at Emory Parkway. So we already have a Sheetz. We don't need another one if anybody wants to be rebel-rousing.

[00:55:56] And there are hotels around that other Sheetz, and I'm sure they're disturbing those patrons. But they don't need this here. This is, as they say, a nice, quiet neighborhood. There's so many reasons why this is wrong. I mean, this is the tip of the iceberg, really, what they've said and what I've said.

[00:56:12] It's the tip of the iceberg. But you know human behavior, and you know that right there, they're talking about the traffic problems. And if you're talking about building a bus stop across the street, particularly across the street, those people are going to come over and go to the sheets because it's going to be open 24 hours a day.

[00:56:34] And they're right. There will be a lot of people there hanging around that would be trashing the place and creating problems. You know, please don't do this. I know you've said you're going to put this back, postpone it. And I hope that you do, but I hope that when we get to January that you'll postpone it even further and that we'll be in court.

[00:56:53] I look forward to seeing you there. Thank you. Any other comments? All right, Mr. Smith. Thank you, sir. Mr. Chair, first of all, thank you, the residents, for coming out and speaking. You certainly, as the gentleman indicated, you'll have another opportunity, of course, to share your thoughts, concerns.

[00:57:14] A couple things before I act on this case, I want to make really clear to the residents who took their time to come out today, I appreciate the comments by some that recognize that a fueling station is permitted to go there, regardless of this case. So please make sure that is clear to your neighbors.

[00:57:30] I've answered every single email, some of you in this room. I've answered every single text, every single phone call on this. And I want to be really clear that opposition to the 24-7 is perfectly acceptable, opposition to the gas station, not wanting it perfectly acceptable.

[00:57:47] Please make sure that there's not a misunderstanding that current tomorrow a service station fueling station can go right in that spot without any Changes to the proffers without any permission By the sport, so just make sure that that is perfectly clear. I appreciate all all all seven Speakers six of whom our residents of that area the last speaker is noted I admit something I noted your earlier comment. You don't want to share your address. I dare say I'm very familiar with this neighborhood.

[00:58:19] I was in there two days ago. And last week, folks who live in that neighborhood are the ones that know it. I was in the neighborhood. I did hear your concern. One speaker mentioned the fence, Ms. Williams. Not only is this a scaling problem, the fence is down near the end of the road on the right.

[00:58:37] And there's tire tracks across the grass there, which I'm dealing with as construction workers. So your concerns are heard, noted, and thank you for your time and being here. On that note, there's been a request, Mr. Chairman, to defer this case to the 2nd January 2025 meeting.

[00:58:56] As part of my motion here in a minute, sir, I'm going to accept the deferral that has been requested. But on my own time, I'm going to request that that deferral be extended to the first meeting in February to line up with our zoning cases. So, Mr. Chair, I move that REZ 2024-101247, PANDEV LLC, be deferred to the 1st February 2025 meeting, to January to request to the applicant, Ms. Moore, and to the 1st February meeting at my request, ma'am.

[00:59:24] Second. All right, motion made by Mr. Smith, seconded by Mr. Rogus. All in favor say aye. Aye. Any opposed? Now the puck. Mr. Newby, I'm sorry, do we have to do that? Yeah, we have to do the whole thing. So do you have anything that you want to add?

[00:59:41] know that I guess a similar request would be needed for the provisional use permit as well. All right. This is a public hearing. Is there anyone here to add to the provisional use permit part of this? All right. Is there anyone on WebEx? There's no one to speak to this item.

[00:59:57] All right. Mr. Smith. Thank you, Mr. Chair. In similar fashion, I move that PUP 2024-101250 PANDEV LLC at the request of the applicant be deferred to the 2nd January meeting, but at my request be extended to the first february meeting of 2025 second all right motion made by mr smith second by mr rogers all in favor say aye aye any opposed thank you mr manager next mr chair as we stay within the brooklyn district the next two cases are also companion cases 343-24 and 344-24

[01:00:33] 343-24-49911 Willow LLC with a request to amend proffers that were accepted with a previous rezoning. Property is located on the south line of Augusta Avenue near its intersection with Staples Mill Road. Here the applicant is proposing to amend proffers regarding the conceptual master plan and

density. Ms. Moore. Thank you Mr. Manager, members of the board. In 2022 the property was rezoned to R6C to allow a master plan multifamily building with a small commercial space on the

[01:01:09] ground floor. A provisional use permit was also approved to allow modifications to development standards related to density, setbacks, and parking. The requests before you tonight are to amend the conditions and proffers of REZ 2022-00033 and provisional use permit 2022-00018 To allow an increase in the number of units and also the height of the proposed multifamily building Specifically proffers one three and six would be revised to reflect the

[01:01:47] Requested increase of the building heights from six to eight stories And also to increase the number of residential units from 160 to 188 Which is a 28 unit increase the applicant has submitted new Conceptuals and floor plans as far as the frontage goes The building footprint would not significantly change But the rear setback would be reduced from what was approved at ten feet to one foot one of the amenity spaces

[01:02:25] On the ground floor would be relocated to the second floor adjacent to the pool and the terrace at the rear of the building This would allow, instead, at that place, four residential units on the ground level fronting on Augusta Avenue.

[01:02:44] It should be noted that the ground level would still retain the minimum of 1,100 square foot of commercial space that was approved with the original case. The garage entrance would remain on the easternmost style of the building's frontage, and fire lanes would be provided on both the eastern and western property boundaries.

[01:03:05] With two more floors, the building height would increase from 70 to 83.5 feet, and new elevations have been submitted depicting a more modern architectural and elements, including the use of metal panels as part of the building materials.

[01:03:25] The conditions approved with the original PUP would be modified to update and reference the new plans, elevations, density, and setbacks. This PUP would also allow a reduction in parking based on an updated parking study attached to your staff report. This study outlines the demands and needs for this type of urban development and proximity to services and transit.

[01:03:47] Parking would be provided at a rate of one space per unit compared to the 1.12 spaces per unit provided in the 2022 cases. All other proffers and all other conditions would remain unchanged. The subject property is in the Enterprise Zone and the 2026 Comprehensive Plan recommends office for the site.

[01:04:08] The proposed amendments are generally consistent with the previously approved rezoning and companion pump and are not anticipated to have adverse impacts on the surrounding area. For these reasons, staff supports both these cases, and the Planning Commission recommended approval of both these cases.

[01:04:27] And again, separate actions would need to be taken on each item. This concludes my presentation. I'd be happy to answer the questions you have. Thank you, Ms. Moore. Colleagues, do we have any questions about this particular rezoning case? I just have one question. This property is in the city and Henrico?

[01:04:48] Correct. The majority of it is in Henrico, but a portion of it would be within the city. That is recommended, or their zoning is transient-oriented development. So just two follow-ups. One, do the taxes get prorated somehow? That's a complex formula?

[01:05:05] That I could not answer for you. And the same thing on the school side, does it matter? Does it definitely go to Henrico County? I just don't know the answer to that. Ms. Miner may have a better explanation, but we do have a number of properties.

[01:05:21] Thinking of the shopping center at Three Chopped in Patterson. You know, we have an arrangement with the city where we split that revenue. So in a single-family home, it would be a little easier. But in a multifamily like this where it's complicated, does a student have a choice?

[01:05:39] I don't know. That's a difficult question. Mr. Rogish and being caught a little off guard. I do know we do split properties and taxes. For example, meals taxes, we have arrangements with the neighboring jurisdictions to make a split based on and it gets very complicated because of different rates in that situation. But as I'm watching Mr. Newby agree with me. So yes, we would prorate the taxes accordingly and have to get back with the board on the specifics given the context of the property thank you all right any other questions all right this is a public hearing

[01:06:19] is there anyone here to speak to this case tonight seeing none is there anyone on webex yes sir i have one individual on webex mr jacob sherrod now able to speak sir hello yes sir we can hear you go ahead and speak yes i'm going to make some uh longer comments regarding affordable housing and stuff like that uh later at the meeting but i just want to speak in favor of this one. I live at the 50-40 Topping Lane, which is a bit kind of on the other side of Enrico on Staples Mill as well.

[01:06:57] And I just love to see that kind of larger mixed-use family development on my street. All right. Thank you, sir. Comment noted. Anyone else on Webex, or was that it? That was all, sir. Thank you.

[01:07:13] All right. Thank you. Mr. Smith. Thank you, Mr. Chair. For the first case, the rezoning case, I move that we follow the recommendation of the Planning Commission and approve REZ 2024-1017-22-4911, Willow, LLC, with the proffers that are dated November 12, 2024.

[01:07:32] Second. Motion made by Mr. Smith, seconded by Mr. Rogish. All in favor say aye. Aye. Any opposed? PUP, anything to add to that, Ms. Moore? No, sir. All right, this is a public hearing. Is there anyone here to speak to the PUP part of this case, the provisional use permit?

[01:07:52] Is there anyone on WebEx? There's no one to speak to this item. Thank you. Mr. Smith. Thank you, sir. Mr. Chairman, I move we approve PUP 2024-101-483-4911, Willow, LLC, with the recommended conditions listed within the staff report.

[01:08:09] Second. All right, motion made by Mr. Smith. Second by Mr. Rogish. All in favor say aye. Aye. Any opposed? Thank you. Mr. Manchin. Next, Mr. Chair. Members of the board, we move to the 3-CHOP district with 345-24. The 4U is Main Street Homes of Virginia with a conditional rezoning request from A1 and B3C to RTHC, parcel containing 6.54 acres located on the north line of Church Road near its intersection with John Roth Parkway.

[01:08:40] Here the applicant is proposing a townhouse community. Mr. Seal. Thank you, Mr. Manager, members of the board. As mentioned, this is a request to conditionally rezone five parcels located on the north side of Church Road to allow for up to 41 townhomes. Surrounding uses include a number of single-

family subdivisions including the coventry and timberlake subdivisions to the north to the west are two uh a1 zoned properties with single-family homes on them and to the east are commercial uses including a recently constructed waffle house and car wash shire walk is located to the southeast here this is an under development townhouse community the keswick subdivision is located directly to the

[01:09:20] south at this intersection with blanfield street the applicant has submitted this conceptual plan showing how the proposed townhouse development would be constructed the development would be accessed from a single point on church road directly across from banfield street as we saw on the zoning map in this location the townhomes would have individual driveways with garages facing the internal private streets that are proposed here in addition to the conceptual plan the applicant has submitted a number of architectural renderings of the proposed townhomes as it show

[01:09:56] here several of them provided these elevations do show two-story townhomes with variety of building materials that are consistent with the language and the proffers the applicant did hold a community meeting at deep run park on october 29th at that meeting residents expressed concerns regarding the proposed density traffic impacts and loss of existing green space for this development staff has also received a number of emails from the community regarding an existing cut through traffic problem on blanfield street in the keswick subdivision to the south in concerns that the proposed development would increase those impacts those concerns were raised during the planning

[01:10:32] commission hearing and the community is currently working with the department public works to try and address that existing issue the 2026 comprehensive plan recommends commercial concentration office and suburban residential 2 for the property sr2 areas are those that are recommended for development of up to 3.4 units per acre this request is not consistent with the commercial concentration or office designations and does exceed the recommended density of 3.4 units per acre on the sr2 portion of the property at the november meeting the planning commission did recommend approval of this request. Following discussions at that meeting, the applicant

[01:11:10] subsequently revised their proffers to further limit hours of construction on Saturday and remove unnecessary language from a previous driveway proffer. Although the proposed use would serve as a reasonable transition between the existing single-family homes to the north and the commercial uses adjacent with the subdivisions and townhouse development to the south, staff does note a reduction in the overall density for this project would make the request more consistent with the recommended density of the suburban residential two property. Reducing the proposed density could also allow the applicant to address staff's concerns regarding future access to the approximately 1.6

[01:11:44] acres in two parcels to the west via potential stub road, which could also help address concerns about additional access points in the future along Church Road should development occur on those properties. Additionally, as noted in the staff report, we would recommend the applicant remove language in the proffers pertaining to sod and irrigation for the narrow spaces between driveways because we do believe this is a topic best addressed at the plan and development phase of the community development.

[01:12:10] If the applicant were to address these items, staff could be more supportive of this request, and I'd be happy to try and answer any questions you might have at this time. Thank you. Thank you, sir. Any questions? Regarding your last statement, when were those requests or suggestions made to the applicant?

[01:12:32] The language regarding the sod and irrigation was added in a recent vision when the gravel was removed. And so it was included in the staff report that was issued previously that was provided to the

board last week.

[01:12:48] And the connection to the west has been a topic of conversation that's been ongoing since the application was submitted. Is this something you believe a deferral would assist with? I think the language of the proffer, again, it could be, the proffer language is relatively minor in nature.

[01:13:05] It could be handled with the plan of development. I think the applicant could best speak to why they have not addressed staff's concerns regarding the access to the west. It would likely result in the loss of a unit there, but as shown on the zoning map, there are two parcels containing a relatively significant area of acreage for an infill development that are located to the west that potentially incorporating that in the future would be assisted by that connection.

[01:13:31] I assume the applicant is here? Yes. Okay. But before that, could you explain a little bit more about how some of the cut-through concerns have been addressed or proposed to be addressed? So there were a number of conversations with the traffic engineer at the Planning Commission public hearing.

[01:13:49] Some suggestions made were evaluating the placement and number of some existing speed humps that have been put on Blandfield Street in the recent past. I think they were going to do an additional study of the traffic counts on that road as well as a speed study. I think there were also discussions regarding potential striping that could be done on the roadway that could encourage drivers to slow down. Again, the traffic engineer spoke to a number of different items.

[01:14:19] Mr. Hughes might be able to speak to plans that they have and other things that might be available to address that existing concern and there there'd been a traffic study done to assess whether the the speed issue was or to measure what that speed issue was all right my understanding is that what had been completed um i think the discussion of the planning commission hearings whether that needed to be re-evaluated um more in the context of what other i think there's been changes with the striping on church road has been repaved and and if that's impacted anything so i think there there have been ongoing discussions that's a that's an existing issue um that the residents have been noting i think for some time and have been working with the department of public works

[01:14:58] to try and address those concerns thank you one follow-up question that um the interior of that locality of that of that location it's the paving of that road that's all maintained by the hoa or the townhomes themselves mr o's yes those would be private roadways that would be there there are certain standards that they have to construct them to show the the level of that construction and the method of that construction with their plan of development. But it would ultimately, and our design staff gets to review that and review those plans when they're submitted

[01:15:33] for approval. And then they would construct them, they're inspected, and then the future homeowners association would maintain. So there would be an HOA there? Yes, sir. There's a proffer requiring that. Any other questions? Thank you, Mr. Seal. This is a public hearing. Is there anyone here to speak to this particular case? If so, please head to the back, to the microphone.

[01:16:00] As we shared earlier, we ask that you hold your public comments to five minutes or less. Good evening. My name is Erin Williams, and I live at 2524 Hawkesbury Court in the Keswick Subdivision, the Hot Topic off of Blandfield Street.

[01:16:30] So I'm directly across from the proposed development, and I am the president of the Keswick Homeowners Association. so i represent 124 single-family homes so tonight i'm here to consolidate and

present the concerns of many keswick residents regarding this rezoning application so some of the the topics were just brought up but i'm just going to go over some of them again our community has faced a significant increase in cut-through traffic and speeding on blandfield street which connects

[01:17:05] Church Road to John Rolfe Parkway. Drivers frequently use Blandfield as a shortcut to bypass the two traffic lights at Pump and John Rolfe. While we appreciate the county's efforts to address this issue by installing two speed cushions, these measures have not been sufficient to deter this traffic. Over the years, this problem has worsened as the county has rezoned nearby areas for higher density developments on lots originally designated for single-family homes or commercial use.

[01:17:39] The recent construction of over 80 townhomes at Shire Walk, located at the intersection of Church and John Rolfe, will undoubtedly add to the existing cut-through traffic once those homes are occupied. The proposed rezoning for these 41 townhomes will compound this issue further.

[01:17:55] While the size of the development may appear modest, any additional higher-density housing adds to an already strained traffic situation. But let me be clear, we're not opposed to thoughtful, well-planned developments with proper mitigation measures.

[01:18:12] However, we are deeply concerned about the lack of clear solutions to existing and anticipated traffic issues. Our neighborhood has already been encroached upon from three sides by townhouse developments, leaving residents increasingly anxious about the cumulative impact on our streets.

[01:18:33] I have reached out to the county's Public Works Division and really appreciate their responsiveness thus far. So as you deliberate on this application, I respectfully request that the Public Works modify their recommendations to prohibit through traffic from the new development onto Blandfield.

[01:18:50] And additionally, we urge the county to explore traffic engineering solutions to address the broader cut-through traffic issue, including the possibility of installing no-cut-through traffic signs to deter drivers guided by GPS apps. At last month's Planning Commission meeting, we discussed these concerns, and traffic counters were placed on Blandfield Street earlier this week.

[01:19:13] We appreciate this initial step toward understanding the scope of the problem and look forward to reviewing the data once it becomes available. And finally, I wanted to express my gratitude to the supervisors and the planning commissioners for the Three Chopped and Tuckahoe districts for their willingness to hear our many concerns and read our many emails.

[01:19:33] We are hopeful that together we can find solutions that balance the needs of both new developments with the safety and quality of life of our existing residents. Thank you. Thank you. Yes, ma'am. My name is Mary Page.

[01:19:50] I live in Covey Run, directly next door to Keswick. I did speak at the meeting that we had back a couple of months ago. It was at Deep Run Park, right?

[01:20:06] Deep Run Park. The biggest concern we have is the schools, the traffic. I have not heard anybody address the fact that putting in 41 townhomes is going to definitely influence, in addition to the new 81 that are being put in right down the street at John Roth Parkway and Church Road, Char Walk. No one has addressed the impact on our schools. I'm a retired teacher. I think about

[01:20:39] schools a lot. As far as the traffic, I would have no objection, and I am speaking also on behalf of Covey Run. There's only 15 homes on Covey Run Drive. At some point, the other side of the street will be developed, so there will be more cars on our street. We're talking about 81 townhomes currently being built that are going to have two car garages okay that's 162 cars or vehicles of

[01:21:13] some sort that will be accessing church road at the lower end of their development okay which is right next again their access onto church road will be just past Keswick and Blandfield Drive street the other new development that's being proposed with 41 homes adds an additional 82 vehicles possibly more you could have more than two cars all these cars are going to be converging

[01:21:47] on church road at the same time I asked the people at the last meeting do any of you when I say people I meant the county people do any of you live along church road do any of you have to access or drive Church Road to get to work or to go shopping or anything, do you have to access it? And the answer was no. So I asked them, could you please come when the buses are running in the morning and the buses are running in the afternoon? Could you please come and see how long it takes for me to get out of my street, Cubby Run Drive, just to make a right-hand turn? Let's not even talk

[01:22:25] about how long it takes for me to cut across to make a left-hand turn to go down towards Food Lion. So you add all this extra traffic, we've got a barrier. So when, if I am, and when I say I, it's everybody in our neighborhood. If you are coming from John Roth Parkway on Church Road and heading west towards, you know, the fire station, Food Lion, Gaten Elementary, I have a very short

[01:22:56] period of time to go from in that lane to get past Blandfield and duck in to make a left turn onto Covey Run. It is so congested now, and people are coming behind me, and I've had horns blow at me to try and move over more quickly. You can't. There's not enough space. So please, before you do anything to approve this please delay it long enough so you can go down and walk it take a really close look at it look at the traffic look at the distances we have to get in and out of

[01:23:35] developments that are so very close together the one thing we have noticed is that buses will back up traffic now that we're down to just a two-lane church road which is don't get me started on what happened there once we went back to two lanes it has just created congestion on that street to try and get out when the buses are running if you start at Gaten Elementary and you are behind a bus you will be behind that bus all the way including over John Roth Parkway and continuing on church

[01:24:09] road until finally one of those buses turns off church road you are stuck for two miles behind a bus. There's no way to pass it because it's all two lanes now. When it was four lanes, we could get around a bus. That's no longer possible. So please, before you pass this, take an honest look and think about all the people who have been living here. I've been here 34 years and accessing Church Road for all 34 years, not from Cubby Run, but also from Retriever's Ridge. But the traffic

[01:24:44] is going to be a nightmare you also have people that are making are coming from John Roth Parkway they're heading west on church road and all of a sudden they're making a u-turn right in front of Blandfield uh there's a small barrier on the street they go just past that and they make a u-turn so it's constant constant awareness the problem I'm experiencing and others have mentioned is there's we focus so much on the traffic we're losing the bicyclists we're losing the people who are walking on the street and you finally get a break to pull out and guess what there's someone

[01:25:23] walking there so i would like i beg you to please check this out before you approve that many what we really would like to see is another single family home development rather than having 41 packed in there thank you thank you is there anyone to speak to this case on webex yes sir one individual. Mr. Sherrod again. Thank you. Hi, I'd just like to speak one more time. I think there can be problems with

[01:26:01] development, but development also has, there's a reason why people are developing, and that's the people that want to buy homes and need to buy homes. And that's, a lot of times, that's young people who want to come to the county and start a family. And sure, there might be impacts on the schools, but we can build new schools. You know, that's something that comes with tax dollars, which new development brings. So, I think rather than approaching development from a place of fear, we should try and approach development, especially housing, from a place of happiness.

[01:26:32] So, thank you for your time again. Thank you, sir. All right. I think that is everyone. So, Ms. Roundtree. I would ask the applicant to address some of the concerns that have been stated.

[01:26:52] Good evening, Mr. Chairman, members of the board. My name is Jeff Geiger, here on behalf of the applicant. Mr. Chair, with your permission, I'd like to address Ms. Roundtree's questions to Mr. Seale and then address some of the concerns raised by our neighbors.

[01:27:10] Ms. Roundtree, I want to let you know, I may not have gotten to Mr. Seale, but we did amend the proffer to remove the language that staff asked us to remove with respect to the sod and irrigation. We did turn that in yesterday to Ms. Malloy.

[01:27:29] Mr. Steele also mentioned that staff is requesting a connection to the west. We can make that accommodation, still keep the density where it is, but we've intentionally chosen not to out of to address what we've been hearing from the neighbors since our community meeting, that they didn't want more density added to the intersection that we will be creating with Blandfield and Church.

[01:27:59] And so for that reason, we have not enabled more townhouses to be added to the west to then add more trips to that intersection. It is our contention and our belief that those two parcels will remain single-family detached and will be updated over time as they trade hands.

[01:28:20] We did try and talk to them, but there is one neighbor who will not sell. I would like to let the second speaker know that in the staff report, there is an analysis from the school division of the impact from the townhomes.

[01:28:42] All the schools have the capacity for the relatively few children that will be generated. Why do I say relatively? As you know, single-family detached homes generate more children than townhouses. I'd also like to point out we will be constructing a left turn lane, striping it in along church to facilitate safe movement.

[01:29:10] This is one way that this project will aid the conditions along church that were brought up by the second speaker. And as you know, the county did institute a road diet along church. Why did that happen? Well, there are a variety of factors, but one of them is I'd like you to remember that Shire Walk was not always going to be townhouses.

[01:29:34] It was going to be a very large commercial shopping center, and it got down-zoned. So in my view, the request that's before you is a continuing trend that removes the amount of trips that were originally planned here.

[01:29:51] This project could be used for more commercial development. I believe that commercial development would have generated more trips, regardless of how they got there, whether it was Blandfield or church. But here, we're really providing a good transitional use from church to the single-family detach in the back.

[01:30:14] And we've worked real hard with our neighbors to the north, who are going to be the most impacted, to address their concerns. We really appreciate Planning Commissioner, Planning Commission in particular, Commissioner Shippey's work with the neighbors across the street, across church, to bring their concerns to the Department of Public Works and for the Department of Public Works to be responsive to those concerns.

[01:30:40] I know one of the things that Commissioner Shippey looked into was could the entrance onto church for the Keswick neighborhood be closed, similar to the way the neighborhood across John Rolfe was done.

[01:30:58] But unfortunately, that can't be done. They need two entrances for fire purposes. But again, happy to answer any other questions that the board may have. But I believe that the request before you has addressed staff's concerns, but also addressed the way, at least done our part as best we can to address the concerns raised by our neighbors in Keswick.

[01:31:25] On behalf of the applicant, I ask that you recommend approve the request before you subject to the proffered conditions that we submitted yesterday. I'd ask to hear from Mr. Rogish as the residents of Keswick are Tuckahoe residents.

[01:31:43] Yeah, I do have one sort of, I guess a couple follow-ups, but there are 81 townhomes going in to the south of church at Shire, and this would put another 41 onto it. So adding a total of 122 townhomes, and Mr. Seal is asking for a little bit of a reduction to basically get out, to have an egress going out on to the west side, not directly on the church.

[01:32:14] And I guess my question is, there are still 1.7 acres to the west of this property, which, with this density, would equate to roughly 10 additional townhomes, if acquired by Main Street in the future. And that would then come back out onto churches.

[01:32:31] That's the only way you'd get there. So I guess I have sort of an overall just concern on that, that I see that coming, potentially, where there will be additional 10. So that would take us to 132 units for that particular intersection. So to the residents, you know, especially in Keswick, I mean, that's more now than all of Keswick.

[01:32:53] So I guess I'm struggling a little bit with why we can't make an egress-egress, you know, to the west there with a little less space with the anticipation that we will eventually, you will eventually acquire those two pieces of property. If I could get some assistance from Mr. Seal, could we go to the layout, please?

[01:33:16] Mr. Chairman, to address Mr. Rogish's comment. I'd like to just point out that we've intentionally designed this so a connection cannot be made with this layout that you see before you. You can see that there's space between the two rows of townhouses along the west side of the project.

[01:33:39] And you might think that we could just bring a row through there, but those are required side yards and required common area in between them. And so with this proffered layout, we've told the

neighbors We told the commission we'd like to tell you, because of what the neighbors at Keswick have said to us, we're not going to pursue the properties to the west.

[01:34:04] We're not going to provide that connection. If it's the will of the board to add 10 more, I'd like to let you know we can do it, and we can do it and keep the density where it is. We just rotate those buildings so it's all on a planned, horizontal basis.

[01:34:23] But we really think it's our way to be able to say to the neighbors, we aren't going to add any more density here. I have one follow-up question I'd like to talk to Mr. Hughes, ask Mr. Hughes if possible, or maybe anyone else in traffic that's out here.

[01:34:45] But the cut-through traffic on Blandfield, again, 122 additional properties coming through there, coming east or – well, mostly coming east on church and coming down and cutting through or going north on John Rolfe and cutting and then going west on church.

[01:35:02] Is there anything – you have done a great job on the roundabouts everywhere, and we appreciate those. It's prevented a lot of cut-through traffic. But we can not do a roundabout on church in Blandfield. Would that help? Is there anything else we can do on Blandfield to help prevent some of the cut-through traffic?

[01:35:23] Yeah, thanks, Mr. Rogish. Yeah, I'd be happy. I think, you know, from our team, some of the stuff that we've studied, there's an existing cut-through challenge today. So minus the development, there's an existing cut-through challenge. So our team's been engaged. I think we tried the speed bumps. We're more than willing to go to the next step.

[01:35:40] We have a few projects around the county where, you know, step one, where we put the speed bump in, those work. But we have in a few instances found a few cases where very few cases and I think this may be one of those cases where something additional is needed.

[01:35:56] So I'd be happy to brainstorm and meet with the community and kind of talk through some of those ideas because there are some other solutions that we've put in other places in addition to speed bumps or when those haven't been effective that we could try. So I think there's some other ideas that we could talk through. If that's something you want to facilitate as a community meeting, I'm happy to meet with somebody in the hallway maybe after this and really work through that.

[01:36:18] Yeah, because whether we put 41 townhomes there or a convenience store or any other business, we're still going to have cut-through traffic problems. For me, that's not a separate issue, but it's tied in. I would like to have a community meeting with the neighborhood to see what we can do to make them a little bit happier on the cut-through traffic because with or without 41 new homes for this one, we're going to have cut-through traffic.

[01:36:40] Thank you. Mr. Seale, can I get clarity as to the proper? Mr. Archer, I'd be happy to take a look at what Mr. Geiger provided. The staff member that he emailed that to is actually out of the country right now, so I would have thought, I think we had her out of office on, so I think it should have been returned, so I did not receive that.

[01:37:04] I don't know if it had been submitted, if it's considered submitted prior to the public hearing at this point, but I would like to address that. I would probably defer to the county attorney. We do not have those in our possession.

[01:37:20] Again, as Mr. Seals said, Ms. Mallow is out of the country. I just went through my e-mails. I was not copied on it. No other staff members received those proffers that Mr. Geiger is saying were submitted. So we can't stand here and tell you we have those in our possession or they were submitted on time.

[01:37:40] Do staffers have the I'm out of the country e-mail bouncers on there? We believe she did, Mr. Nelson. I just checked her email, and it looked like it is there. But, again, I think there's – I can't speak to what was returned to Mr. Guy.

[01:37:57] Did you get a bounce back on it? I apologize. My paralegal submitted them for me. She would have told me, but I do have the proffers here with me at this moment, the same copy that was submitted. You know, I'd also – and with your permission, Mr. Chairman, speak to Mr. Newby that, I mean, they're delivered in the inbox.

[01:38:24] Yes, sir? So if I was hearing the case and I didn't get the profit until right now, at this moment, it would be hard for me to move forward with it. And it's not just that.

[01:38:45] I am listening to Mr. Rogish's comments. I'm listening to the comments from those who are here. I'm hearing Mr. Seale, you know, make the statement that they'd love to have some further discussion. It's a combination of factors. I'm not set in my mind that this is right to go forward for today and that issue, that snafu, and believe me, as a lawyer who has to face deadlines with getting things in, I get the anxiety of not knowing whether something made it to its intended destination.

[01:39:15] So I don't take, I'm not saying that as a knock against you, but this all cumulatively gives me enough pause to think that a deferral would be appropriate. So, Mr. Chair, I move that REZ 2024-102035 Main Street Homes of VA, Inc. be deferred to the 2nd January 2025 meeting at my request.

[01:39:44] All right. Motion made by Ms. Roundtree, seconded by Mr. Rogish. All in favor, say aye. Aye. Any opposed? Thank you. Ms. Mantra. Next, Mr. Chair, we move to the Fairfield District with 346-24 AIM Transportation, LLC, with a conditional rezoning request from B3 Business District to M1C Light Industrial District.

[01:40:09] Parcel containing just over 14 acres located on the northwest line of Mechanicsville Turnpike at its intersection with St. Clair Lane. In this case, the applicant is proposing a truck rental and maintenance facility. Mr. Seal.

[01:40:24] Thank you again Mr. Manager. As mentioned this is a request to rezone two parcels along Mechanicsville Turnpike from B3 to M1C to allow for a truck rental and maintenance facility. The 14 acre site is currently undeveloped and forested as seen on the picture here. The property is bordered on the north by a department store zoned M1 in this location and vacant land zone B1 here.

[01:40:46] To the site's northeast is a tire disposal business, zone B3, and to the east across Mechanicsville Turnpike is a place of worship in the St. Clair's Ridge townhome community. There's also a number of industrial zone properties to the south and southwest, including the location, the existing location of the subject proposed facility on this property.

[01:41:08] This property, they're proposing to relocate it into a larger facility on the subject site. also to the west is the magnolia site storage yard as you can kind of see the outline which is a an approved development on this m2 zone property and beyond the rail line to the west is the city of richmond the applicant has submitted a proper concept plan seen here which shows two buildings on the site's interior

with parking areas surrounding both buildings a hundred foot buffer will be located along mechanicsville turnpike in this frontage here and this proffer will be planted to the to the transitional buffer 50 planting level there would

[01:41:43] also be 10-foot transitional buffers as shown on this location here. As described in the proffers, this TB10 would be left in a natural landscaped area and then there are several future development areas also identified on the conceptual plan. Access to the site would be for Mechanicsville Turnpike as shown here. As noted in the staff report, staff does recommend the applicant consider using Effinger Drive, which was a planned public street along the southern and western property lines as you can somewhat see on the zoning map here. That was approved some time ago

[01:42:18] as a potential public road in the future. That access, we believe, would provide access to an existing median break in this location, which could allow safer movement of the future freight vehicles entering the site and reducing the need for potential U-turn movements. However, the applicant has indicated VDOT requirements may preclude the full construction of that intersection and therefore to address staff's concerns the applicant provide a proper language regarding access for potentially other potential users of the site and to ensure that access is developed in an appropriate manner we do encourage the applicant to continue to work with vdot and

[01:42:54] the department of public works as plans of development are developed and designed as to see if there are potential options for that additional access at that location the 2026 comprehensive plan recommends commercial arterial and the site is also located in the enterprise zone the proposed uses are consistent with the zoning and pattern of development in the area and generally consistent with the future land use designation development of the site would also support the goals of the county's enterprise zone program based on the proposed use and profit assurances staff believes the proposed use could be compatible with the surrounding uses and is generally

[01:43:32] consistent with the pattern of industrial development to the south and west for these reasons staff supports this request and the planning commission recommended approval at their meeting on november 14th that concludes my presentation and i'd be happy to try and answer or any questions you might have. Thank you, Mr. Seale.

[01:43:47] Questions from my colleagues? No questions? This is a public hearing. Is there anyone here to speak to this particular case? Anyone on WebEx? There's no one to speak to this item. All right, thank you, Reverend Cooper.

[01:44:09] You want to say something, Mr. Conlon? I guess only to Mr. Chairman, members of the board. My name is Andy Conlon here on behalf of the applicant here. I did want to point out that from the standpoint of working with the community, It was very important for them to get rid of the B3 use, but we really worked with them in order to shield the existing proposed use with the 100-foot buffer and the 200-foot setback.

[01:44:34] But also, one of the other things that was concerning to the community was what other specific uses, such as retail, restaurant service uses, that might go on the property. So we've proffered those out, subject to having a specific user that might come out in a future time, which we may come back, come back to the community, but that provided comfort to the community.

[01:44:50] That was a specific request based on our community meeting and our discussions to say when it's an appropriate use and appropriately developed and designed, then we can take a look at that and come back to the county. But until then, we proffered those specific uses out and really limiting it to the consistent uses as Mr. Seals provided for.

[01:45:07] That would be shielded back behind that 100-foot buffer. So I wanted to at least point out that fact with our discussions in the community. One of the other things that was pointed out was what's next door with respect to the B1 properties that have been vacant for additional uses that are similar to that with respect to future development and future users that might come into that would be more appropriate for that use that's already zone b1 so with that i would ask that the board take a look at the extensive proffers that we provided on this property the fact that the planning commission unanimously recommended that the community we've worked closely with them as well as with the staff recommendation and approve this zoning case so with that i'll be happy to

[01:45:44] answer any questions supervisor cooper is on you mr chairman um to allow additional time to discuss future development areas shown in the concept plan and possible uses on the property that could serve the community i move that r ez-2024-102032 aim transportation lsc be deferred to the first february 2025 meeting at the request of the board second motion been made and second made by uh reverend cooper second by myself all in favor say aye aye any opposed thank you mr match next mr chair

[01:46:22] members of the board we move into public hearings other items we have four uh items for your consideration this evening we begin with 347-24 which is a resolution for signatory authority quick claim of portions of existing utility easements Libby Lake West Street which is in the Brooklyn district mr. Anthony good evening thank you mr. manager mr. chair honorable members of the board this board paper authorizes the chair to execute a quick claim deed releasing any interest the county may have in a portion of existing utility easements on on Libby Lake West Street, Midtown Land Partners, LLC.

[01:47:00] The owner of the property encumbered by the utility easements has requested this action, and the county does not need the property to be quit-claimed. The real property division has processed this request from the Departments of Planning and Public Utilities without objection. The director of real property recommends approval of the board paper.

[01:47:18] The county manager concurs. I'll be happy to address any questions. Questions, colleagues? All right, no questions. Is there anyone here to speak to this public hearing item? Is there anyone on Webex? There's no one to speak to this item.

[01:47:36] Thank you. Is there a motion? Moves the resolution. Second. Motion made by Mr. Smith, second by Ms. Roundtree. All in favor, say aye. All right. Any opposed? Thank you, Mr. Manchin. Next, Mr. Chair, members of the board, 348-24 is a resolution for condemnation, 4.05 acres of 12325 Kane Road.

[01:47:57] This is for the Leasefield Farm Drive extension project, which is in the Three Chop District. Mr. Anthony. Once again, sir, mr. Manager mr. Chairman mr. Chair This poor paper authorizes condemnation proceedings for real property needed for the Leesfield farm drive extension project The county offered miss fair through her attorney \$344,250 for the 4.05 acres, which is the appraised farm the appraised fair market value for that acreage However, the county has been unable to reach an agreement with Ms. Fair for the property.

[01:48:33] This board paper authorizes the county attorney to institute and conduct condemnation proceedings in accordance with the Code of Virginia. The Deputy County Manager of Community Operations and the Directors of Public Works and Real Property Recommended Proof of the board paper. The county manager concurs.

[01:48:50] I'll be happy to address any questions. And this conversation is ongoing to hopefully reach settlement in the meantime. Thank you, sir. Any comments or questions from my colleagues?

[01:49:09] All right, this is a public hearing. Anyone here to speak to this particular resolution? Anyone on WebEx? Yes, I want to speak to this item. There's a motion. Move to accept the resolution. Motion by Ms. Roundtree, second by Mr. Smith.

[01:49:24] All in favor say aye. Aye. Any opposed? Thank you. Mr. Manager. Mr. Chair, members of the board, 349-24 is an ordinance vacation of right-of-way. This is for Countryside Terrace in the Countryside Subdivision, which is in the Tuckahoe District. Mr. Anthony. Thank you, Mr. Manager.

[01:49:40] Mr. Chair, honorable members of the board, this ordinance would vacate right-of-way known as Countryside Terrace. The county right-of-way is unimproved and not necessary for public transit. Jetty's Reach Properties LLC has requested the vacation to incorporate the land into properties owned by the Homeowners Association.

[01:50:00] The Real Property Division has processed this requested vacation through the Departments of Planning, Public Works, and Public Utilities without objection. The director of real property recommends approval of the board paper. The county manager concurs. I'll be happy to address any questions. Questions, colleagues?

[01:50:17] Just a comment, Mr. Chair. This property being vacated is very near my home. It's actually being vacated to the neighboring HOA, so I'm going to abstain from this particular item tonight. Thank you, Mr. Rogish. This is a public hearing.

[01:50:34] Is there anyone here to speak to this particular case? Is there anyone on WebEx? There's no one to speak to this item. Thank you. Being that Mr. Rogish is abstaining, we need a motion. I'll move the ordinance, sir. All right. Moved by Mr. Smith, seconded by Reverend Cooper, all in favor.

[01:50:52] Say aye. Aye. Any opposed? Thank you. Mr. Manager. Next, Mr. Chair, members of the board, 350-24 is the resolution for signatory authority. This is a quick claim of portions of an existing utility easement on Meadow Road, which is in the Verona District. Mr. Anthony.

[01:51:07] Yes, sir. Mr. Manager, thank you once again. Mr. Chair, honorable members of the board, this board paper authorizes the chair to execute a quick claim due Releasing any interest the county may have its forces of an existing utility easement along metal road and early for a circle CRLC land holdings LLC the owner of the property encumbered by the Purported a utility easement has requested this action the county does not need the area to be put claim And there are no county facilities in the area to be quit claim Well property division has processed this request to the departments of planning and public utilities without objection The director will probably recommend to approve of the board paper.

[01:51:46] The county manager concurs. I'm happy to address any questions. So you said that we are releasing the easement to who? CRLC Land Holdings, LLC. Oh, that's Capital Region Land Conservancy?

[01:52:03] Yes, sir. Okay, all right. Questions? All right, it's a public hearing. Is there anyone here to speak to this particular resolution? Anyone on WebEx? There's no one to speak to this item. So move the resolution. All right, move by myself.

[01:52:18] Second by Reverend Cooper. All in favor say aye. Any opposed? Thank you. Next, Mr. Chair, members of the board, we move into public comments. Members in the audience are on WebEx. It's a time where you may address the board on any item which is not on the agenda. They do ask that you limit your comments to a five-minute time period and that you begin your comments by stating your name and address for the record.

[01:52:40] I do have three individuals that have signed up. First is Mr. Channing Perkins. Mr. Perkins, are you here? Yes, sir. If you would go to the lectern in the back. Thank you for allowing me to speak.

[01:52:58] My name is Channing Perkins. I live at 5250 East Branch Drive, Glen Allen, Virginia. It's in the West Ridge subdivision. Currently, we have 100-plus homes on one point of ingress and egress.

[01:53:19] I appreciate Ms. Roundtree meeting with me earlier this week, along with Mr. Hughes. But I want to bring it in front of the board again. It's been a dozen years since Weston was approved.

[01:53:35] At that time, the board was saying, and I would like to know, what's the difference between policy, ordinance, and code? Can somebody please answer that for me?

[01:53:52] Sorry, Mr. Perkins, this is not a... Okay. Well, it came down to a question of policy or code. And it was in, I believe, Section 19-121, parenthesis 1, Section 2-18.

[01:54:14] Any new subdivision with 50 lots and attaching to another subdivision would require two points of ingress and egress. Right now, past Willane Road, if there was a car accident, thunderstorm that takes a tree out, takes power lines out, there's a medical emergency there's fire there's no way to to help us tough luck you're dead if

[01:54:50] it's fire god forbid i think most of our neighborhood be be destroyed because we're one of the few few neighborhoods that have a full a lot of lots are fully treated we're five degrees cooler than at walmart and i urge that the board really look at granting us an easement for emergency vehicles there was on a proposed plan through fair plan that i saw when i sold real

[01:55:27] estate back in 97 it was concept road connecting sawdust to heather grove road the board granted a variance in 2002 after that variance concept road somehow magically disappeared i asked mr Hughes tried to pull up prior to 2003, and he has to this day been unable to see that concept.

[01:55:59] The board even admitted at that time when they granted Weston subdivision, there were a bunch of mistakes made, and I would like the county to rectify, give us that point of another point of ingress and egress. So if there's a medical emergency, Kane Road is blocked after the intersection of well well lane they don't die and i would appreciate that you kind of mark it on the

[01:56:33] books and see what you can't do to take care of it thank you thank you question you for you you just said that 12 years ago the board of supervisors said that we made a lot of a lot of different mistakes on this yes mr brannon admitted that there were mistakes in the policy and according If you go back and look at transcripts, it was stated there was an understanding, well, what would prevent a developer from coming in, putting in 49 lots and not having to do the second point of access?

[01:57:12] And then another one, 49 more, and there was no real definition or resolution to it. Yeah, I understand. You met with Ms. Roundtree and Mr. Hughes, so they're the people that could probably make some stuff happen with this.

[01:57:34] I just don't remember that. And so you said the board said Tommy Brandon was not on the board 12 years ago. So he was a planning commissioner 12 years ago. He said that in the planning commission, but he didn't speak for the board of supervisors. That's all.

[01:57:49] I just want to make sure. right well the planning commission right you know realized they goofed up big time i get it sir that's that i just wanted to make sure that i heard correctly that's all yes sir all right thank you and i also would ask the board to maybe consider because you have 200 acres planned for part off of cane road rather than spending a lot of money to an architect to design it maybe you would possibly entertain shooting a case study down to Virginia Tech that has a program for parks

[01:58:28] national parks that the students do work to design see what designs they come up with and that way you could look at it and say all right you could limit maybe the architect's time which would save

[01:58:48] the county money. Thank you. Thank you, sir. Next, Mr. Chair, we have Sarah Ramsey. Ms. Ramsey. Hi. Can you hear me? Yes, ma'am. Okay. Honorable Board of Supervisors, on September 24, 2024, a U.S. District Court ruled that community water fluoridation at 0.7 milligrams per liter represents an unreasonable risk of injury to health under the Amendment Toxic Substance Control Act.

[01:59:25] Many studies point to various potential impacts associated with systematic fluoride consumption that should be considered when weighing the risks and benefits of adding fluoride to community water systems, including increased risk of developing sleep apnea, accumulation of fluoride in the pineal gland, sleep cycle disturbances, premature menarche in adolescent girls, negative impacts on the thyroid gland, and elevated occurrence of skeletal fluorosis.

[02:00:00] Due to the neuropsychiatric risk associated with fluoride exposure, particularly in pregnant women and children, and the wide availability of alternative sources of fluoride for dental health, the Florida State Surgeon General recommends against community water fluoridation.

[02:00:26] It is my belief that if this board looks at the recent evidence, reads the federal judge's ruling, and listens to Michael Conant, who was the lead attorney on the fluoride drinking water case, then you, Board of Supervisors, will want to do everything in your power to protect the brains and bodies of the babies as well as the entire community.

[02:00:55] Fluoride is a neurotoxin with neuropsychiatric effects. Please get it out of our public drinking water. Municipalities across the U.S. have already taken the steps to remove the fluoride from drinking water.

[02:01:11] It is my hope that Henrico will do the right thing and get this neurotoxin called fluoride out of the water too. Let's go after the root cause, no pun intended, when it comes to cavities instead of medicating the masses for drinking fluoride creates a problem where you need another pill for yet another ill.

[02:01:37] at this point with all the evidence it would be public health malpractice to leave fluoride in our drinking water thank you thank you thank you ma'am uh we also have jacob sherrod i think you're on webex jacob yes sir uh thank you for inviting me to talk today yeah um i'm jacob sherrod i'm a brooklyn

district resident i'm a student at the university of virginia which is why i'm here virtually i'm from 5040 topping lane in glen allen and i want to speak on the topic of

[02:02:15] affordable housing you know i'm thankful to the board of supervisors for their establishment of the affordable housing trust fund and other affordable housing work but i think we can do more um i'm a young person i want to move back to henrico uh after college and eventually raise a family and i know the importance of affordable housing for that reason you know i'd like to talk about removing regulations on housing in Henrico County.

[02:02:38] Anything like however small that makes it more difficult to build housing in the county does have the unfortunate effect of making it more difficult for young people like myself to stay in the community that we love. That includes things like set pipe requirements, lot size minimums, interviually restrictive zoning requirements, really anything that prevents dense housing from being built in the county.

[02:02:59] I'd love the board to consider a more aggressive approach to rezoning more land in the county to allow for denser housing and more mixed-use development and to strongly consider changing some of the requirements in some of the zoning categories to remove restrictions and to make housing development easier in each of those categories.

[02:03:16] Not only would that type of change help young people and everyone looking for affordable housing, but it's going to help preserve our natural spaces, our trees, and our farmland. As a young person, I don't want to necessarily live in a massive home that I can't afford with a massive yard that I won't use. I want as many options for housing in the county as possible.

[02:03:34] And for me, that looks like a mixed-use development with affordable starter homes. From a fiscal and tax standpoint, mixed-use development is better for the county, as suburban-style developments rarely pay for the equivalent of the services that they receive. If we want to continue to have fiscally strong governance, which we're very lucky to have in this county, we need a strong tax base.

[02:03:55] And what that looks like is often mixed-use and dense development. At the end of the day, housing is a supply and demand issue. Increasing the county's housing supply via reducing regulation and making it easier for developers to build middle-density homes, which the market wants right now, will help to lower the price of housing in our county and at much less expense to the taxpayer.

[02:04:17] And a final note, we've heard a lot of comments this evening talking about some of the negatives that can come with the GRTC pull station in Henrico County, but I'm in favor of the pull station. I'd love to see it here in our county. I'd love to have more transit connectivity with the greater Richmond region.

[02:04:33] And I wish that it would be extended even to the Amtrak Stables Mill Station once the North-South Post got off its footing. So, again, I thank the board for its time, and I know we're so lucky to have such a strong and responsive local government here in Henrico. Thank you, sir. We appreciate that.

[02:04:52] Okay, is there anyone else in person that wishes to address the board this evening? Anyone on WebEx? There's no one to speak on WebEx. Mr. Chair, members of the board, seeing no one, you would move into the general agenda. We begin with 351-24, which is an introduction of ordinance.

[02:05:13] This is actually would amend and reordain certain sections of the county code, all to establish a rental inspection district for St. Luke Apartments. Mr. Bowles, and before you begin, members of board, Bowman Bowles is our new director of building inspections.

[02:05:32] Greg Revels, last day was yesterday. After serving many years in Bowman, you've worked side-by-side with Greg for how many years? Greg was here 32 years. I'll be here 38 years in January. So, thank you.

[02:05:49] Thank you, sir. Thank you, Mr. Manager, Mr. Chair, members of the board. This board paper introduces for advertisement in a public hearing on January the 28th of 2025 an ordinance to establish a rental inspection district for St. Luke Apartments as part of the Henrike Rental Inspection Program.

[02:06:06] The goal of the program is to promote safe and decent rental housing in the community. Under the program, the building official would periodically inspect residential rental dwelling units within the Rental Inspection District for compliance with the building code. Owners of the inspected units would be required to fix building code violations discovered during the inspections.

[02:06:28] The procedures and timing of the inspections would comply with state and federal law. The building official recommends approval of the board paper and the county manager concurs. be happy to answer any questions questions colleagues um thank you so yes sir if this passes tonight i'm assuming this is going to be in effect immediately it'll be a public hearing on january the 28th after that i think the ordinance would if passed on the 28th would be in effect immediately yes sir and then we can discuss further the implementation of this

[02:07:05] yes sir thank you any other questions all right is that motion i so move a motion made by reverend cooper second by ms roundtree all in favor say aye aye any opposed thank you thank you next mr chair members of the board uh 352-24 is an introduction of resolution these are the budget amendment requests for the month of december 2024 mr crawford thank you mr manager good evening mr chair members of the board as the manager noted this is an introduction of the december

[02:07:42] amendments if this introduction is approved it sets the public hearing for december 17th and authorizes the advertisement of these amendments of which of which total nearly 31 million or just over 31 million dollars of that total nearly 26 million is requested for capital projects nearly 23 million dollars of that is state funding for public works projects the largest of that being \$17.8 million for the Broad Street Pedestrian Improvements Project.

[02:08:18] On the operating side, there's \$5.1 million requested. \$1.4 million is state funding for the Crisis Receiving Center at St. Joseph's Villa for Mental Health and Developmental Services. A million dollars is requested for EDA's Office Rehabilitation Program, and then there is also 10 positions for the Department of Social Services to handle sharply increasing workload.

[02:08:46] With that as a brief synopsis of the requested amendments, I'll be happy to answer any questions the board has. Questions, colleagues? Can we get a motion? Second.

[02:09:04] Motion made by Ms. Roundtree. Actually second by all three board of Supervisor amendments. All in favor say aye. Aye. Any opposed? Thank you. Next, Mr. Chair, members of the board, As Ms. Miner comes forward, 353-24 is an introduction of ordinance.

[02:09:23] This would amend certain sections of the county code that would allow the director of finance to do certain things. Ms. Miner, would you please explain this ordinance request? Yes, sir, and thank you, Mr. County Manager. Good evening, Mr. Chairman, members of the board.

[02:09:39] This item would allow the director of finance to utilize and retain copies of specific tax return In lieu of the original documents for filings of personal property and machinery and tools tax Because the current state code Requires a commissioner of the revenue or a director of finance acting in the blue of the with the responsibilities of the commissioner To obtain consent of the governing body in order to utilize copies in lieu of original records This would allow us to be much more efficient in use of digital

[02:10:12] reductions of returns and reduce our office storage needs. The director of finance recommends approval and the county manager concurs. Questions, colleague. All right. Can we get a motion? Motion made by Reverend Cooper, second by Ms. Roundtree. All in favor say aye. Aye.

[02:10:35] I can be opposed. Thank you. Mr. Mitchell. Next, 354-24 is an item that was heard in Audit Committee earlier by Supervisors Cooper and Rogish, and this is the receipt of the audited annual financial report for the end of the fiscal year this is the annual audit this minor floor is yours thank you mr manager this resolution recognizes the receipt of the henrico county annual comprehensive financial report and acknowledges and discharges the duties of the board's audit committee earlier today as the manager mentioned the audit committee met to

[02:11:11] receive the annual comprehensive financial report or act for met with the county's external auditing firm of cherry beckert and received updates from the county's internal auditor we want to acknowledge that mr rob churchman partner with cherry becker joins us online if the board has any questions of the auditors with your indulgence i'd like to acknowledge the staff who worked so hard on this preparation of this report mr brian edwards our accounting division director and his staff and also mr von crawley our internal audit director and his staff were largely responsible for making this 200-plus page report possible.

[02:11:51] With that, I'd like to recommend acceptance of the county's fiscal year 2023-24 annual comprehensive annual report, and the county manager concurs. I'd be happy to answer any questions. Questions, colleagues? All right, hearing no questions.

[02:12:08] Before we make a motion, again, I want to concur with what she said, but can you just briefly tell everyone what our findings were? Oh, absolutely. That's a very important point, Mr. Cooper. Yes, we are happy to report that the 24 audit gave us an unmodified opinion or unqualified opinion, which is the highest possible opinion.

[02:12:30] There were no significant findings of any issues with the county's audit. So we're very pleased with the result. Thank you. Thank you so much. I apologize for the oversight. Oh, no oversight. I just want to give credit. We know we've got some departments that are working on that. I messed up our credit, but we're working on that.

[02:12:47] For the record, no, that was a joke. But, yes, yes, we have. I move that we accept this resolution. Second. Thank you. Motion made by Reverend Cooper. Second by Ms. Roundtree. All in favor, say aye. Aye. Any opposed? Thank you. Next, 355-24 is the resolution for approval of We Care Medical Transportation Incorporated to operate a medical transport service in Henrico County.

[02:13:13] Chief Baynard. Thank you, sir. Mr. Chair, members of the board. This board paper approves We Care Medical Transportation, Inc. to provide medical transport services with the entire geographical area of the county. Fire Chief recommends approval of this board paper. County majoring occurs. If you have any questions, happy to answer.

[02:13:30] Questions for Chief. Is there a motion? All right, moved by Ms. Roundtree, seconded by Mr. Smith. All in favor, say aye. Aye. Any opposed? Thank you. Mr. Manchin.

[02:13:45] Next, Mr. Chair. Members of Board, 356-24 is a resolution that would, if approved, find Fire Station 1, the relocation, and the training facility substantially in accord with the comprehensive plan these projects are in the Fairfield District. Mr. Emerson.

[02:14:02] Thank you, Mr. Manager, Mr. Chair, members of the board. At the request of the Division of Fire, the Planning Department conducted a study to determine whether the proposed site for the relocation of Fire Station 1 and new training facility is substantially in accord with the county's 2026 comprehensive plan.

[02:14:21] The 15-acre site consists of part of Parcel 795-743-1283, located in the Fairfield District along the east line of Richmond-Henrico Turnpike at its intersection with Hummingbird Road.

[02:14:37] Planning staff's report concluded that the proposed use for this site would be substantially in accord with the plan. At its meeting on November 14th, the Planning Commission found the proposed site can be designed to be compatible with the surrounding area and the proposed use is substantially in accord with the plan.

[02:14:56] This resolution concurs with the finding of the Planning Commission. Further details regarding the proposed use and site are contained in the staff report prepared for the Planning Commission that you did receive under a separate letter from the county manager earlier.

[02:15:13] the director of planning concurs with the finding of the planning commission that the proposed relocation of fire station one and new training facility is substantially in accord with the plan and recommends approval of the board paper and the county manager concurs if you have any questions i'll be happy to try and answer them questions colleagues there's a motion second motion made by roger cooper second by mr rogers all in favor say aye aye any opposed thank you next mr chair members of board 357-24 is a resolution for approval of acquisition right-of-way and easements

[02:15:53] this is for the lakeside avenue bridge replacement project which is in the fairfield district mr anthony yes sir thank you mr manager mr chair honorable members of the board this board paper would authorize the execution and filing of documents necessary to complete the acquisition of property for construction of the lakeside avenue bridge replacement project across 1601 lakeside avenue on december 13th 2021 the board authorized condemnation proceedings to acquire the property necessary for this project the directors of public works and real property recommend

[02:16:32] approve of the board paper county manager concurs i'll be happy to answer any questions questions colleagues hearing no questions is there a motion second motion made by reverend cooper second by mr roguish all in favor say aye any opposed thank you mr mention next mr chair members of board 358-24 is a resolution for award of contract this is three lakes park the new restroom and nature center site improvement project which is in the fairfield district mr zanino thank you mr

[02:17:07] manager mr chair members of the board this board paper awards a fixed price contract for one million nine hundred thirty five thousand dollars to woodland construction inc for the construction of a new restroom facility and other improvements for the nature center at three lakes park improvements to the visitor experience approaching the existing nature center include an improved walkway colored and stamped concrete benches interpretive play features lighting an outdoor classroom a deck overlook and ancillary site work and landscaping improvements work on the project is anticipated to begin january 2025 and be completed within 330 calendar days the county

[02:17:47] received six bids on november 12 2024 based upon the review of the bids woodland construction inc is the lowest responsive and responsible bidder this board paper also appropriates seven hundred thirty four thousand seven hundred and forty four dollars of additional funding to cover the gap between the initial project budget and the amount of the contract the director of recreation and park and purchasing director recommend approval of the board paper and the county manager concurs happy to answer any questions questions hearing none is there a motion motion

[02:18:23] made by reverend cooper second by mr rogers all in favor say aye any opposed thank you next mr chair uh members of board 359-24 is a resolution for award of contract this is the old washington highway sewer and waterline improvement project which is in the brooklyn district mr chan thank you mr manager mr chair members of the board this is an award of a fixed price contract for 11 million 232 600 to gl howard for the old washington highway sewer and waterline improvements project consisting of the installation of approximately 5,430

[02:19:01] linear feet of gravity sanitary sewer main ranging in size from 10 inch to 24 inch diameter and approximately 3,820 linear feet of 12 inch water main including a pressure reducing valve along old Washington highway this project is funded by the American Rescue Plan Act and is project number 25 which will take serve 14 properties with sewer and 13 properties with with county water work on the

[02:19:34] project is anticipated to begin in january and be completed within 540 calendar days with that i'll be happy to answer any questions that you may have questions is that motion yes sir uh apparently keep going buddy number 25 yes sir every time we see this we're delivering let's remember we're Fixing problems really delivering a future for folks with water and sewer and connection to county amenities So thank you. Mr. Chairman with a resolution Thank you. Motion made by mr. Smith second by mr. Wilkish all in favor say aye aye any opposed

[02:20:11] Thank you next mr. Chair members of the board 361 - 24 I'm sorry. Have I skipped ahead Bentley? Are you on some 360 - 24? Greenwood court 361, okay, so this is a gravity sewer extension project in Green City, which is Greenwood Court. We gotta do 360. You're right. I thought you just did 360. Okay, let me try again So we are on Greenwood Court sewer phase one, which is in the Brooklyn district

[02:20:48] Yes, sir. Thank you. This is an award of a fixed-price contract for five hundred thirty thousand \$158.70 to Piedmont Construction for the Greenwood Court Sewer Phase 1 Project, consisting of providing approximately 670 linear feet of 10-inch gravity sewer main and approximately 1,320 linear feet of 8-inch gravity sanitary sewer main.

[02:21:17] This project is funded by the American Rescue Plan Act and is project number 26. and will serve three properties with sanitary sewer. Work on the project is anticipated to begin in January and be completed within 240 calendar days.

[02:21:37] With that, I'll be happy to answer any questions that you may have. Questions? Move the resolution, sir. Motion made by Mr. Smith, seconded by Mr. Rogus. All in favor say aye. Aye. Any opposed? Thank you. Mr. Manchin. 361-24 is a resolution for award of contract.

[02:21:55] This is gravity sewer extension for Green City, which is in Fairfield. Yes, sir. This is a fixed price contract for \$5,753,000 to Sawgrass Construction Corporation for the Green City North gravity sewer extension project, consisting of the installation of approximately 2,150 linear feet of 16-inch and 24-inch ductile iron gravity sewer and including the installation of a trenchless crossing of Interstate 295.

[02:22:32] Work on the project is anticipated to begin in January and be completed by August 31st, 2025, per our agreement. With that, I'll be happy to answer any questions that you may have. Questions?

[02:22:48] Hearing the motion made by Reverend Cooper, seconded by Mr. Rogish. All in favor, say aye. Any opposed? Thank you. Next, Mr. Chair, members of the board, a project a long time in the making, 362-24, is the resolution for award of contract West End Estates sewer improvements, which is in the Three Chop District.

[02:23:12] Mr. Chan. Yes, sir. A long time coming. This is an award of a fixed-price contract for \$4,916,350 to G.L. Howard for the West End Estates sewer improvements project, consisting of providing approximately 5,025 linear feet of 8-inch gravity sanitary sewer main, and will serve 39 properties with public sewer.

[02:23:44] This is project number 27, funded by the American Rescue Plan Act. Work on the project is anticipated to begin in December, so this month, and be completed within 450 calendar days. With that, I'll be happy to answer any questions that you may have.

[02:24:02] Questions? Is there a motion? So I move the resolution. All right. Motion by Ms. Roundtree, second by Mr. Rogish. All in favor, say aye. Aye. Any opposed? Thank you, Mr. Manager. Next, Mr. Chair, members of the board, 363-24 is a resolution for award of contract.

[02:24:18] This is the Greendale Park sewer and water extension project, which is in the Verona district. Mr. Chan. Thank you again. This is an award of a fixed price contract for \$1,595,557 to central site and utilities for the Greendale Park sewer and water extension phase two project, consisting of providing approximately 2,545 linear feet of eight inch sanitary sewer main and \$1,790.

[02:24:48] linear feet a four inch and eight inch water main along ivy avenue extended north ivy avenue and north juniper avenue this project is funded by the american rescue plan act and is project number 28 and will serve 12 properties with public sewer 17 properties with water work on the project is anticipated to begin in December and be completed within 420 calendar days. With this project the county will have expensed all 64 million dollars of the

[02:25:25] American Rescue Plan Act funds and in total we are serving 304 properties with public water, 353 properties with public sewer. With that I'll be happy to answer any questions that you may have so the homes that we are um the homeowners agree to there's some agreement with the homeowners uh yes sir so we we provide the opportunity for the residents to connect free of charge one year past the last piece of the project that is done and we also

[02:26:03] provide them assistance with finding a plumber to connect their side but uh free of charge to the to the resident all right thank you sir so move the resolution all right move by myself second by miss

roundtree all in favor say aye any opposed thank you mr manager bantley great job on getting here thank you sir uh great credit to staff for yes uh really moving thank you sir thank you next mr chair members of board 364-24 is the resolution the u.s department of transportation streets and roads for all commitment letter mr hughes all right thank you mr manager mr chair members of

[02:26:40] of the board good evening this board paper states the county's commitment to undertake efforts to reduce roadway fatalities and serious injuries by more than 50 percent by 2035 the bipartisan infrastructure law established the safe streets and roads for all or ss4a discretionary program the ss4a program funds regional local and tribal initiatives through grants to prevent roadway fatalities and serious injuries arrive alive henrico the safety action plan for the county will recommend prioritized transportation safety projects and programs within the county the

[02:27:13] virginia or the 2022 to 2026 strategic highway safety plan the five-year plan for roadway safety efforts in the commonwealth set a set a vision zero vision of zero deaths and serious injuries from motor vehicle crashes with an interim goal of reducing fatalities and serious injuries by 50 by 2045 the county is committed to exceeding the strategic highway safety plan goal by setting a target of reducing fatalities and serious injuries by more than 50 by 2035 the county is committed to improving safety for all road users through multi-disciplinary solutions which may include

[02:27:51] educating road users about safe behavior and constructing roadway safety improvements such as sidewalks pedestrian crossings bike lanes roadway lighting rumble strips and roundabouts The Director of Public Works recommends approval of the board paper and the county manager concurs. One thing I will mention, so the target has to be adopted, I guess, by the Board of Supervisors.

[02:28:12] That's why we're coming in front of you. And once adopted, we'll finish the safety plan. That will allow us to apply for additional federal funds to actually pursue towards those solutions. And that can be a wide variety from infrastructure to non-infrastructure.

[02:28:29] It could include education, so I'd be happy to answer any other questions. Questions, colleagues? Motion made by Mr. Smith, seconded by Reverend Cooper. All in favor, say aye. Aye. Any opposed? Last item, Mr. Chair, members of the board, 365-24 is the resolution for acceptance of roads.

[02:28:49] This is Kensington Meadows in the Fairfield District. Mr. Hughes. All right, Mr. Manager. This board paper would accept Clarenton Crescent Court, Clarenton Crescent Drive, Clarenton Crescent Place, and Seasons Lane into the county road system for maintenance. The Director of Public Works recommends approval, and the county manager concurs.

[02:29:07] Happy answering your questions. Motion made by Reverend Cooper, seconded by Ms. Rogish. All in favor say aye. Any opposed? Mr. Hughes, if you ever come up with acceptance of a rose for Verona, just don't even read it. Just know that I'm going to move it before you read it.

[02:29:25] All right. Mr. Manager, anything else? Yes, sir. Colleagues, anything else? All right. Meeting adjourned.



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