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Henrico County Board of Supervisors Regular Meeting, Wednesday, November 12, 2025

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- Official agenda (Henrico County): <https://henrico.gov/pdfs/manager/meetings2025/111225ag.pdf>
- Official minutes (Henrico County, regular meeting): <https://henrico.gov/pdfs/manager/meetings2025/111225regmins.PDF>
- Agend-O-Gram, Dec 2, 2025 (records the Board's approval of these minutes): <https://henrico.gov/pdfs/manager/meetings2025/12-2-25Agend-O-Gram.pdf>

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[00:00:06] I want to welcome everyone to the Henrico County Board of Supervisors meeting for November the 12th. Our chair is en route. He shall be here shortly to continue the meeting, but until he arrives, I will be chairing the meeting. Public comments will be given from the lectern in the back.

[00:00:24] For everyone who is watching the live stream on tonight, tonight's meeting on the county website, you can participate remotely in the public comment portion of the meeting. Go to the Board of Supervisors webpage, henrico.gov slash supervisors.

[00:00:41] Click on the guidance for the Board of Supervisors meeting. Scroll down and click on the WebEx event, and a moderator will let you know when it's your turn to speak. Thank you so much. We're going to begin our meeting tonight with our Pledge of Allegiance, Might We Stand?

[00:00:58] Then our invocation will be followed by Chaplain Steve Boots from the Henrico Division of Police. The United States of America, to the focus on which it stands, our nation is visible.

[00:01:16] Remain standing. We have to spend some time here together tonight, and we thank you for the freedom and the privilege that we have to do this. And I do pray for our first responders.

[00:01:34] We ask for safety for them. And to the business at hand tonight, God, we ask that you give the wisdom that's needed to our county manager, to the board of supervisors, to all those who make decisions for this county. And I pray that you bless the meeting. And, again, we thank you so much for all that you do for us in Jesus' name.

[00:01:50] Amen. Amen.

[00:02:07] Chairman, get settled.

[00:02:25] Mr. Manager, any comments today? I do, Mr. Chair, Mr. Vice Chair, I have three comments this evening. And I want to begin with service. Service to our county, service to our community.

[00:02:42] I'm going to ask Lieutenant Pat Crook to come forward. He's got members of his family here, his daughter who came in from South Station. you all come on up because this is a this is a family moment we've had many police graduations over the years where you hear board members county manager refer to family and the public safety family so for those members that are in attendance members of the audience lieutenant pat crook is

[00:03:15] being recognized tonight as a legacy employee that happens to employees that serve 45 or more years with Henrico County. In this case, Pat has served 45 years with the Henrico County Police Division. So you think about this, his journey with us began on November the 5th, 1980. And over the decades, he's exemplified the highest standards of professionalism, commitment, and integrity.

[00:03:50] His steadfast dedication to ensuring the safety and well-being of our community has been nothing short of remarkable. Throughout his illustrious career, Lieutenant Crook has held various roles and responsibilities, each of which he has fulfilled with unwavering dedication and excellence. His leadership has not only inspired his peers and subordinates, but also fostered a spirit of camaraderie and mutual respect within the division. Pat has served within multiple sections, showcasing his versatility and dedication.

[00:04:29] Furthermore, he's been an integral part of the SWAT team, the Negotiations Unit, and the Honor Guard, demonstrating his multifaceted skills and unwavering commitment. Lieutenant Crook's exemplary service is adorned with numerous honors, including several Valor Awards, the Silver Star, the Police Medal, and Lifesaving Awards.

[00:04:56] Lieutenant Crook's contributions to our county's police division extend far beyond his official duties. He's been a mentor, guide, and friend to many, always willing to lend his expertise and support. His commitment to continuous learning and improvement has set a benchmark for all of us, reminding us the importance of growth and perseverance in our professional lives.

[00:05:23] You know, as we celebrate Pat Crook's 45 years of service, we reflect on the countless lives he's impacted and the legacy he leaves behind. I can tell you firsthand, over the years, there have been many calls, nights, weekends.

[00:05:42] The Board of Supervisors is aware of these calls. And when I've seen, you know, Pat, that you're there, There's a calming effect that your name on that call has on me personally.

[00:06:00] And what you've done over the years has been nothing short of remarkable. I want to thank you for your 45 years of service, your unwavering commitment to duty, and your profound impact on our community. Now, I'm saying this, 45 years of service, Pat is not retiring.

[00:06:20] So if there are any reporters here that are running with that story, that would not be factual. My friend, congratulations on reaching this milestone.

[00:06:43] Mike's all yours, Pat. You're not getting out of here without saying at least something. What I'd like to say, I'm not sure if you can hear me or not, is I've always been treated well.

[00:07:04] My 45 years here has been great. I have you all to thank for that, my staff for that. I mean, I've always thought about it as home. You know, my work, my job, where I live, it's home to me. Y'all made it that way, and I want to thank you for that.

[00:07:20] Thank you, Pat. Mr. Chair, members of the board, my second comment, I'd like, we're pleased to have with us this evening the 2025 Christmas Mother, Ms. Ann McGee, who's going to give us an update on the 2025 Christmas Mother program.

[00:07:45] I'm going to ask Tanya Brackett, our clerk, to come forward. But Ann joined the council in 2022, and she co-chairs the Fundraising and Communications Committee and helps with clothing distribution and does so much more.

[00:08:02] Tanya, you want to continue introducing Ms. McGee? Yes, thank you, Mr. Manager, Chair, members of the board. upon moving to richmond in 1999 and volunteered for several non-profits schools and neighborhood groups before joining nova of virginia aquatics in 2011. ann was a sales and marketing consultant and held the position of executive director of nova from 2015 until her retirement in 2022.

[00:08:25] she volunteered with the christmas mothers starting in 2022 she co-chairs the fundraising and communications committee and she helps with the clothing distribution and miss ann is also a resident of the three top district so she's going to give us an update on the program and how application statuses went and how many families will be serving this year hi everybody um should i just look this way okay um i want to say how grateful and honored i am to serve as the 2025 henrico christmas program as you well know it's been around since 1942 serving those

[00:09:05] less fortunate neighbors in Henrico County. Last year we served 1,524 families, almost 4,700 people, including 2,500 children and 840 seniors and adults with disabilities.

[00:09:26] Our application period is done now. We do it in October. We are going to serve 100 more families this year, so about 1625 families.

[00:09:42] We're excited. We're like little elves getting our warehouse ready along with the help of 500 community volunteers to make this happen. I feel like this year people are very sensitized to those less fortunate.

[00:10:03] And we are getting many, many calls about how can we help, how can we donate, how can we bring food to the warehouse, and that is really gratifying. Our distribution period will start on December 8th.

[00:10:22] It will run for five days, and people come to the warehouse, supplied by the county, and actually receive the food and shop and choose what they want for their families. So there's a lot of dignity and joy involved in the process. I just want to say that as Christmas mother, I've had an absolute ball going

all over the county. It's incredible what Henrico County government does. I'm going to gain 50 pounds by the time it's over between the bratwurst and

[00:11:00] barbecue and homemade soups. And it's really great. And I also want to thank the Henrico County Public Schools for all the food that they collect and help for us. So thank you very much. And anybody who wants to come and help us volunteer, come look at the warehouse. It's in the East End next to the Government Center on Dab House Road. And you can also go on to our website at [henrico christmas mother.org](http://henricochristmasmother.org) if you want to volunteer thank you

[00:11:37] chair do you want to handle that before sure um so i'm going to ask julian charity to come forward

[00:12:22] and we've recognized a number of heritage months throughout the year and since 1990 congress has authorized an annual presidential proclamation designating november as national American Indian Heritage Month to encourage all people to learn about the contributions and cultures of indigenous peoples.

[00:12:47] And Julian is our division director for History, Heritage, and Natural Resources, and he's going to tell us about Native American Heritage Month. Julian. Thank you, Mr. Manager, Mr. Chair, and members of the board. I stand before you tonight to bring you remarks on Native American Heritage Month.

[00:13:04] The national theme this year is weaving together our past, present, and future. It is no coincidence to stand here today, the day after the national holiday of Veterans Day. The indigenous peoples of this nation have served honorably and with distinction and sacrificed their lives for this nation.

[00:13:20] We are familiar with the stories of the code talkers from World War I, World Wars I and II. The servicemen, they were using their own native languages to send coded messages which could not be decoded by the enemy. But not as many know of the indigenous people serving in the nation during the American Revolution, the war of 1812 and the american civil war indigenous people fighting for a nation of which they were not even citizens it is no coincidence to stand here tonight for it was just over 100 years ago that native americans were granted citizenship citizenship to the united

[00:13:55] states of america through the indian citizen act of 1924 granted citizenship to a land in which they were stewards before there was a united states of america for when captains john smith and Christopher Newport walked upon the lands of the Arahatic tribe, today's Verana and Wilton Farms.

[00:14:14] In 1607, they were met by Ashuakwit, chief of the Arahatic tribe, an elaborate party, and they were given with lavish entertainment. The Arahatic were members of the Powhatan Confederacy, the overall governing body of 30 aligned tribes under the paramount chief Powhatan.

[00:14:31] We strive to learn as much as possible about those early tribes who stewarded the lands that today we call Henrico. We also acknowledge the indigenous peoples who still live, work and play in Henrico County. There are 11 tribes recognized by the Commonwealth of Virginia and seven tribes recognized by the United States of America. While November is recognized nationally as Native American Heritage Month, Henrico recognizes indigenous peoples every day, every week of every month. Thank you. Thank you, Julian. Mr. Chair, I have no other

[00:15:09] comments this evening. Thank you, Mr. Manager. Before we move into Board of Supervisor Comments, Can we rewind real quick, and colleagues, I'll take a motion to approve the minutes from our October 28th regular and special and the March 17th special meetings that we have. So moved.

[00:15:24] Second. A motion made by Mr. Nelson, seconded by Mr. Rogus. Those in favor say aye. Aye. Any opposed? Motion carries. Thank you. Any comments from my colleagues? I will just note, and I may be stealing the thunder from a couple of my other colleagues, but we are collaborating on a food drive that is occurring this Saturday at one location in the West End Deep Run Rec Center and two locations in the East End. I know that one of the reverends perhaps can provide more details on that is from 10 to 2. It is a collaboration with Feed More as well as several members of the state level government. Some delegates are sponsoring it as

[00:16:03] well there Ben can where's Ben PR someone can we put something on one of the Henrico County government socials oh there you are just so because there's a QR code that lists preferred or not preferred but suggested items for people to bring and also a volunteer link so just wanted to kind of put that out there I know a lot of folks have been looking for ways to help and again this is in collaboration with feed more so it's not deterring or detracting from efforts that are there they are they know what they're doing there this is just another way to try to get food there so again from 10 to 2 this coming saturday the 15th the west end location is

[00:16:42] deep run rec center i will be there from 10 to 2 myself volunteering so hopefully um you guys can come out drop something some items off and help those in need thank you thank you ma'am any other comments all right seeing none i'd like to recognize a member of the news media i think miss hardy is here leana if you're here there you are good to see you ma'am thank you for making the time again tonight mr manager chair members of board you move into presentation 281-25 is a resolution that would celebrate 25 years for housing families first i'm going to ask first

[00:17:21] for a motion to approve the resolution and then our vice chair mr roscoe cooper go to the podium to present the resolution to Beth Van Turnbull, Executive Director of Housing Families First. Second. Then a motion made by Mr. Cooper, seconded by Mr. Nelson.

[00:17:38] Those in favor say aye. Aye. Any post. Motion carries. Just turn. The Board of Supervisors of Henrico County, Virginia, celebrating 25 years Housing Families First, whereas in 1997 Henrico County provided a site for Hilliard House to operate,

[00:18:16] And whereas, in 2001, Hilliard House opened a 30-bed facility in Eastern Henrico for women with children. And whereas, in 2012, Hilliard House launched a rapid rehousing program to place families in permanent housing.

[00:18:32] And whereas, in 2014, Hilliard House became Housing Families First with two signature programs, Building, Neighbors, and Hilliard House. And whereas, in September of 2018, Housing Families First added a third program, Homelessness Diversion.

[00:18:50] And whereas, for 25 years, partnership between Henrico County and Housing Families First has been a critical component of solving homelessness in Central Virginia, specifically for families with children. and whereas Housing Families First provides safe temporary shelter and services for families and whereas through the partnership Housing Families First and Henrico County have been able to assist

families and remove them from homelessness and whereas Housing Families First's mission is to empower families to build a brighter future providing compassionate support and homes

[00:19:27] and whereas Housing Families First's vision is for all children and their families to have a place to call home, and whereas Henrico County has been selected for the Opportunity Builder Award, which acknowledges its role in providing a facility for Housing Families First to operate and help transform people's lives, and whereas Housing Families First is celebrating 25 years in the community, now therefore be it resolved that the Board of Supervisors of Henrico County, Virginia joins the county manager in celebrating the 25th anniversary of Housing Families First, be it further resolved that the Clerk of the Board

[00:20:03] of Supervisors shall prepare a copy of this resolution for presentation to Housing Families First as a sincere expression of the county's appreciation and respect for its valuable contribution to the residents of the county and the community. Signed, Tanya and Brackett Clerk November 12, 2025, Daniel J. Smith, Chair, Board of Supervisors. Thank you for this recognition but

[00:20:39] more so for the partnership for 25 years and even before that providing a campus and property next to Henrico Christmas Mother and all the ways whether through money partnership you have helped us real find solutions for families that are working really hard and just need some opportunity and hope to meet and we try to do that and you have given us a pathway to do that so thank you uh to mr chair vice chair supervisors mr manager and all your teams that we work with and i want to thank we have board staff outreach board and friends of hff here so i want to thank them for

[00:21:17] coming out as well and all they do many are henrico residents so thank you very very much for this honor and for all the partnership and we look forward to continuing thank you thank you congratulations all so mr. chair members the board mentioned in work session we do have some folks that are with us from out of town and with your permission I

[00:21:51] I'd ask that the board add an item to the agenda via unanimous consent the item is labeled agenda item 290 - 25 and it's titled resolution for signatory authority addendum to the agreement and memorandum of understanding for saint luke's apartments which are in the fairfield district and mr feinmel is going to provide that overview mr chair um would you be inclined to add this item to the agenda before mr feinmel

[00:22:30] provides the overview yeah i'd like to mr newby if it's appropriate i'd like to have our colleagues weigh in are there any questions from my colleagues or anybody on the board about adding this item All right, if there are none, I'll entertain a motion to add Resolution 290-25 to the agenda. And a motion made by Mr. Cooper, seconded by Mr. Nelson.

[00:22:48] Those in favor say aye. Aye. Any opposed. All right, the item is hereby added. Mr. Feinbaum. Thank you, sir. Mr. Chair, Mr. Vice Chair, members of the board, Mr. Manager, thank you. Before I give a summary, I would like to introduce Mr. Tyson and other members who involved properties. They traveled here from Birmingham, Alabama tonight just to show the board the significance of this transaction, seriousness with which involved properties is taking their ownership of this so I want to thank mr. Tyson and others for coming here I will be happy to answer questions and mr. Tyson as well are happy to answer any questions about this transaction we have spoken about it previously this board paper authorizes the county manager to execute an addendum to the agreement and

[00:23:28] memorandum of understanding between the county and st. Luke's apartments LLC known as st. Luke that was entered into on September 24th 2019 pursuant to the addendum the county will consent to and approve the transfer of the managing membership interest of st. luke from saa evi st. luke apartments LLC known as saa evi to ec st. luke apartments mm LLC known as ecmm the addendum requires st. luke and its new managing member to promptly complete several necessary security projects for the property create and support additional community

[00:24:06] programming and address ongoing maintenance issues. The addendum also requires increased communication with county staff. The MOU as supplemented by this addendum remains in full force and effect the remainder of its 30-year term. Deputy County Managers for Public Safety and Community Affairs and the Directors of Community Revitalization and Building Inspections recommend approval for this board paper. The County Manager concurs. Happy to answer any questions. Thank you sir. Any questions on this item for Mr. Feinmill? All right

[00:24:40] saying no questions mr. Cooper and a motion made by mr. Cooper is there a second second by mr. Nelson those in favor say aye any opposed motion carries thank you Mike thank you all for coming in mr. chair members of board you'd move into public hearing rezoning cases first case 255 - 25 out of the Tuckahoe district is Main Street homes of Virginia with a conditional rezoning

[00:25:12] request from a1 to r3 ac this property contains 7.25 acres and is located at the southwest intersection of church road and covey run drive and the applicant here is proposing single family homes mr lewis i understand that there is a deferral request to january the 27th is that correct i believe so yes sir mr chair thank you sir in this case is there any questions from my colleagues before this is heard by the public just to clarify um i don't i don't believe

[00:25:51] that the applicant has um requested that deferral that was maybe something that i was going to propose um on that so that was not at the applicant's decision so gotcha so officially this deferral is at the request of the board member well i haven't made that motion yet but but that is what my intention will be, yes, sir.

[00:26:10] Got you. Mr. Rogish, okay to take public comments if they're here for you? Actually, this is, my understanding, this is for decision only, so this is not open for public comment. I just wanted to say that I have spoken to the HOA president a number of times.

[00:26:26] I've spoken to the applicant. I do appreciate everything that everyone is doing to try to resolve this one last issue that we have regarding a BMP at the back. And I'm very hopeful that maybe we can do that with a deferral.

[00:26:41] So I am going to request that we defer this for another 60 days and try to get this last issue resolved. I've been in touch with the schools. They've assured us that there is room at this elementary school. So the last sort of issue that we have to deal with is on the BMP at the very back of this.

[00:27:02] So with that, Mr. Chairman, I do move that, REZ 2025-101470, Main Street Homes of Virginia, be deferred to the January 27th, 2026 meeting for decision only. January 27th.

[00:27:18] January 27th, 2026, for decision only. Got you. Motion made by Mr. Rogus. Is there a second? Seconded by Ms. Roundtree. Those in favor, say aye. Aye. Any opposed? Motion carries. Mr. Manager. Next, Mr. Chair, members of the board, 115-22 out of the Three Chop District is Markell Eagle Advisors with a conditional rezoning request from a1 agricultural district to r5ac general residence district several

parcels containing nearly 47 acres and they're located at the southwest intersection of Palsy Track Road and Wyndham West Drive a residential development is proposed

[00:28:00] Mr. Humphreys I understand there's been a deferral requested by the applicant to March of 2026 is that correct yes sir Mr. Chair thank you sir this again this deferral has been requested by the applicant any questions on behalf of my colleagues all right this is a public hearing does anyone in the room wish to speak to this item and the deferral request yes sir thank you Mr. Chair Mr.

[00:28:35] Manager Michael Board and Team my name is Dennis Burman I'd like to strongly recommend the board does not approve this zoning request and I think you recognize me it's because I've worked with almost all of you in the past and I miss you guys I did serve as you know on many Henrico boards and task force as well as the Wyndham Foundation board and currently serving on the Smart Development task force but today I'm here as a concerned citizen I only speak for myself and my family although I know lots share my concerns I'll be quick about it tonight I only have four things

[00:29:11] That I'm concerned about with this project first is school overcrowding This project will put two of our three schools into trailers. It's not a good thing. Traffic, it'll generate nearly 800 trips every weekday, additional trips.

[00:29:30] It's also at the back entrance to our community, Wyndham, which is already kind of backed up in traffic. It's right next to the school, Cackley Elementary, which could cause some concerns with pedestrian and vehicular traffic. And the comprehensive plan that we have for Henrico County really didn't anticipate all the new development that's going crazy our part of town it didn't know about the Amazon and other counties as well didn't know about the Amazon distribution center the proposed nuclear power plants the proposed data

[00:30:06] centers so other concern the last other concern is environmental impact this is very close to a lot of very sensitive areas and finally home values people buying these homes know that they're right next to a rock quarry that used to have some blasting there that there's possible as I mentioned before data centers and new plant within a mile and neighborhoods like Mosaic in another county they were very ill-informed but now they may be right next to a new plant

[00:30:43] and a gas peaking plant so in summary again I'm hoping that you all will deny this request and help control some of this exploding development in our area and if for some reason you decide let it move forward even though it's been deferred 26 times talk to Mr. Humphries about this back in 2022 that's how long this has been percolating but Eagle Market they can speak to that if you do move forward with it I'm asking for the following number one there's four items

[00:31:20] take the zoning our 5 AC conditional and knock it down to one home per acre now it's at 1.5 so with 40 some odd acres that would be seven homes instead of 70 plus the second is make it a senior or age restricted community profit that way that way they won't clog the schools up because 80% people likely not have school-aged kids there the third is I see Mr. Yop back there maybe you can help with this one put in a signaling crosswalk to keep it safe walking from

[00:32:00] Wyndham to Cackley on Pouncy Track Road and the fourth and final one add a stoplight at old Wyndham Drive at Pouncy Track and I understand the doctor But you probably have to get involved with that. So again, I'm hoping that you all don't allow this to go forward But if you do those are some things

that I would recommend citizen concern citizen. Thank you very much for your time Thank you, sir. Anyone else in the room wish to speak to this deferral. Hello

[00:32:39] Channing Perkins 5250 East Branch Drive To just re-emphasize previous gentleman's statements the Proffers show density no more than 72 detached single-family dwellings.

[00:33:02] R3, lot width area. All newly created lots shall have not less than 80 feet wide, but 11,000 square feet. That's only a quarter-acre lot. So 1.5 homes per acre is miscalculated.

[00:33:23] It should be downgraded to the R3C, allow for bigger lots. As they have it drawn now, there's very minimal space between the homes and really doesn't fit with the area out there.

[00:33:42] The other concern is they mentioned another parcel that was part of it that would have to be re-zoned separately. And what is the acreage on that parcel that's included in this 46 acres?

[00:34:05] How much is that acreage? Is that figured into the 1.5 that they're stating? So I think there are a lot of questions that still need to be answered and gone over thoroughly.

[00:34:24] Thank you. Thank you, sir. Hi, my name is Jennifer Lieberman, and I am enthralled to hear that you all are so fascinated in the way that I am able to write about the same topic over and over again, that I have to keep writing speeches.

[00:34:43] But in all seriousness, I'm honestly pretty frustrated that I have to keep lambasting your policy with writing quite intricate and passionate speeches. All you could have done was have in-person conversations on actual housing policy instead of appeased my once-in policy.

[00:35:04] But anyway, let's have another conversation on economics. So we are at a financial point in America where the populace has a combined \$1.23 trillion in debt to just credit cards.

[00:35:20] There are plenty of other types of debt, but I'm not going to bore you with numbers. There are 260 million adults in America. That is around \$4,600 per person. There are around 334,000 adults in Henrico County.

[00:35:36] We are going on just a statistical average. That means Henrico County residents have a credit card debt amount of \$1.5 billion. The average person has around a 27% APR, with the average APR at average debt per person.

[00:35:55] That means about \$103 per person per month going just to the bank on interest. A recent report from Wallet Hub just came out with Virginians being behind on 25% more credit card payments between quarter one and quarter two 2025.

[00:36:15] We are at a state in terms, we are at 16th in terms of highest credit card delinquency rate. The credit card delinquency rate of Virginians is around 7.5%.

[00:36:31] The last quarter's charge-off rate was a bit over 4%, looking to be a trajectory that is going up. Our economy, at least in part, is based on the idea of hyper-consumerism. Mortgage delinquency rates at 30-plus days is at 2.4%, which is below average.

[00:36:55] The reason I brought all of this information up is that we are in the holiday season. Most sales within retail happen in quarter four, and a lot of people buy stuff that they don't need during quarter four because it's on sale and we have a hyper-consumerist-based society.

[00:37:10] What happens when people buy a bunch of stuff that they don't need on a fixed income and they go over that amount? They either transfer it to a 0% APR card or they pay the minimum and hope for the best. But that best never happens, and they are stuck in an endless loop, stuck to paying for something that they have already gotten rid of.

[00:37:33] So my question today is, what is your solution to help with the financial aspect of buying home? Most people who buy home don't have a huge stack of cash laying around as they are in debt to cars, phone, stuff, etc. They're able to, they may be able to get a 0% down loan.

[00:37:53] But in this speech I gave just two weeks ago, that just makes the amount you have to pay go up. Is your solution to offer very low interest rate mortgages using Henrico County's credit rating to offset the burden of buying a home? Is your solution to give them, you know, say \$100,000 to offset the burden of buying a home?

[00:38:15] Or is your solution to get them to greet the 50-year mortgage that was just proposed by Donald Trump? I say all this as all I hear from you is rubber stamp everything that comes in front of you without any true discussion.

[00:38:32] There is no discussion on how to build a community, what happens after they buy it, what regulations there are for building these houses. Just build, build, build, and we'll figure out the rest once it's built. So with all that being said, my ask today is that you tell the vultures that are here today that want to scorch the earth as they proclaim the vestige of power of the forgotten that their services are not wanted.

[00:39:00] Or if you are to find the words of Don Scott, the House Majority Leader in Virginia, some sort of motivational empowerment where he said, We can't overreach. We have to be restrained. We have to be wise with the gifts that the voters have given us to govern.

[00:39:20] I ask that you five resign in disgrace. Thank you, ma'am. Anyone else in the room wish to speak to this deferral request? Anyone on WebEx to speak to the deferral request?

[00:39:36] There's no one to speak to this item. All right. Thank you, Mr. Rogish. Oh, I'm sorry. It's Roundtree. My apologies, Ms. Roundtree. I was going to have Mr. Rogish handle that one for you. So I'm going to kind of loop all of this in together.

[00:39:54] When this case last came up in August, and I commented then that and made note of how many times it had been up before this board, certainly prior to me serving on this board, prior to my planning commissioner serving in his current role, and I noted that that would be my last deferral.

[00:40:14] I highlighted the need for there to be a community meeting because three years is a long time, And a lot has happened and a lot has changed and built up such that the recommendation of the planning commission in March of 2022, the landscape does, Mr. Berman, as you noted, look dramatically different between now and then.

[00:40:33] And school capacity is very different. So I did ask the applicants to conduct a community meeting, which they did. And I will say, they're not vultures, they're not bad people, by and large, the folks that I meet with in the housing community want to deliver good products and are now struggling with trying to figure out how to do it in an affordable way.

[00:40:56] And there's no easy solution to it, and it's -- I think it's easy to villainize folks based on misperceptions or people in your ear saying what's going on, but I just, you know, wanted to say, I know you guys aren't vultures, and I know that you have worked hard to try to get some quality product out there. At this time, I do not think it's appropriate to defer it again. I know, and I thank you for meeting with me to advise us to the status of the court case. And for those who don't know, part of the reason this case has dragged on for three years is because it's been involved in litigation. And as a trial lawyer, I know

[00:41:35] that that is can take a long time and I know that you guys expect to have a court date in February but I also know that that you know quite likely won't be the end of it and so we would be looking at a situation where this would continue to be dragged out and so I cannot in good conscience grant the deferral nor approve this case at this time so I want to make sure I do the the groundwork properly Mr. Newby my intention is to deny the deferral and to deny the case I do want to state that you know the denial means that they can

[00:42:13] bring it back there's a six-month waiting period I don't know just for those that are listening if that is the intent of the developer I know that there's been a lot sunk into this already so I profess not to know what will happen from here after tonight's action but I did want to just put that out there in full disclosure so everybody is aware so mr. newby could you guide me mr chair members of the board i think the appropriate motion miss roundtree would be as you suggest to move to deny the deferral that'll clean up the request that's on the record and then take whatever action with the case you prefer which could be to deny the case thank you in

[00:42:47] that case mr chair i move that we deny the applicant's request to defer rez 2022-00002 markel eagle advisors llc to the march 2026 meeting thank you ma'am motion made by miss roundtree there second seconded by mr roguers those in favor say aye all right any post motion carries mr mayor i should get another motion okay all right sorry to cut you off mr can i ask that question is it six months or is it a year they can bring it back it is one year until it can be heard

[00:43:22] publicly by the board again from from today from by this board but not the planning commission correct okay that's what oh okay that's what i wanted to double check because i heard six months i thought it was 12 okay okay hey joe can you use the mic so the folks on webex are sorry it's 12 months to bring forward a substantially similar case now if say in a couple of months they came forward it had

[00:43:56] fewer lots it had been altered in some way it wouldn't necessarily be the same case so so for example and i say this not saying that it would be likely but if for example it were to change from the 72 proposed to the one acre per lot that would be a substantially dissimilar case enough that they Yes, ma'am. I would accept that as a filing.

[00:44:14] Got you. Thank you. Thank you for clarifying. Thank you, Mr. Rogish. That being said, Mr. Chair, I move that REZ 2022-0002 Mark-00002 Markel Eagle Advisors LLC be denied.

[00:44:31] Thank you, ma'am. Motion to deny the case has been made by Ms. Roundtree. Is there a second? Second. Seconded by Mr. Nelson. Those in favor say aye? Aye. Is there anyone opposed? Motion carries, Mr. Manager. Next, Mr. Chair. members of board agenda item 282-25 from the verona district is jim capital llc with a conditional rezoning request from a1 agriculture district and c1 conservation district to r5 ac general residence district on several parcels or one parcel containing nearly 66 acres parcels

[00:45:07] located near the intersection of north washington street and delbert drive here the applicant proposed a single family subdivision and the planning commission voted to recommend that the board deny this request mr humphreys thank you mr manager chairman members of the commission or members of the board as stated this is a request to conditionally rezone 65.95 acres from a1 agricultural district and c1 conservation district to r5ac general residence district conditional

[00:45:43] significant environmental features are located on the easter portion of the site and are associated with the chickahominy river which separates the site from hanover county a henrico county sewer pumping station is located on the site's western border at the terminus of beckley road the extension of beckley road surrounding properties include large lot a1 subdivisions to the east west and south i-295 is located to the north and separates this request from the remainder of the parcel which would remain c1 the applicant proposes to develop the site for up to 95 detached homes

[00:46:19] an equivalent density of 1.44 units per acre the concept plan shows how the site would be designed the main road accessing the site would run from north washington to the north towards i-295 a second point of access required because the development exceeds 50 homes would be provided by beckley road through the silver spring farm subdivision the proposed development would not connect fairy stone road over in this area and the access on beckley to beverstone would be

[00:46:53] for emergency purposes only all homes would be consistent with the submitted architectural elevations and be constructed of brick stone vinyl or cementitious siding other proffers address foundation and roof materials garages driveways chimneys cantilevered features protective covenants street trees, lamp posts, hours of construction, internal sidewalks, and conversion of the flood plain to C1 among other topics. A sidewalk would also be provided along North Washington Street.

[00:47:28] Additional amenities would include a gathering area and a pavilion. At least 10 of the dwelling units would be reserved for workforce housing as described in the proffers. A linear park along the stream corridor identified on the conceptual plan would be improved to a level consistent with the restoration nutrient credit bank proffered dark sky compliance would be a responsibility of the future homeowners association since it is not enforceable by the county on residential dwellings materials or material alternative to asphalt pavement could be allowed for the emergency

[00:48:05] road if approved during the subdivision process this is intended to help with the environmental impact of what would be hopefully a little used roadway comprehensive plan recommends suburban Residential 1 with a recommended density of 2.4 units per acre and environmental protection area uses for the site. With detached homes and an overall density of 1.44 units per acre, the proposed development would be generally consistent with the SR-1 designation. However, it is noted this would be a different pattern of development from what currently exists in

[00:48:44] the area. The proposed development does have positive aspects in that it would introduce different home choices clustered in a manner that would be largely separate from the established Rural Development. For these reasons, staff can recommend approval of this request. I would note the applicant has held a series of community meetings, first one on August 8, 2024 at the Sanston Library, second at the Henrico Theater on October 17, 2024, third at the Sanston Library on May 12, 2025, and most recently the applicant held a community meeting on July 28, 2025 at the Hill Building at the Sanston Pool. That concludes my presentation. I'd be happy to answer any questions

[00:49:23] you may have thank you sir any questions by my colleagues nope seeing none this is a public

[00:49:32] hearing is there anyone in the room that wishes to speak to this case presentation global uh mr

[00:50:10] chair members of the board mr manager my name is andy conlin i have with me ned massey and john brooks here as well uh we're asking for rezoning of 65 uh acres the lot is actually 95 acres uh some of it on the other side of 295 29 acres of which of that property's left c1 is not part of our calculations nor part of our rezoning case the property today is existing as zoned a1 three components that i wanted to point out that i'll present as of course in my presentation including the pump station up on top which is literally adjacent to the property for henrico county sanitary sewer public right-of-way on the bottom that runs through the property to the pump station

[00:50:51] off of backley road and then there's a stream that runs through the property that is uh we're proposing to be restored that's been damaged by development of homes and roads within the area as well i've been practicing zoning and land use for over 30 years and i do understand and i started and learned in henrico county but every case has a certain rhythm as you go through that's not to say that you'll be approved just because you do certain things but to succeed you need to address those and do those certain things so for example consistency with the comprehensive plan has been pointed out by Mr. Humphreys, the property is designated for a maximum of 2.4 dwelling

[00:51:28] units an acre for a single-family residential. We're proposing exactly that, which is single-family residential, but at a 1.44 dwelling units per acre, much less than what is provided for in the comprehensive plan. We're also expected to work with staff and provide enhanced development standards, which have done exactly that, through the proffers, as presented by staff as recommended. And while the Planning Commission did recommend denial, that was, as I should point out, on a split vote with three people voting for denial at that time.

[00:51:58] We're also required upon rezoning to provide public utilities, which we're doing with the sanitary sewer literally next door, but also water is to be expended, public water 3,400 feet, 0.64 miles, for the first time bringing public water into the area. As Mr. Humphreys has pointed out, it's also expected that we are to meet with the community.

[00:52:18] The community, I have to say, has been very patient attending all of our meetings. We've had five formal meetings and numerous individual meetings for discussion. And not just discuss and hold the meetings, but actually listen to and work with the community. For example, we have increased our setbacks next to the existing homes and along North Washington so that our setbacks are from 166 feet off of North Washington and up to 250 feet along the Silver Spring Farm subdivision that exists.

[00:52:46] We also have 45 of our 65 acres are in open space. That's 69% of our property is an open space for development of single-family consistent with the comprehensive plan. We were asked to remove specific lots on Ferrystone Road.

[00:53:04] It's an existing public right-of-way that stubs into our property. As you can see in the lower left, that was what we proposed. There's about nine lots that we removed at the request of the neighbors. They asked us to decrease the density. Decreased it from 158 down to 130, then 120, and now 95 dwelling units per acre.

[00:53:21] Again, at 1.44 dwelling units an acre. There was a huge concern with respect to development of the property and accessing traffic into the existing subdivision of Silver Springs Farm.

[00:53:37] This is an existing road that literally exists today that serves the pump station. We have proffered to make specific improvements to provide alternative access to the pump station and to limit this to emergency only so that our residents would not be using that road.

[00:53:54] In fact, there are two other existing public right-of-ways that stub into our property that were anticipated for development of this property accordingly, but none are being used specifically at the request of the neighbors. And then we're also responding to the housing concerns that have been raised time and time again into this community, into this county, not requested by the neighbors, but discussion point that we profit at least 10 of our homes will be reserved for owners making 80% of the area median income, targeting first-time homebuyers.

[00:54:23] So it's good for the market, it's good for the housing crisis that we're in, and it's also good to have a variety of types of homes. We have also, what you'll hear, is something completely different than probably what we've ever, I've certainly never presented in front of this board or anywhere.

[00:54:41] It's the first of its kind as a private stream restoration project. We're creating excess nutrient credits that have been preliminarily approved by DEQ that would reverse the nutrient impacts that are being caused by this development. Let me say this another way.

[00:54:58] This development will actually create more nutrient benefits for the community than what they're impacting. And it will literally reduce the amount of pollution currently flowing into the Chickahominy River by the stream restoration project that has been preliminarily approved by DEQ.

[00:55:14] And as a private project, we believe this has never been done in Virginia, and it's certainly not been done in central Virginia, including Henrico. I have with us John Brooks, who's our consultant dealing with this, and I just wanted to say a few words about the stream restoration project. I'm John Brooks.

[00:55:31] I've been in the environmental industry in central Virginia for 25-plus years. I am an ecological restoration, ecological specialist, stream restoration and wetlands. You know, the positive benefits of the stream restoration, I could talk for days.

[00:55:50] You know, what are we doing with stream restoration? We're basically healing the banks that have been impacted by, you know, stormwater runoff, pasture land, you know, just the impacts over the years and we're restoring those back and planting a corridor through there with native species to reduce the nitrates and phosphates that will run to the Chicama. You know, this type of restoration within residential community is unheard of. I've never done one before. It's my, you know, can it be done? Absolutely. No, it's it's there. It's

[00:56:27] been preliminary approved by DEQ you know there's water quality water temperature benefits I mean again I could talk about the benefits of this project you know for days one of the obviously the benefit that's never been done before from respect of actually cleaning up the pollutants that the actual nitrogen and phosphates are taken care of at this stream as opposed to running through directly and causing the Chickahominy River to have to do that And something, again, I've never presented, nor we've heard any even in Virginia from a private development.

[00:57:05] So we heard from the neighbors all this that from our development standpoint that while they understand and certainly at times appreciated our changes, they wanted something that was more compatible with their community. And as explained or at least heard by me, compatible meant A1 lots, minimum of one acre, and no HOA.

[00:57:25] I do certainly understand the concern, but I also understand the concern with the same large lot development that has been occurring time and time again in more rural areas. And it creates sprawl, meaning more roads, more infrastructure. It also creates environmental issues, and home prices will almost double from what we're proposing.

[00:57:44] And there are no proffered conditions and no standards that you would otherwise provide for. So often I come before you with something that impacts the surrounding community. Any change will impact the surrounding community. And what we try to do is attempt to mitigate those impacts with positive elements proffered, such as standards to offset those impacts.

[00:58:03] Here, with the stream restoration, the actual impact of this development is the positive element. We're literally reversing the negative environmental impacts that have been created by the very development that we're asked by the community to be able to provide for. And we're not asking for you to make an exception or take a risk in this case.

[00:58:20] We meet the comprehensive plan. We meet the expected quality standards set by the proffers. We responded to the concerns of the neighbors and the staff, and we're proposing to do something that has never been done in Henrico or in our understanding anywhere in Virginia. This is an opportunity that very rarely comes along, and this is an amazing project and proposal for this property, for this community, and for this county.

[00:58:44] We ask you to give this unique development the chance to set a different standard. I'll be happy to answer any questions, and I ask that you follow staff's recommendation and approve this case. Thank you, sir. For the next speaker, can I just make a comment as to share?

[00:59:02] Yes, sir. So I made a commitment to myself a couple of months ago that I think I've been open with the applicant and with the community. I don't support this case, so I'm going to deny it.

[00:59:25] Andy, you did good work working with the team, making some movement here. but I think I shared two months ago that I looked at this case and the case that was connected to this, pretty much just some trees separated the two projects.

[00:59:44] And I said if I approve one, I'll approve both. If I deny one, I'll deny both. It was hundreds of people in the communities who were against these projects. So I just want to share that we're here. We can listen.

[01:00:00] I'm only one vote out of five. So you guys can share your thoughts, but I'm just telling you before you start speaking that I'm going to recommend Denial. Good evening. My name is George Edmund Massey IV. I go by Ned. I am Jim Capital.

[01:00:27] Mr. Chairman, board members, Enrico County staff, I rise to say thank you. Washington Park has been an amazing walk with my Lord and Savior Jesus Christ. A land broker for 50 years until I retired in October of 22, my passion has always been the wise use of land.

[01:00:44] For my 20 years of teaching the land development course for the Realtors Land Institute around this country, I thought that Bethany Creek Park in Chesterfield County represented the pinnacle of my career. Recognizing the challenges of millennials would face in buying homes and applying what I saw being created in other communities around the country, with the support of the Clover Hill District

Planning Commissioner and that supervisor, we overcame county staff objections to create a single-family community with a density of three detached single-family homes per gross acre.

[01:01:22] With 50% of the land left in open space, that means that the density was almost six units per acre. Many told me it would not work. It's been an amazing success. Most important to me, it has met my goal of providing 68 young couples the opportunity to buy their first home.

[01:01:42] I've been told by folks that it's a gorgeous community. I've had other land developers apologize for borrowing my ideas, and one of the home builders told me that he is so impressed that he's buying 35-foot-wide lots in three communities in Tidewater.

[01:02:01] Both Bethany Creek Park in Chesterfield County and our proposed Washington Park in Henrico represent my attempts to address the housing affordability crisis, which is real. Generation Y, also known as the Millennials, are the largest generation of Americans ever, and they are now attempting to buy a home and raise a family.

[01:02:21] That's the American dream. While creating Bethany Creek Park, I told my wife it was my last community. You can tell I'm an old man. Then my lord showed me the 95 acres on Washington Street and that it could be a second distinctive quality first home community.

[01:02:40] It was so pastoral I named it Washington Park. I thanked Mr. Mackey, the planning commission, who in October of last year challenged me saying Washington Park would be attractive, but it was not special. That led me to ask my lord what I'd done wrong. He showed me that I had not had a consultant look at the stream.

[01:02:59] I contacted John Brooks, a superb environmental consultant, who told me that he saw a potential stream restoration nutrient credit bank. I asked him if BDEQ would allow that to be in a linear park. Four months later, DEQ informed us that yes, they would approve the stream restoration nutrient credit bank, and they loved the idea of it being in a linear park.

[01:03:23] Does it get any better than creating a first home buyer community that cleans up the Chickominy River, creates a beautiful amenity, and generates more nutrient credits than Washington Park would need. Because of my travels, I realized I needed a land plan who understood neo-traditional development where linear parks are a feature. And the Lord led me to Andrew Beckley of site design and his staff. I was already working with a superb engineer, Dan Kasky of the Bay Company, and a superb land use attorney, Andy Conlon, so the team was complete. As I stand here tonight,

[01:03:57] I'm unable to adequately express my joy in the concept plan that they created. It is distinctive, it is quality, and it targets first home buyers, my three goals. It's consistent with the comprehensive plan. The Henrico County planning staff is recommending it, and it would set a new standard for environmentally friendly development in Central Virginia, probably in Virginia.

[01:04:23] It was a pleasure working with the excellent county staff. Originally, they were skeptical, but as the plan evolved, they became supportive. Not just the planning staff, but also the various departments we contacted as we sought to solve objections from the neighbors. From my conversations with Mr. Mackey, I believe he wanted to approve Washington Park.

[01:04:46] In October, the Planning Commission split their vote but denied our request. What I did not expect after the Planning Commission was the outpouring of calls from the real estate industry, both

commercial and residential. Their questions can be grouped into three categories.

[01:05:04] If Washington Park cannot be approved in Henrico County, what can be? Does the Henrico County Comprehensive Plan mean anything? What is the real purpose of using \$60 million of taxpayer money to create the Affordable Housing Trust Fund?

[01:05:21] My reply to each of those questions, I don't. However the vote goes tonight, I want to publicly express my appreciation and thanks to John Brooks, the environmental consultant, Andrew Beckley, the land planner, Dan Kasky, my civil engineer, Andy Conlon, my attorney, and the Henrico County staff.

[01:05:46] It was a blessing to have been part of a team that created a phenomenal concept plan called Washington Park for this tract of land. If you deny this rezoning case and prevent me from bringing Washington Park into reality, then creating the concept plan before you tonight will have been the pinnacle of my career.

[01:06:05] Most importantly, in this God-led odyssey, I've had many unexpected conversations with young adults. When they heard that I was trying to create an environmentally friendly first homebuyer community, they volunteered to me that in their 20s, they have completely given up the idea of ever being married, owning a home, and raising a family.

[01:06:33] I do not remember all their names, but I want to mention Morgan, Autumn, and Finn. To all of them, win, lose, or draw, I gave it my best shot. Finally, all of this can be boiled down to one question.

[01:06:51] Do the millennials live in a society that gave birth to them but does not want them to enjoy the American dream? Your five votes tonight will answer that question. Thank you. Thank you, sir. Hello, we meet again.

[01:07:08] As you all know, we have attended every single meeting. We are the ones who have walked our entire neighborhood, getting over the 200 and some odd signatures. I appreciate his speech, but I believe Henrico County has more than bent over backwards providing housing.

[01:07:26] Look around. Everywhere you go in Henrico County, they're building. He also lives in a very farmland area. You're so concerned about all the housing not being built. You must build in your backyard, where you have lots of farmland, and leave our little area alone.

[01:07:43] And everybody's saying we're opposed to change. We're not opposed to change. Just stick it with what we have. One house per acre. and that would and we would stop coming to all these meetings like i'm a broken record but we will not stop fighting for it because this is where we live this is our home and we will leave this to our children that is their legacy and that's what we're doing thank you thank you ma'am sir uh good evening board my name is ricky wood i live at 700 beverstone road

[01:08:24] my property is adjacent to this proposal here before i begin my uh beach i'll try and make it quick I would like to say first and foremost that I do believe that the board is paying attention to this case I do shape every effort given to the attention matter with that our community including many members of the North Airport Drive Civic Association have been enthralled in a constant back and forth various objectives this developer has proposed scheduling a community meeting scheduling community meetings scheduling a public meeting the burrow

[01:09:02] the burrow come up with a new plan a plan that was originally could not be changed according to the developer for meetings deferral deferral et cetera this cycle has been going on for more than a year

and turned into multiple developers buying land with the objective of turning our open community into a closed off more densely populated area that would impact the local traffic and has raised several community safety concerns with the narrow streets high traffic at north airport drive and north washington intersection an intersection that recently had a two-car accident as recent as september 11th of this year other concerns include flooding of the

[01:09:38] the surrounding community, damage to the state scenic Chickahominy River, damage to the farmland of statewide importance, damage and alterations to the water table that concerns everyone's well and septic systems. Reports from the Department of Conservation and Recreation that show the threatened swamp pink flower exists on this land. The endangered and federally protected Atlantic sturgeon, American bald eagles, and many other endangered and protected wildlife, as well as their local wildlife that create our stable ecosystem and ecological course. I could go on and on with various issues with this development proposal, such as possible overcrowding of schools

[01:10:17] and more and more development constantly encroaching on our communities. This development is not compatible with our community and goes against the comprehensive plan as well as the Code of Virginia in this respect. Our similar and recent developments have stated that their objectives as a whole are incompatible with our existing community. Trying to be considerate of time i will end on this final note there have been various voices and concerns which all of this should be well documented from community communication and participation in this process in addition to the hundreds of community petition signatures provided to the planning department

[01:10:54] in opposition of this rezoning proposal these signatures are proof that this proposal is not compatible with our community and is unwanted these signatures are our voice which expresses the community's rejection of this proposal we ask for the planning commission the board of supervisors understanding that our voices be heard when someone purchases a property such as one located in an agricultural area when that person that family decides to grow a garden or raise chickens goats or cattle when they decide to live there for 10 20 50 or 60 plus years which we have

[01:11:31] there is something special there there are dreams promises made and everything precious to us in our homes and in our communities please don't take that away from us our community thanks you for your attention in this matter sir good evening uh elmer hutchins 813 beverstone road our neighborhood is the area bordered by airport drive east washington street and 295. it's approximately

[01:12:04] 375 acres about 100 of those acres are zoned c1 due to the chickahominy floodplain there are about a hundred homes currently in this area we have collected 200 over 220 signatures on a petition against changing any zoning in this area this is all our neighbors there's a long list of reasons against the change but i feel the main one is to protect our neighborhood from excessive development we purchased our homes in this place because we love the quiet friendly rural

[01:12:40] atmosphere that currently exists there's another problem that with the uh that should be noted is the creek running through the property. It floods and the creek restoration is not going to stop that. During Gaston a few years back, the road flooded in more than one location.

[01:13:04] North Washington flooded in more than one location. It actually washed away the road in North Washington just a short distance from where this planned thing is going on. Beckley Road also flooded. It acted as a dam because it's higher than the property and it it diverted the water over to my road,

which is Weberstone. The water was a foot deep on the road in front of my home, and it came up about halfway through my yard to the house.

[01:13:38] Yes, Gaston was a freak storm, but it just shows it happens. The property below Beckley Road is Zone C1 for good reason, part of the Chickahominy floodplain, where they want to put half of the homes talking about. Thank you.

[01:13:57] Thank you, sir. Anyone else in the room that wishes to speak to this case? Is there anyone on webex for this case there's no one to speak to this item thank you mr nelson mr chair i'm over that we deny raz 2024-101-268 gym uh capital um because it is not consistent with development patterns in the area and would therefore impact or joining residencies residents thank you sir it's been a motion made by mr nelson is there a second second by mr cooper those in favor say aye

[01:14:34] any pose motion carries mr manager chair members of board agenda item 283-25 in the fairfield district bridge homes llc with a proposed townhome development mr seal this this case has been withdrawn by the applicant that is correct mr manager no action is necessary by the board on that sure thank you sir no action necessary mr manager all right then we would move on to 249-25 in the veranda district with elder homes corporation with a conditional rezoning request

[01:15:09] from b3 business district and r31 family residence district to r5 ac general residence district and r5bc general residence district multiple parcels containing nearly 17.5 acres these are located at the northwest intersection of nine mile road and new bridge road and here in the applicant is proposing a single family detached home subdivision mr seal thank you mr manager mr chairman members of the board as noted this is a request to conditionally rezone approximately 17

[01:15:46] acres from b3 and r3 to the r5ac and r5bc districts to construct up the single 60 excuse me single family detached homes at the intersection of nine mile road and newbridge road the site is undeveloped and largely wooded with wetlands located on the western portion of the property with the exception of business uses to the east along nine mile road in this area the adjacent area is developed predominantly with single-family neighborhoods to the north is the county water tank and to the south across nine mile road is the new bridge learning center operated by henrico county public schools a proper conceptual plan shown here

[01:16:24] illustrates the anticipated layout with larger 50-foot wide lots to the north in this location and smaller 35 excuse me in this location and smaller 30-foot wide lots located to the south and east in this area and along 9 Mile Road. Two access points are provided a right-in-right-out on 9 Mile Road and a connection to Robin Road to the north, Robin Avenue to the north. Internal access to individual lots will be from a combination of 50-foot-wide public roads and private 24-foot-wide alleys run along the rear of the R5B lots. At the eastern extent of the property a BMP is proposed to handle drainage on the property. The concept plan also indicates

[01:17:02] the area on the western portion of the site that would remain largely undisturbed with any floodplain areas be rezoned to the C1 district in the future. This plan and proffers also identify a transitional buffer 10 adjacent to the lots that are here adjacent to the county's water tank to the north. A 5 foot wide sidewalk is shown along both sides of the public rights-of-way within the development as well as along 9 mile road adjacent to the lots here. New assurances provided via the revised or the concept plan and proffers have been made related to the 9 mile road frontage including planning a transitional buffer 25 or plantings equivalent to a transitional buffer 25 and limiting the

[01:17:42] access to a write-in write-out unless a different access type is approved by VDOT during the plan of development process. A minimum of two amenities within would be provided within each common area as identified in the proffers and additionally all homes would be required to follow the adopted design guidelines for small single-family residential developments that were incorporated into your comprehensive plan earlier this year.

[01:18:04] Street trees would also be provided along each street as shown on the concept plan. The 2026 comprehensive plan recommends Suburban Residential II for the bulk of the property with a small area identified as commercial arterial. With detached homes and an overall density of 3.43 units per acre, the request is generally consistent with that SRTU recommendation, which recommends up to 3.4 units per acre. Additionally, the request would be consistent with the design guidelines for small lot development, as I noted. This request was recommended for denial by the Planning Commission at their September 11th meeting because of unresolved concerns related to site drainage and streetscape along 9 Mile Road.

[01:18:43] Following this meeting, the Department of Public Works closely evaluated the subject site and noted that significant drainage improvements may be necessary to allow the site to be developed as proposed. The applicant has provided assurances that they are aware of these topographic challenges and how they would relate to the site's environmental features and the impact they might have on site drainage and are prepared to accommodate them as the development process progresses. The applicant previously requested a one-month referral to your November 12th meeting at your meeting last month in order to address those concerns and has had these discussions with the Department of Public Works and VDOT to determine

[01:19:20] the possible solutions to those noted issues. The revised proffers and concept plans provide quality assurances and address those previous concerns and therefore staff supports this request. I'd be happy to try and answer any questions you might have. Thanks, Ben. Any questions for Ben on this one? Yeah, so all of the things that were issues, you just say they were, there are assurances now that they would be corrected.

[01:19:50] Assurances, not acknowledgement, but assurances. The items that they could address through assurances in the proffers, such as the streetscape along 9 Mile Road, have been addressed by the applicant in the revised proffers. Some of those other items, drainage, are addressed through the plan of development process.

[01:20:07] They've met with Public Works. Public Works is aware of those concerns and will be focusing on them as the development is reviewed should it move to that stage. So yes, they are aware of those and the assurances that can be made at this stage of the process have been made. So the reason the Planning Commission denied it was because at that moment those assurances were not there. That's correct, Mr. Nelson. And so based upon, and I've heard from three or four different departments that we all now are okay

[01:20:41] with what has been shared by the applicant as it relates to assurances that those things that were concerns are no longer concerns. That is correct. Thank you, sir. Any other questions for Ben?

[01:21:00] All right, seeing none, this is a public hearing. Is there anyone in the room that wishes to speak to this case? Thank you, ma'am. Sorry, I'm shorter than everyone else. Good evening. Catherine Lafayette here with Roth Jackson on behalf of the applicant, Project Homes, who's also here with us tonight to

answer any housing questions you may have. Thank you, Mr. Seal, for your presentation and for illustrating all the changes that we have addressed. They're planned since the Planning

[01:21:35] Commission meeting. Project Homes is a community leader. They actually do home assistance repair here in Ricoh County, as well as other counties, and they've also developed a bunch of single-family homes throughout the Richmond region, in Randolph, Chesterfield, a bunch of different areas in the city. Since receiving Mr. Mackey's feedback at the planning commission meeting and listening to the neighbor that spoke at the public hearing, we've had many conversations with the planning staff to address the ongoing issues that now are resolved. The main issues were the nine mile road

[01:22:12] frontage. The buffer at the planning commission showed transitional buffer 10 and it's now been enhanced to traditional buffer 25 and then the street trees. So we looked at the design guidelines and the comprehensive plan for small lot single family residential and we've incorporated those design guidelines and now on the concept plan you'll see all the internal streets have sidewalks along with the nice tree canopy and the internal streets trees there just to kind of reinforce of course, walkability, community, and just kind of, you know, more green space.

[01:22:51] And then we also had the Naimau Road entrance that was brought up. So this is, Naimau Road is actually a VDOT road, so we are committing to a write-in and write-out entrance, but we are waiting for VDOT feedback as we progress through plan of development stages, and we will incorporate any feedback or requirements that they have.

[01:23:12] And then lastly was the storm, water, and drainage concerns. We met with county staff and had very direct conversations about the challenges that have faced this lot in the past. And we have worked with engineers and with their advice and guidance, we feel very confident that we'll address all those drainage and stormwater concerns at the time of plan development.

[01:23:37] So thank you again for your time tonight. I'm very grateful for opportunities. my first time ever presenting in front of you all and the fact that it's an attainable workforce housing development is very special to me and we ask that you approve this project and um i'm here to answer any questions you have so thank you thank you ma'am so i do have one question i just want to make sure that i'm hearing you correctly um now my road is vdot and i agree we're right in

[01:24:10] right out for this development i hear you i think i just heard you say that um we don't have an assurance from vdot right now you'll hear from vdot doing planning development is that what i'm hearing yes sir okay so how does that work if right in right out could be a determining factor for approving the case if we don't have a if if we can't get an assurance right now uh so right now we have the two access points so is your question that we would not receive the

[01:24:47] second access like the right in right out no what I'm saying is I want an assurance of that before we vote okay I'm going to turn this over to our traffic engineer so he can better address your question okay thank you thank you supervisors John Murrow Timmons group I just wanted to point out I did or correct I did speak to VDOT about this entrance they were not responsive in the initial review, but I did have several conversations with the VDOT resident engineer, and they

[01:25:27] were okay with the write-in, write-out entrance. They agree with the access management spacing. We really can't do a full access entrance in this location without an exception, and so they were

supportive of the write-in, write-out. Okay. Don't go anywhere. Joe, Ben, whoever answers this, typically, is that enough for us to be okay with the answer?

[01:25:53] Yes, sir. i think so uh okay that's all i have for you guys thank you sir thank you ma'am can i ask a question quickly can you adjust real quick um what are some of the drainage stormwater concerns that that occurred and how they've been addressed um so there is wetlands on the west western portion of the property um again i might have to defer for john for technical terms um so the previously there was a development i believe it's called like savannah station that

[01:26:28] they tried to develop here, but that project did not include the county parcel that we now have, so we have more room now with that third parcel, it's three parcels here, to work on drainage issues, and I'll have John kind of explain what exactly we're doing with that. So I heard after the PC meeting there were some current concerns about drainage. I followed up, had a meeting with Terrell Hughes with Public Works, as well as I followed up later with Mike Ouse, the design division director and Scott Jackson a senior engineer of Public Works tried to figure out what their concerns were on the project site the primary concern I

[01:27:08] think is just that the entire area is very flat and so I have reviewed the previous plans for the development and can see where they've we have to intercept some stormwater on the uphill side the wetland side of the site pass it through the site however I'm not concerned with that I brought several other engineers in to look at it look at the topography look at the outfall there's an existing county storm sewer system on the north east corner of the site that outfalls about seven eight feet from the other side of the site and

[01:27:45] based on the inverts in that system and the excavation that we're gonna do for the stormwater management pond it doesn't look like anything out of the ordinary to us. I asked specifically if Rell or Mike or Scott were aware of any, you know, specific issues on the site from the past development and no one had any specific issues other than just the site was flat and so we might need to do some mass grading. That's fairly typical. So after reviewing it with several people in the office, we don't see anything unusual in the site other than it will

[01:28:21] require some mass grading it will require some pass-through drainage which is is a standard operating procedure so you're saying you're saying mass grading that's correct okay all right just want to make sure you weren't saying masquerading mass grading okay we is uh i don't see terrell is terrell here who's here from uh department of public works all right oh yes sir come on up if you don't mind i know i told you i wasn't gonna ask you your name again but tell me

[01:28:54] one more time. Yes, sir. Gilberto De Leon. Roberto, can you vouch for what they're saying? On the surface, yes. I would need to get familiar with the specifics, but it does seem, and if you spoke to Mike Aus, the design director, and he gave the okay, this should be, Mike Aus is our design division director. Yeah, but you can't say for sure. I'm not familiar with the specifics

[01:29:25] myself that's what i'm saying okay um okay i just don't like it's an important important case right in front of new bridge i just don't you know no disrespect to you you know you don't work for us though you work you know for timmon so i i would rather get us to say where is what do you think

[01:29:51] come on come on down thank you mr kuba for that question gilberto sorry i messed it up yeah uh yes sir mr nelson um you asked for my opinion that is a very flat area as you know we've had some

significant drainage problems with some homes recently built over there not too far from this you know mr murray certainly is very experienced with drainage uh timmons front finding in what we

[01:30:28] call an adequate outfall in other words a place for that storm water to go that that will be adequate meaning it'll take care of the design storms is going to be his challenge as well making sure that each of those lots drains appropriately to that bmp which is a very large bmp for the size of that development will also be critical and i know our design team is going to look very hard at this issue it has been brought up numerous times to the applicant and their engineers they are keenly aware of it and it is going to be very very important that we address it

[01:31:05] We don't want to have any more new homeowners coming to us and saying that we permitted a problem for them. So is this something that we can see prior to plan of development?

[01:31:24] I just think this is too important of a decision to make and then wait for POD to see whether or not it can be handled or not. That will be very germane to their approval of the subdivision process and all of those lots that they, again, show where that water is coming from, where it is going to, and where it is outfalling to.

[01:31:45] They'll have to do detailed design calculations demonstrating all of that, again, to provide that adequate outfall for the stormwater, make sure that BMP is properly sized, and make sure each and every one of those lots drains correctly to the BMP.

[01:32:01] So, yes, we will check that over, sir. - All right, thank you, Mr. Yop. That's all I have for the applicant. - Sure, could I say something more quickly? - Sure.

[01:32:17] - I just wanted to point out, as part of the normal subdivision POD process, we will have to develop full engineering plans. That's where we'll do all that drainage design, grading and everything. We don't typically do that at this early stage when we don't know whether we have a project or not.

[01:32:35] It's expensive to hire engineers to go through that whole process develop all the construction plans and it takes a lot of work to develop all that it's not a it's not a quick thing it takes many months to develop that set of plans and all the calculations that go behind it when we do that it'll go through the formal process with the subdivision and the POD and we will have to comply with all of the state stormwater regulations for quantity control quality control and we'll have to prove to Henrico County that we're not causing flooding problems there's a pretty robust flood group now that's looking at everything so I feel assured that we will work it out during the

[01:33:13] plan of development at subdivisions with county staff review thank you sir yes sir good evening y'all I'm Ron Tony I have Norvell signs right next door to this on the other side of that drainage pond um my main concerns are to be honest I was pretty against this but I know can't really fight progress and and land has to be developed at some point in fact there's a couple bald

[01:33:45] eagles uh there yesterday on that land um but uh so the safety and stability the area one concern there's uh two oval rico police cameras about 100 yards from there and uh you've got a sidewalk i think along nine mile road on the other side of that buffer a little curious where the sidewalk goes to because it dumps right into my property the other end not much and nothing and then uh

[01:34:25] the the traffic coming that's going to be an issue i i would like to see y'all work vdot on it or somebody come to a better plan because that rear entrance is hardly going to be because everybody's

going to be coming from nine mile one way or the other and uh and there's just a lot of accidents around there without too much cause i mean stoplight right there you still have accidents in fact there's an accident right in front of uh in front of my door where i left to come here

[01:35:00] and um start my car so it's that's an issue there and then the other one is obviously water drainage properties had issues before and there's a ditch going right in between my property and their property and that kind of helps alleviate some of the drainage problems for the houses on my property but uh and that's growing up and that'll flood which overflows onto my property on one side and then there's drainage issues on barker avenue so sometimes we're buttoned from that side also

[01:35:39] that's a that's a pain and that's a concern but uh i'd like to have a couple of these things address before they moved I don't know if there's contingencies around there's a second phase of planning space this but the drainage thing and the traffic thing that's going to shoot thank y'all thank you sir so let's talk about the physical aspect of owning a home is I haven't heard anything about this topic

[01:36:16] with any of these proposals mostly everyone who uses a four-wheel vehicle to get everywhere they need um um Henrico County has a population where there is a prevalence of obesity over a third of the population.

[01:36:33] What causes economic stress combined with the proclivity towards junk food due to the overabundance of it in the grocery store combined with the lack of physical exercise leads people to gain weight. There's plenty of data that shows that there is a connection between obesity and poverty.

[01:36:53] When you purchase housing like this, And mostly anything that you have proposed through the time that I've been coming to these meetings where the bills overburden so many people in Virginia, people are more likely to eat things that have a higher amount of fat and carbohydrates.

[01:37:12] When they don't have time to exercise and they consume more food, people tend to gain weight as that's how bodies work. So what is your solution to these issues? Nothing. Build single-family homes that make people commute on average 50 minutes a day because their jobs are nowhere near where they work.

[01:37:31] Put in zero infrastructure to help people stay in shape outside of sidewalks. What is your solution to help people stay healthy? Not work with a state hospital to build health infrastructure that is directly tied to Henrico County. Not lead health initiatives that help people maintain their health through educational and or physical output initiatives.

[01:37:57] But to give a, let's be honest now, for-profit religious aristocracy, \$180 million loan to open a bunch of facilities, I don't know why you would give a terrible company that missed bills or overbills for every service rendered that is also anti-labor a baffling large loan.

[01:38:16] When I read that months ago, I was astounded that you all are so embodied with the veil of greed in generating tax revenue that you would approve such a disaster in the making. You all have talked of what people want in Henrico County, but you have consistently said that you have no interest in transformative ideas.

[01:38:36] You want to keep things the same. Unless I have completely misunderstood what you all do, you all have not talked to the vast majority of the constituents to see what they want. We need an

abundance of small housing infrastructure that can be an actual community, not an abundance of single-family homes.

[01:38:59] And if you truly cared about this issue of housing, and I ask you for a vote for this today and not ask anything to your planning commission. I ask that you ban private equity from owning homes in Henrico County and limit the amount of homes that people can own.

[01:39:17] Thank you, ma'am. Yes, sir. Ms. Lieberman, I have one request for you. You literally just asked us like six or seven questions. Can you like email us those?

[01:39:34] You you've asked us a lot of questions tonight. You made a lot of requests and statements If you can just email us though so that we can see them. I think that would be helpful. Thank you, sir Yes, ma'am. I just wanted to respond to our neighbor about sidewalk and comment So there's actually going to be a nine-mile Road Improvement project led by VDOT to add more sidewalks along Nile Mile Road. So we're adding our sidewalk in kind of response to that. Also, we've been asked by the Transportation

[01:40:10] Department to include the sidewalk. Also, we have sidewalks throughout the community, so it is kind of part of tying in the community together with the rest of the neighborhood, but also just making it another access point for our residents and then, you know, just kind of expanding, you know, the walkability of the neighborhood and adding to access. And so that That was his first point, and then we also don't intend for the sidewalk to go into his property.

[01:40:40] It will end right now at our community until a further sidewalk is built out by that later improvement project. We understand that stormwater and drainage continues to be a problem. We've had very direct and frank conversations with the county about this, and we understand that that is something that has to be approved at Planned Development or we can simply not build a project.

[01:41:04] So we are ready to take that on because we've seen from our preliminary research and work that our trusted engineers have done that we do believe this is capable. We do have the space and the acreage on the property to come up with creative ideas. So we are comfortable moving forward knowing that that is solely on us to undertake and that we have great engineers that we work with along with the county engineers.

[01:41:28] So any other questions? Thank you, ma'am. Okay. Anyone else in the room that wishes to speak to this case? is there anyone on webex for this case ma'am there's no one to speak to this item thank you very much um are you representing traffic engineering too gilberto okay do you can you come to the mic i heard the uh owner of norvale mention um traffic accidents do you have any

[01:42:02] figures or anything at that uh what is that nine mile and whatever that side road is is that new Bridge Road and New Bridge Avenue not offhand I wouldn't have any statistics but I can certainly

[01:42:19] provide you with some so that we can look at this further okay yeah mr. mr. Emerson all right so we go back to this elder homes piece project homes working class the focus of it when we first started

[01:42:55] talking about it a while ago um it really was going to be moderate priced homes um but i i just i'm i'm struggling because the drainage questions just i don't know if i've ever felt like this before about the questions about drainage like just the whole trust us is going to get taken care of is i'm not feeling confident with that so what other than trust us we have we have great

[01:43:29] engineers it's we're gonna take care of it what assurances do we have if any prior to you know mr nelson yeah might i suggest um i don't think we've done as a staff uh justice to answering some of those questions tonight and you know my thought would be let us come back to you at a future board meeting uh and it could be uh you've got two in december

[01:44:07] and have uh those questions answered publicly yeah so i was going to ask for it to be deferred um i just i don't feel comfortable you know i don't want to deny it but you know the route we going that's that's where it's headed so i have to have drainage you know i mean we we're dealing with too many drainage issues in Enrico County right now with stuff that has been previously rezoned persons have purchased houses you know crappy builders and then residents suffer so

[01:44:46] don't um don't want to i don't want to add to that at all so i concur with the manager all right so i'm sorry i i want to speak for myself do you guys have any before i make a motion So I'll make a motion that we defer, REZ-2025-101-722.

[01:45:14] So what's the January meeting? December. It would be December 2nd or the 16th. So 30 days is December the 16th. Yes, sir. So do you plan it?

[01:45:35] Because I also need from public works, so I need public works drainage questions. I need traffic, engineering, answers, and I need some more. I know you guys, Andy, I know y'all can give me more than just trust y'all.

[01:45:50] You know what I'm saying? Like, give me more than that, please. All right? If December 16th is a stretch, we can do January, or we can do December 16th if you feel like you can get it taken care of. Yes, sir. Well, there are quite a few holidays we're coming into. If it does go to January, you have to go to the second January meeting because your first one is your organizational meeting.

[01:46:12] So I believe that date is the 26th or possibly the 27th. All right. 27th. Let's do that. Thank you, Joe. I move that REZ 2025-101-722 Elder Homes, I mean Elder Homes Corporation, be deferred to January 27th, 2026 at the request of the board.

[01:46:37] Motion made by Mr. Nelson, seconded by Ms. Roundtree. Those in favor say aye. next mr. chair members of the board 284-25 out of the three chop district is Laurel Burrell personal solutions services LLC with a conditional rezoning request that would go from 01 C to our three three C one family residence district this is a parcel where the applicant is proposing residential use of an existing single-family home mr. seal thank you again

[01:47:15] As mentioned, this is a request to rezone approximately 0.4 acres from O1C to R3C to allow for residential use of an existing single-family home. The site is at the southwest intersection of North Parham and Skipwith roads. The property has an existing residence that has been unoccupied for a number of years.

[01:47:31] That residential use was considered non-conforming after the site's rezoning to O1C in 1991. And because residential uses have ceased for greater than two years, rezoning to a residential district is required in order to re-establish that residential use on the property the applicant has submitted proffers that would limit the density to the one existing single-family home and access would be provided from skipwith road the 2026 comprehensive plan does recommend office and while the proposed use might not be consistent with that current designation it would reflect the zoning of the surrounding properties on

this side of skipwith road and would not be in conflict with the existing pattern of development in the area for these reasons staff supports this request and i'd be happy to try and answer any questions you

[01:48:11] might have thank you sir any questions for ben on this item no this is a public hearing is anyone in the room wish to speak to this case or anyone on webex for this case there's no one to speak to this item thank you ma'am mr roundtree thank you ben mr chair i move that we follow the recommendation of the planning commission and approve rez 2025-101958 laurel burrell personal solutions services llc with the proffers dated september 16 2025. motion made by mr roundtree

[01:48:48] seconded by mr cooper those in favor say aye any opposed next mr chair members of the board agenda item 285-25 out of the fairfield district is winfrey road llc with a conditional rezoning request from a1 agricultural district to r5bc general residence district this is a parcel containing seven and a half acres located near the intersection of woodman road and winfrey road and here the applicant is proposing single-family detached homes mr humphreys thank you mr manager

[01:49:25] good evening mr chairman members of the board as stated this request conditionally rezone 7.53 acres site from a1 agricultural to r5 bc general residence district conditional to allow a 40 unit single-family development a single-family home currently occupies the site it would be removed with this development the remainder of the site is fields as the former large stand of trees along woodman road has been timbered surrounding area to the north and west contains large single family

[01:50:00] lots along winfrey road which has been the predominant use in the area however the area to the east has transitioned to a variety of residential communities as part of the overall river mill development including the portion of the same property on the south side of woodman road which was rezoned in 2024 for a townhouse development east of the site is the power line trans or power transmission line easement which includes the fall line trail further to the east is the future site of an elementary school woodman road and a shared use use path are located to the

[01:50:33] south proffers in your staff report were an outdated signed version submitted by the applicant a line version showing changes to the correct uh to the correct proffers dated october 8th have been handed out to you this evening and is the version considered and recommended by the planning commission in reference to the details of the report proffer conceptual plan shows two access points off winfrey road a central muse would generally run east to west and serve as a community gathering space two rows of homes in the center of the site would front this open area

[01:51:11] and the remaining lots would line in front woodman road and winfrey roads the proposed lots would be accessed from a network of alleys to the rear of each lot and general parking would be located along the eastern edge of the site for this area a sidewalk is depicted along both sides of the muse along with benches at the winfrey and woodman road frontages the sidewalk along woodman road would connect to the existing shared use path and at least two locations providing a connection from the community to the larger pedestrian and bicycle network in the area the conceptual plan

[01:51:48] shows all homes with lead walks connected to the internal pedestrian network in addition to the proffered conceptual plan and elevations the applicant has submitted a set of proffers addressing hours of construction building materials foundations exterior lighting and driveways these proffers are generally consistent with those accepted with other recent developments sod and irrigation have been proffered for the front and rear yards of the lots street trees and greenbelt along woodwind road have been proffered the intent of the submitted proffers to mimic

[01:52:28] similar green belts approved with other developments along this segment of woodwind road additionally the applicant has proffered landscaping requirements for the winfrey road frontage of the development the applicant held a community meeting september 2nd 2025 concerns were raised about the density schools and traffic among others an additional meeting with the river mill hoa to discuss issues specific to that community was held the 2026 comprehensive plan recommends suburban residential one with a recommended maximum density of 2.4 units per acre with

[01:53:04] detached homes and an overall gross density of 5.3 units per acre the request exceeds the sr1 recommended by the comprehensive plan however the applicant has proffered the development would be incorporated into the river mill community which has a variety of recommended land uses and an overall density of approximately 3.94 units per acre inclusion of this development would raise the overall density of river mill to approximately 3.97 units per acre opposed development be one of the first i believe a third actually to use the zoning district and with

[01:53:41] positive aspects would be a suitable use for the subject property the applicant has addressed concerns raised in the staff report for these reasons staff no longer has any objections to this request and would recommend approval that concludes my presentation i'd be happy to answer any questions thank you sir any questions the applicant present thanks jeff thank you sir good

[01:54:19] evening mr chairman members of the board my name is jeff geiger here on behalf of the applicant um if i could get an assist i have a powerpoint um appreciate the opportunity to come before you i think seth did a good job um noting uh the elements of the case i'd like to just take a few minutes and really talk about our engagement with the community because i think that was very

[01:54:53] important aspect of of the request as mr humphries mentioned this isn't your new r5b zoning district really appreciate the opportunity to use this innovative approach to create additional single family housing opportunity on this property and to be a part of an award-winning community that is river mill as mr humphries mentioned we had our initial community meeting on september 2nd out of that meeting was born a recognition that we needed to meet with the river mill

[01:55:29] beauty residents directly worked with their hoa had a meeting at their clubhouse on october 1st and spent a lot of time answering questions that were of concern to river mill in terms of how their community was operating and how woodman road was operating in particular a special use path that the county built um we also offered we knew we had some concerns from our neighbors were located along winfrey road but we did offer to meet with them on two times they declined to

[01:56:07] meet with us even though we did receive that communication we did the applicant wanted to be proactive and include elements within the rezoning request that we thought would address their concerns at the river mill meeting really appreciated lamont johnson from your dpw staff joining us he was an expert in terms of providing information to answer questions about dpw plans in the area how the special use path was constructed relationship to the fall line

[01:56:47] trail be running north-south adjacent to this property and to explain kind of the traffic questions that the residents had we also spent time answering questions about operations of the hoa concerns about trespassing interactions the police department to discourage that as i mentioned we have included some information and proffers related to the winfrey road improvements if you

[01:57:22] If you have driven Woodman Road, we'll know that as part of that construction, Winfrey Road was improved initially. You can see that in the darker pavement on the picture in the bottom left corner. We are going to pick that up.

[01:57:39] We are going to improve it on our side of the property using your standard DPW cross section for improvement shown in the upper right hand corner of this slide. And then with these improvements, we will have a standard lane width.

[01:57:55] will have room for on-street parking we will be providing curb and gutter sidewalks and street trees in order to kind of address some of the concerns we thought would be coming from our neighbors on winfrey have proffered enhanced elevations for the three homes that are two homes that will be facing them and then enhance plantings along winfrey road as well provide that enhanced landscaping that you see along woodman we would also have enhanced landscaping along

[01:58:28] winfrey mr humphries showed you the layout we have a very nice muse that is our focal point center of the community and then it's a great location county special use path bike path running along woodman that is going to be very insightful forward-thinking improvement for woodman road because it now will intersect with the fall line fall line will be running on the right side of the

[01:59:02] project based on this slide here and that special use path will really help residents who are living along woodman who are living in virginia center commons area to access that fall line and use the fall line as it continues to be built as you probably know it does exist today going north brunwood brunwood you showed some we showed you some examples of the houses one thing i would like to just flag for the board this was a very important conversation for the river mill

[01:59:37] community the this is an example of the entrance or picture of the entrance into river mill the special use path was put in you can see the stop bar the solid yellow line i'm sorry a solid white line it got moved back so as cars approached that stop line the existing river mill sign kind of blocks sight of drivers as they inch forward past the stop bar to get a better view to make their

[02:00:12] turning movement their front end starts getting closer into crosswalk you see there which is this the bikeway special use path and those bikers they're going they're not stopping so one of the things that your dpw team is going to be looking at for the benefit of river mill is could we put some stop signs right before they enter that crosswalk that way they stop and then the vehicles are then able to move forward in a safe manner to make their turning move so

[02:00:49] we really appreciate i think the residents appreciated the attentiveness to their concerns and we appreciated dpw further with that um glad to answer any questions that the board may have but do ask that you approve the rezoning requests before you subject to proffered conditions dated for eighth thank you sir any questions for mr gallier can we knock out the public thanks jeff

[02:01:24] is there anyone in the room that wishes to speak to this case is there anyone on webex there's no one to speak to this item all right thank you i do have a couple questions mr cooper thank you sir um i think a couple a couple quick points um i think if you've been paying attention to at least my my service here for the last seven or eight years i very rarely speak in public on cases that are outside of my district i certainly have those conversations in private this one not only touches um you know brooklyn winfrey road quite literally for folks who don't know is is the district line

[02:02:02] so these vehicles from this neighborhood would be would be coming onto a road that is uh residents so those are Brooklyn residents. So that's why I have some questions. One question for Jeff and then just a few comments. Jeff, if I may, you mentioned street side parking on Winfrey. Is that a need to make the minimum or is that a desire? I'm sorry if I missed that when I first read it. Street side parking on Winfrey, is that a need to meet the number? No, sir. That's just it was a request from planning and DPW that we provide it and we were glad to accommodate your

[02:02:37] staff. All right. Thank you. So again, I've had these my concerns on this particular case are not unknown. I've had conversations with the district supervisor and I certainly had conversations with Mr. Geiger on it today. Jeff, thanks for calling and checking in at least. But I'm struggling to be quite honest with you. I just want to make sure that the residents that have reached out to me on this particular case here to both the positives and the negatives of this case. I'll be really up front about my concerns there there are only there are four concerns i have with this case

[02:03:12] one is it does take a road that has for decades seen seven homes you know a maximum of maybe 14 to 15 cars going up and down that road and it does now put 39 to 40 homes on that road albeit in the front of the road this use of this land may be consistent with the property to the east and the south of it but it is not consistent to the properties that north that border on the northwest or even the southwest number three I think we all are concerned I know everybody shares the concern about the Glenallen number consistently showing up at 101.9 percent capacity been over

[02:03:49] 100 percent at Glenallen high school for five years I would say each of us have been in conversations Mr. Manager thank you for setting up the close conversations we've discussed this directly with our school board counterparts it's just something I've got to remain sensitive to with regard to Glenallen high school and then with regard to the access point back to my first point my last one is not yet thoroughly convinced of all the intersections that are going to occur right there at woodman you heard a really good presentation about all the different things you heard jeff mention it the applicants mentioned it you've got winfrey road that hits woodman

[02:04:24] that's been existing if not used to be through let's face it now winfrey road is an intersection with woodman you've got a potential request for an intersection into woodman from this development if we were to keep traffic off of Winfrey Road. You've got the Fall Line Trail, and if you could put the visual up there so the folks that are on WebEx or in the room could see it, any of the visuals will show it.

[02:04:48] That shows it. The Fall Line Trail is that easement on the right. That Fall Line Trail, folks, is going to come straight down the eastern side, cross straight over Woodman Road, and head towards what I believe to be the Longdale kind of area. So the applicant, a simple request for Brooklyn residents, The Winfrey Road residents, folks I represent, would be please don't exit on Winfrey Road with your 84 trips a day.

[02:05:14] Please find another way. Well, the only way is out on Woodman, which would create another access on Woodman. Coming an elementary school just on the other side of that fall line trail, which is going to have an access on Woodman. And it's unknown whether that access is going to be a light. It's unknown if that access is going to be a roundabout.

[02:05:32] All I can tell you is it's an elementary school, and it's probably going to have something. It's going to have crosswalks. It's going to have a light or a roundabout. going to have some type of traffic control to get in there and none of those things in my opinion can cross over the fall line trail i doubt that

we're going to let school buses drive across the fall line trail they're going to cross it on woodman road at some point in time and i doubt that we'll be able to create something so to the residents on winfrey please understand that there's just not another option to put these vehicles and i want you to make sure that you've heard mr cooper heard you because i've had discussions with him about it and and he was extremely courteous to listen

[02:06:08] to those concerns. Finally, the pieces of this case that would gain my support in opposition to those concerns I have, these are single family homes that folks can afford. I just asked Mr. Cooper the sales price of these, and I can speak from first-hand experience.

[02:06:24] I've got 24-year-olds that no longer live in my house that were seeking a home in this price range, and quite frankly, they couldn't find it. So please don't believe anybody that tells you that we do not need single family homes in this affordable price range. We need Number two, the fact that this project complements and finishes out the River Mill project literally brings it right to the district line.

[02:06:52] At some point in time, this land with River Mill needs to get finished, and then, quite frankly, it rolls into the third point. It does put a new zoning district to work with enhanced landscaping, pedestrian road improvements, and I appreciate the widening of Winfrey Road, Jeff, that you mentioned. I know everybody would appreciate the improvements on the intersection.

[02:07:09] Nobody can argue that. I say all that because, again, I very rarely, my colleagues know this, I very rarely have discussions in public about cases that are not particularly in Brooklyn. I think everybody knows how this one impacts Winfrey Road and the residents that live in Brooklyn that live on it. I hear and understand their concerns, and I do not love the fact that it enters and exits on Winfrey Road.

[02:07:34] I also do not love that another intersection is going to cross the shared use path. There's no possible way to put an intersection on the east side that crosses the Dominion Power easement and a fall line trail. And I know there's an elementary school coming right next door, which is going to have an entrance on Woodman Road.

[02:07:52] So literally, I feel like I'm in a little cul-de-sac myself on that decision making. But again, I wanted to make the point so the folks at Brooklyn know that not only did I hear you, Mr. Cooper has heard you, and the applicant heard you today on the phone for 25 minutes when Jeff allowed me to vent a little bit.

[02:08:09] Mr. Cooper, I'm sorry, but that's all the comments I have on the case, and I defer the rest of the comments to you, sir. No, thank you so much. Quickly, Joe, before I go into my statements, can you speak briefly about the widening of Woodman Road? Widening of Woodman Road? I'll defer that to Public Works.

[02:08:27] I think we're going to four lanes of Woodman, correct? At some point, yes, sir, but that's on the MTP as a four-lane road. You have additional two lanes there that sometime in the future may be developed as four lanes, but it's definitely far out into the future at this point, is my understanding.

[02:08:44] And Mr. DeLeon may be able to apply on that further. Yeah, Mr. Cooper, I'm sorry, that brings up a really good point. Is there any consideration of a turn lane off of Woodman into Winfrey Road as part of this project? Not as part of this project, no, sir. It wasn't requested.

[02:09:01] We're just worried about, you know, vehicle speeds making that right-hand turn, not so much a left, that right-hand turn, just a, you know, slow down lane, turn lane. Sure, DPW did not request that. All

right, thank you. Sorry, Mr. Cooper. So to your point, this is being requested R5BC, and this proposed gross density, Joe, with inclusion of river mill goes down to 3.9, correct, Ms. Humphren?

[02:09:25] Which is below the maximum R5B threshold of 10 units per acre per inclusion, correct?

Correct. Both the density of the individual project at the overall river mill would be below the 10. And our design guidelines for small, single-lot family residential developments include higher standard of design, encourage attractive streetscapes, establish open space, addressing practical spatial requirements while simultaneously creating high-quality living environments for individuals.

[02:09:55] Yes, sir. This is the first development using the zoning district, correct? No, we've had two others, but this would be one of the first. In that part of the Fairfield District? Oh, in that part of the Fairfield District? Yes. Thank you, Mr. Gogger, for speaking to the H-ray concerns. I want to ask you a couple questions quickly.

[02:10:11] So, Mr. Humphrey or Mr. Joe Emerson, so schools have capacity. Greenwood Elementary, Greenwood's currently at 89.4% capacity, as well as there's a new elementary school, which will possibly take a functional capacity from 670 students to 700 students.

[02:10:29] That's on the elementary side. Middle school, Hungry Creek right now is at 84.3% capacity, correct? Yes, sir, that's correct. And as Mr. Smith did allude to the fact that Glen Allen High School has for the last five years been over 100 capacity but I asked the question pertaining to the number of students that are in specialty centers and which we know that that takes out of the daily complement if you will students from the school which decreases its capacity on those days correct yes sir that is correct so do we have any idea how many students on what days leave Glen Allen

[02:11:06] to go out yes sir we do but I believe I'll turn that over to the school representative that's here this evening and can speak to it with more knowledge than i can rachel if you would come forward and introduce yourself to the board i know you've been watching board meetings but i think this first time of course good evening mr chair members of the board my name is rachel fair i'm the school planning specialist for hcps and pertaining to the ace center impacts for glen allen high school on day one for school year 2025 we are seeing 80 students leave the campus to go

[02:11:40] one of our 3A centers and on day two we are seeing about 66 students this brings them down to 96% functional capacity on day one and 96.8% capacity on day two do you so thank you so much Rachel and I'm glad I was the first one to bring you up to speak to the board thank that's all I have on that oh quick question and the school division is currently reviewing guidelines for drawing lines correct correct we We adopted a new policy that requires our school board to review boundary adjustments

[02:12:20] every four years. That is not to say that they will take action every four years, but they are required to review our boundary lines every single four years, and currently we are in the middle of a boundary adjustment process. We are going over the currently standing proposals tomorrow at the work session, and we are taking final vote on December 18th.

[02:12:40] Thank you. So when I reviewed the numbers, Hermitage currently is at 1662, functional capacity is 1976, so they're only at 78% capacity. That is correct. Then Henrico High School is at 1232 with 1884 functional capacity, which they're at 64%.

[02:13:00] Yes, sir. So there are definitely some opportunities to look at Tucker, Glen Allen, Henrico, Hermitage, and even Deep Run Freeman, correct? Yes, sir. And those are part of our currently standing

proposals, is moving some students from Hermitage into Henrico, as well as some students from Highland Springs into Henrico.

[02:13:19] Thank you so much. Mr. Guy, can you speak again to the meetings with HOA for River Mill and just how that you were able to get them to kind of come to consensus? Yes, sir. And Mr. Chairman, Mr. Cooper, if I could just take a minute to recognize responsiveness of Rachel.

[02:13:43] As Mr. Rogish knows, I've become a quick expert on fuel capacity information. And she is a very, very informative person for the industry and very responsive to our requests.

[02:14:00] And I would just like to say thank you on behalf of those who come before you and ask for school information for willingness to give time and be responsive. As I indicated previously and to address Mr. Cooper's question, the river mill community particularly board members challenged us to come back and meet with them a second time because there were some real concerns about how the operational aspects of the community were operating we invited as i mentioned we invited mr johnson to join us

[02:14:38] we also had representatives from hh hunt developed the community running the community for a period of time or transition to the board and then we also had the current community association management company attendance. And we really had a good dialogue kind of helping people understand as the board is going through this transition to board control of the community, what was done previously to address their concerns, and those concerns then impacted and educated us for the

[02:15:14] request before. I've talked about the wonderful input and guidance and information provided by Mr. Johnson. I talked about the special use path. I would like to take just a little bit of time if I could given the invitation. Another concern they had was usage of their common area improvements by people who were traveling and using the fall line already. Apparently they are seeing some

[02:15:46] people park in River Mill to then walk down and then get on fall line. So one of the things we heard as you could see on the right hand side of the slide have guest parking. Mr. Schmidt we're providing on-site parking and that's that parking on the right. One of the things the community came to us and said based on our experience you really need to think about how do you discourage people from driving into your new neighborhood parking there and biking on the fall line. Really

[02:16:23] appreciated your mr humphrey's work with us the drd work team work with us in trying to find landscaping and it's a proffer that's in there about how we can screen and i'm going to say it hide that parking area from those who might be biking on the fault line and so that was an important part of the conversation that we had in addition to the interaction of of bicyclists

[02:16:57] along woodman and the entrance onto into river mill talked about the capacity of woodman it's a minor arterial designed to handle not only river mill's density but the density that could be developed along woodman in the years to come we also talked about the functioning of the new roundabout as you get closer to 295 how it is designed to slow traffic down and that dpw is

[02:17:30] looking at a second roundabout to add two woodman in and around the area of river mill and so with the more with providing more responsive information and a good dialogue with the attendees and the board we're able to get folks comfortable with the request that's before you sir i appreciate that with the r5b general residence district we use the zoning primarily to accommodate the development of more single-family detached homes at higher densities.

[02:18:01] We did this because of a project like this. I want to make sure all of us are concerned about not just accessibility but affordability. And so I've made it very clear to the director of planning and to the county manager the kind of housing that we need in Fairfield.

[02:18:16] We need workforce. We need affordability. And so can you speak to me about we've talked about the affordability of this project. In today's market price, what would these houses go for? We believe that it'll start around \$350,000 and then go up from there. And I've also spoken with the developer that we're going to have the Fort Worth Housing Trust in this community, correct?

[02:18:36] The builder of these homes will be H.H. Hunt. H.H. Hunt has been one of your advocates, one of your early users, and continues to appreciate the willingness to participate in the program as a part of their communities.

[02:18:53] And they are happy to make an application again and let those who run the trust to decide whether a contribution should be made. I'm looking forward to that happening. Thank you. Mr. Chair. Thank you, sir.

[02:19:08] Thank you, sir. Any other questions by the members of the board? All right. Thank you very much. Mr. Cooper. Mr. Chairman, I move that we follow the recommendation of the Planning Commission and approve RZ-2025-101-740-Winford Road, LLC with a promise date of October 8, 2025.

[02:19:29] Second. And a motion made by Mr. Cooper, seconded by Mr. Nelson. Those in favor say aye. Aye. Any opposed? Motion carries, Mr. Nelson. Aye, Mr. Manager. Mr. Chair, members of the board, you'd move into public hearings. Other item, the only item on this portion of the agenda is 286-25.

[02:19:47] this is a resolution uh for condemnation this is right away an easement for the north param road sidewalk project this is in the tuckahoe district mr curtis thank you mr manager good evening mr chair honorable members of the board this board paper would authorize condemnation proceedings at excuse me at a property located at 1302 north param road owned by benjamin harrison Based on an independent appraisal, the county made an offer of \$7,345 for the required property interest, but the parties have not been able to reach agreement.

[02:20:25] This board paper authorizes the county attorney to institute and conduct condemnation proceedings in accordance with the Code of Virginia. The directors of public works and real property recommend approve of the board paper. The county manager concurs. I'll be happy to address any questions.

[02:20:41] Thank you, sir. Any questions on this item? All right, this is a public hearing. anyone in the room wish to speak to this item anyone on webex for this item there's no one to speak to this item thank you ma'am mr roguish i so move the resolution motion made by mr roguish seconded by miss roundtree those in favor say aye aye aye any opposed motion carries chair uh members of the board we move into public comments we do have one individual that has signed up and that is garrett cooper mr cooper are you on webex he had to leave sir say again he had to

[02:21:19] Okay, do we have anyone on Webex that wishes to address the board this evening? Okay, do we have anyone in person that wishes to address the board this evening chair seeing none?

[02:21:35] You would move into your general agenda 287 - 25. This is a resolution for signatory authority This is for the Commonwealth's development opportunity fund performance agreement with a BB

Incorporated this project is in the Verona district. Mr. Romanello. Thank you, Mr. Manager. Good evening, Mr. Chairman and members of the board. This paper authorizes the county manager to execute a performance agreement on your behalf among the county, the county's EDA, the Virginia Economic Development Partnership, and ABB Incorporated, a manufacturer in Eastern Henrico. Pursuant to the agreement VEDP

[02:22:11] will pay a grant in the amount up to \$300,000 from the Commonwealth Development Opportunity Fund to the county. The county will appropriate these funds to the EDA, which will then pay a grant to ABB. The agreement requires a one-to-one local match for the funds that the EDA will achieve a grant through an economic development agreement that was approved by the EDA at their most recent meeting. In return, ABB will make a capital investment of at least \$28.5 million at its facility in Henrico and create and maintain 108 new jobs in the county. I'd be happy to answer

[02:22:47] any questions you have. Thank you, sir. Any questions for Mr. Romanello? Seeing none, Mr. Nelson. So moved. Second. A motion made by Mr. Nelson, seconded by Mr. Cooper. Those in favor, say aye. Any opposed. Motion carries, Mr. Manager. Next, Mr. Chair, 288-25 is a resolution for signatory authority.

[02:23:07] This is for review and update of proposed agreement with Powhatan County. Mr. Chan. Thank you, Mr. Manager. Mr. Chairman, members of the board, good evening. This is an authorization for the county manager to review, update, and upon board approval, Execute a proposed water agreement for the provision of additional regional water capacity to Powhatan County at rates to be set annually.

[02:23:32] With that, I'll be happy to answer any questions that you may have. Thank you, sir. Any questions for Bentley? This is step one, and before anything was actually signed and executed, we would have to come back and approve it. Yes, ma'am. Thank you.

[02:23:48] Any other questions for Bentley? All right, see you none. Is there a motion? Motion made by Ms. Roundtree, seconded by Mr. Cooper. Those in favor say aye. Aye. Any opposed? Next, Mr. Chair, 289-25 is the resolution for acceptance of roads.

[02:24:04] This is for River Mill, Section 6, which is in the Fairfield District. So moved. Second. Thank you, Mr. Manager, Mr. Chair. You just got the treatment. You have had a motion and a second. Yes, sir. First time, too. Welcome to the party. You're off the hook.

[02:24:20] Full experience, though. I appreciate it. It's been a motion made by Mr. Cooper, seconded by Mr. Nelson. Is there any questions for Gilbert? Welcome to the squad, sir. All those in favor, say aye. Any opposed? Most carries. Thank you.

[02:24:36] Mr. Manager. Thank you, sir. Any closing comments from all my colleagues? I will only close with one. My apologies for being tarred today. Mr. Cooper, thank you so much for taking us through work session. I got back as soon as airlines would allow. Thank you.

[02:24:51] Oh, how'd you fall? How'd you have me? Ms. Roundtree mentioned earlier the food drive is at Deep Run Rec. This is 10 a.m. to 2 p.m. Deep Run Rec, Eastern Henrico Recreation Center, which is on um laburnum avenue and the g law firm which is at the corner of namow road and laburno thank you sir any other comments all right y'all have a great rest of your evening thank you



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