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Henrico County Board of Supervisors Regular Meeting, Tuesday, December 2, 2025

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- Official agenda (Henrico County): <https://henrico.gov/pdfs/manager/meetings2025/12225ag.pdf>
- Official minutes (Henrico County, regular meeting): <https://henrico.gov/pdfs/manager/meetings2025/12225regmins.PDF>
- Agend-O-Gram, Dec 16, 2025 (records the Board's approval of these minutes): <https://henrico.gov/pdfs/manager/meetings2025/12-16-25Agend-O-Gram.pdf>

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[00:09:06] Good evening, everybody. I'd like to welcome you all to our December 2nd meeting of the Henrico County Board of Supervisors. Before we begin, we'll begin as we always do with a Pledge of Allegiance and an invocation. I do want to welcome you all back and hope that you all had a wonderful Thanksgiving with family and friends.

[00:09:24] And obviously, if you're here, you had a safe Thanksgiving, so I'm glad to hear that. I'm glad to see that as well. So I welcome you back and hope you all had a wonderful, wonderful holiday. we'll begin as we always do we'll begin with a pledge of allegiance followed by our invocation which tonight is brought to us by richard hamilton our chaplain the police division so thank you sir for being here so please join us and rise if you're able and please remain standing

[00:09:45] for the invocation as we go to lord in prayer our almighty god we just ask that you give our leaders courage to stand for what is right even when it's difficult help them to lead with patience

[00:10:20] and a calm heart amidst the chaos of the days and the stress in their roles we pray for their

[00:10:27] families for their personal well-being and it's all in your name amen thank you chaplain hamilton

[00:11:02] great to see you colleagues i'll accept a motion on our minutes from our november 12th regular and special meetings second that motion made by mr rogers seconded by mr cooper those in favor say aye any opposed motion carries mr manager mr chair members of the board i have one comment this evening we have a group of young folks here um and they are representing or they come to us via HEART or Henrico's Environmental Action Resource Team in the Sustainability Division.

[00:11:35] So we're pleased to introduce the members of the 2025-26 Youth Council. The Youth Council includes 20 students representing all nine Henrico high schools, giving our county students a voice in the process of how our county approaches the issues of climate change, stewardship of the environment, and protection of our natural resources.

[00:12:02] Each of these students submitted an application, answered questions, and was selected based on their passion for the environment, their academic standing, and their vision for a more sustainable Henrico County.

[00:12:18] They work as a team, along with the HART Committee and Sustainability Division, on projects to enhance the quality of our county, such as reforestation of county properties, stream cleanups, and the planning of the second Henrico County Public School Student Climate Action Summit that is slated for the spring of 2026.

[00:12:45] So ladies and gentlemen, along with the co-mentors, Eric Byers, Eric, where are you? Thank you for what you're doing. Megan Brown, Jeff Wydell, Raina Easley, and of course, Sam Hudson. Sam, thank you for everything that you continue to do within the Sustainability Division.

[00:13:11] I'd like for all the students to come up and just introduce yourselves to the members of the Board of Supervisors. Just tell them what your name is and where you go to school. That'd be great. So if you all could come up, we'll just make time for this, okay? So just come on up to the mic right here, one by one.

[00:13:30] All right, is this good? My name is Steven Mejia, and I go to Hermitage. And add your grade level just for perspective. And I'm a senior. Okay. My name is Aaron Williams. I go to Hermitage as well, and I'm a senior as well. My name is Sam Babbitt.

[00:13:47] I'm a sophomore at Highland Springs High School. My name is Nazifa, and I'm a senior at Verona High School. I'm Mary Beth, and I'm a senior at Verona High School. I'm Eva, and I'm a freshman at Freeman, and I'm the vice chair of the Youth Council.

[00:14:04] I'm Megan, and I'm a junior at Tucker High School. I'm Amanda, and I'm a senior at Freeman High School. I'm Brooke, and I'm a junior at Deep Run High School. Hi, I'm Shria, and I'm a junior at Deep Run High School.

[00:14:21] Hi, I'm Brenda Uddaraju, and I'm a junior at Deep Run High School. Hi, I'm Alam, and I'm a junior at Glen Island High School. Hi, I'm Frankie, and I'm a senior at Hermitage, and I'm the chair of the Youth Council. as you guys are finding your seats please please go back i had a chance to my colleagues mr manager had a chance to get here early and talk to these young folks not only are they a member of this committee and doing the good work really with regard to our sustainability

[00:15:00] efforts and and all the efforts of the heart team but the passion that they have for it they're not filling a seat clearly they're all interested in it and and we've talked about your two meetings you've already had and we talked about the good work some of them have been on this committee now going on two years. There's members from every grade level, I understand, and obviously clear representation across all schools. So thank you for the work you're doing. Thank you for the passion that you show with it, and you're making impact. Please know that. Thank you.

[00:15:32] Chair, I have no other comments this evening. Thank you, sir. Any comments from my colleagues? Nope. Seeing none, I do have one. We have some members of our community here today that I'd like to take a moment and recognize. I don't see, i don't see mr thornton sneak in here um in 2000 back mr manager you'll remember this mr nelson i know you remember this back in um mr cooper i know you remember this um back in 2017 18 19 there was some discussion about what what would happen with regard to one of the county-owned municipality

[00:16:09] golf courses uh belmont and the citizens became engaged in the process and mr thornton and i together held a series of meetings, discussions. Those discussions were candid, they were open, they were honest, and they imparted change, in my opinion. As a result of those discussions with what would happen to Belmont, if folks remember, Belmont was a losing entity as a government was trying to run that course. But when partnered, and the result of when partnered with the private

[00:16:45] public partnership with First Tee of Virginia. And what we found is that together, government and private investors and private partners can really bring forth an asset. It's time to look for our community, for our businesses, for our residents, and for the people who visit our region. At the time, it was unknown what was going to happen with that location, with that land. There was discussion about green space. There was discussion about residential.

[00:17:11] There was discussion about commercial. And it was really up in the air. And the residents really came forward with their, with their thoughts and their true beliefs on it. Many of those residents are sitting in this room here tonight. Well, what Mr. Thornton and I, one of the results that came out of that, that movement forward to keep Belmont and to strike up a private public partnership was that the citizens would have a voice and continue to have a voice as that partnership unveiled and unraveled and moved forward. And what became of that was the Belmont Advisory Commission. It was a set of appointed members of the community, which each district was

[00:17:49] able to appoint members to speak to the way that course was run, to the way it continued to serve our residents. That Belmont Advisory Commission was begun in 2019. And here we are six years later, two full three-year terms. Two members of that commission who were here was tonight served from day one, Mr. Shoemaker and Mr. Beasley. And the rest of the members of the commission are here tonight and we want to take a minute and honor them as that commission has come to an end after two full terms of six years not only did they do their job and advocate on behalf of the citizens in the not only the Fairfield district but people who use Belmont live in all of our districts

[00:18:27] they are of all ages our schools have benefited from the advocacy of this group our visitors have benefited by the advocacy of this group and the local businesses in that area have benefited by your advocacy so at this time I'd like to ask those members to please come on over here so we can publicly thank you for your six years of service in serving your constituents and all of us I want to thank you for serving our constituents as you fulfilled your roles Mr. Ray Lewis Reverend Darius Webster Mr. Leighton

Clavana Reverend Paul Mallory notice two reverends on this board similar to our board we we stick to that here in Henrico it's a theme Reverend Paul

[00:19:07] mallory mr ray beasley and mr chris shoemaker again mr beasley and mr shoemaker as they make their way forward here have been a part of this commission since day one so thank you you both for your six years of service i'll bring down some some some thank yous on behalf of this county on behalf of this board for you but certainly mr chair mr shoemaker mr beasley members of this commission i certainly want to welcome you to say a few words if you if you'd like mr chair members of the board, citizens, on behalf of the Belmont Advisory Committee assigned appointees,

[00:19:45] I want to take this opportunity to say thank you. Thank you to this county for its vision, for hearing us, and for being attentive to the needs, the detail of the needs of our children. There's a reason why this county is a quadruple, triple A rated county. It's because it pays attention to its citizens it gets in the weeds about the needs and it listens and we just can't thank you enough for allowing us to be a part of what has become probably one of the great wonders

[00:20:19] of Henrico County so thank you. As these folks make their way past the members of the board the

[00:21:25] inclusion of golf for our youth has been significantly impacted by these folks across all ages all genders all races and the access to golf has been changed by these folks so thank you

[00:21:36] all very much very much any other comments by my colleagues all right seeing none i do want to recognize miss hardy i believe within rico citizen is here good to see you ma'am thank you again for

[00:22:13] making time and joining us tonight mr manager mr chair members of the board you move into public hearing rezoning cases and provisional use permit the first case out of brooklyn uh 291-25 young blood properties llc with a conditional uh rezoning request in which the applicant proposes single family homes at a location northwest intersection of tiller road and brennan robert place ms moore deferral has been requested to the first meeting in february 2026 that's correct and we say first

[00:22:48] meeting in february 2026 because the board has not set the calendar 426 correct that will happen first organizational meeting all right mr chair thank you sir thank you ma'am this is a public hearing is there anyone in the room that wishes to speak to this deferral request by the applicant anyone on webex to speak to this deferral there's no one to speak to this item all right thank you all very much i'll make a motion that uh rezoning case 2025102326 young blood properties llc be

[00:23:24] deferred to the first february 2026 meeting at the request of the applicant a second by mr cooper Those in favor say aye. Aye. Any opposed? Motion carries Mr. Mayor. Second case on the agenda 292-25 out of the Three Chop District. Main Street Homes of Virginia and Shell Brothers with a conditional rezoning request that involves property 76.2 acres located between the southwest intersection of Knuckles Road and Hickory Park Drive north line of Ford's Country Lane. Herein the applicant is proposing a residential and commercial development. Mr. Chair.

[00:24:03] Thank you, sir. Ms. Moore? Thank you. This request is to conditionally rezone 76 acres to B2C Business District, RTHC Residential Townhome District, and R5AC General Residence District.

[00:24:20] In 2020, the eastern portion of the site was rezoned for commercial uses and a life care facility for 179 units, which were never developed. This application proposes to reduce the commercial area to 2.2

acres and rezone the remainder acres and expand 62 acres to develop 309 townhomes and 36 single-family residents.

[00:24:46] This total of 345 units equates to the gross density of 4.5 units per acre. The development would encompass the remaining A-1 properties at this northeast quadrant of Interstate 295 and Knuckles Road.

[00:25:05] The land is also bordered by Hickory Park Drive to the north and the former Springfield Landfill to the east. The applicant has submitted proffers and a revision book for the proposed development called Westford Glen.

[00:25:21] And the proffers and the concept plans were revised November 24th, and those have been handed out to you this evening. the vision book and proffers commit to sidewalks street trees buffers and several outdoor parks and pedestrian walkways revisions to the conceptual layouts reflect the reduction of units that are proposed with the revisions you got tonight from 370 units to 345 total units the reductions are reflected mainly in this area here in the northern portion are called phase one and you can see the

[00:26:00] the removal of about 26 townhomes in that area. The revised proffers also specify that all amenities except for the pond would have to be completed before the 295th certificate of occupancy and that equates to about pretty much when the development is 85 percent done. A new public road is proposed as Hickory Park Drive extended which would connect to Ford's Country Lane to the

[00:26:35] south. It would also include 30 foot wide buffers on either side of this roadway with a four foot wide pedestrian path asphalt path on the western side and potentially on the eastern side. All other roads and alleys would be private. So the proximity to interstate 295 and Knuckles Roads interchange does pose traffic challenges and several road improvements are proposed by the applicant including constructing a northbound lane on Knuckles Road which

[00:27:11] with revised proffers would now extend to the existing third lane up near Mount Vernon Baptist Church. Hickory Park Drive would be widened from Knuckles Road to Apaca to increase the capacity of the left turn lane onto southbound Knuckles as well as to accommodate a right turn lane onto Knuckles Road. These These improvements would be completed prior to the issuance of the first building permit.

[00:27:41] Other road improvements include potentially building a right-turn lane onto Ford Country's Lane or and either closing Ford's Country Lane or restricting its left-turn movement onto southbound Knuckles Road. So just to note that those two would have to be determined because they conflict.

[00:28:01] The revised proffers also commit to making application to Henrico's Affordable Housing trust fund for five percent of the lots equivalent to about 17 lots that's noted but i will say it's for an application and therefore the implementation is not technically enforceable by the county other proffers address hours of construction building materials and elevations here reflect the townhome types i will note that the private road and alleys do allow for townhomes to have front-loading garages, and that's why you see that color-coded on the vision book to depict which type.

[00:28:41] The elevations show what they would look like for front loading, as well as rear-loaded townhomes. Single-family attached would adhere to these elevations submitted, as well as commercial. The 2026 Conference of Plan recommends office and environmental protection area, and this would be a deviation from that, but it would be consistent with changing development types in character in the area, especially since the market office market has to decline since

[00:29:21] the last plan was adopted in 2009. With the commitments to further mitigate traffic impacts and service impacts, staff could be more supportive of this request but still has outlining concern regarding traffic conditions as well as impact on schools.

[00:29:38] The PC recommended approval of this request at their November 13th meeting. The applicant did hold two community meetings on June 5th and August 18th. There were about six oppositions at the Planning Commission and one support. And since then, we've gotten letters of opposition and support.

[00:29:59] This concludes my presentation. I'd be happy to answer any questions you may have. Thank you, ma'am. Any questions for Ms. Moore? Good evening, Jean. So I know there's been, I guess, some vacillation from our traffic folks in assessing this area.

[00:30:17] And I take that to mean that they're doing a thorough job, and I appreciate that. So I think part of the initial issue, and first I'm going to segment this out, traffic and then schools. So the thought being that because the applicant was, I guess, able to secure fairly definitively that they had that last parcel, was that the hold it before, some uncertainty as to securing that parcel that would make the continuous lane?

[00:30:47] Correct. So there's a pinch point two lanes here because of the lack of getting that. They are negotiations. I don't know how far along they are with that property owner, but I do know that the property owner is working with the applicant to do so, to obtain the right-of-way to get the third lane through.

[00:31:05] If this project was denied and the county at some point, we all know knuckles is a problem, right? If it's not done via this project, What obstacles would you foresee with the county trying to do something like this with that road?

[00:31:24] I would have to defer to Mr. Yob on that, his expertise in this. Mr. Chair, members of the board, Mr. Manager, Mr. Roundtree.

[00:31:42] Question, I'm sorry. So one of the, just speaking candidly, one of the biggest, I guess, pluses of this project as put forth by the developer is the improvement to Knuckles Road, which is certainly a needed improvement by adding that lane.

[00:32:00] If it was not done via this project, what is the likelihood that it could be done? Otherwise, would there be issues with parcel acquisition or anything else? Well, ma'am, we had already, Public Works had already started a study to look at traffic improvements in this area, just as we do with many other areas which have both safety and congestion issues.

[00:32:20] So the process that that would follow would simply be to identify all the constraints that we have. The bottleneck was mentioned already by Ms. Moore. And we would then look at designing to both improve safety and capacity. Now that would entail obtaining private property because as noted, there is a pinch point there and there's a need for some additional turn lanes and some other improvements to help with throughput.

[00:32:48] So it would follow any other, just as any other project we do in the county. Same process, we do a study, do the design, determine what additional property may be needed, and then we negotiate with those owners. Is it more than just that one property at Witt's Corner?

[00:33:06] Well, we would, no, there's property between Knuckles and I-295 that would also be necessary north of the change before you get to Hickory Park. So we have to address both areas there.

[00:33:23] So, yes, we would have to look at all of that. And it's not a situation where we could force a property owner to sell that right away or that access to that land, right? This is not, I know sometimes we go through the condemnation process or what have you. Just trying to weigh out what obstacles or if it would be unlikely that we would be able to remedy this issue short of the, I guess, the private market being able to freely negotiate or what have you, perhaps offer more than what we would be able to offer.

[00:33:54] Can you shed some light on that for me? Certainly. We have some flexibility with regard to property acquisition for road projects, And we try and meet the landowner's needs, and we've done many things to address that.

[00:34:11] We're talking about fences, landscaping, paid a little more than perhaps the appraised value at the time, just so that we could secure that right of way and make everybody happy, and again, make a needed safety improvement.

[00:34:28] So when we're talking about the traffic, one is obviously this third lane is designed to remedy traffic coming off of the interstate and merging on, the theory being that it not only would alleviate this right hand, but also you've got a substantial amount of traffic turning left into Twin Hickory and whatnot.

[00:34:50] Is it my understanding that the thought is that the third lane would alleviate that left hand, those left hand lanes also? It does provide improvements because the weave is not quite as radical with the third lane. So people that are coming off the interstate in particular don't need to immediately jump to get out of the one lane into the through lanes.

[00:35:12] So it does help with that. It also addresses some of the backup that extends onto the highway on-range. It's a relatively short distance, I guess, is part of the problem if you're turning right there onto that first Hickory Park drive.

[00:35:29] So that was one, just kind of the traffic going off of the interstate straight. But then we also have left-hand turns from leaving Ford's Country Lane, from dump traffic usually but potentially residential traffic here but also left-hand traffic turning off of Twin Hickory Lake Drive so talk to me about how that is being remedied or is proposed to be remedied in the developers case or in our case in the developers case

[00:36:00] well again excuse me by providing that third lane it does just ease that congestion so you don't have that backup where cars are stopped and other cars are trying to to get over or get in the correct lane so it's as it flows more more readily more quickly you have more capacity it allows for cars to maneuver through the intersection better but it adds another lane of traffic so if somebody is trying to beat beat traffic they now have to traverse over four lanes to make that left-hand lane as they're leaving the dump or what have you they they do and the modeling would suggest

[00:36:38] that given that you, again, have more capacity, less stop traffic, less backup, that you're better able to negotiate that queue and that weave because there are more gaps. When you have cars stopped and there's no gaps, then that causes. What's the nature of vehicles?

[00:36:57] Are there tractor-trailers that are leaving Ford's Country Lane and making that left-hand turn? There are indeed. The landfill itself doesn't operate as a landfill anymore. It operates as a solid-waste transfer station, So all of the refuse that our residents and some of our trash trucks take there, some of our small commercial businesses deposit there, go out via a tractor-trailer.

[00:37:20] And, yes, that does have to negotiate the Ford's Country Lane and Knuckles Road intersection. It's a difficult turning maneuver, especially during the busy times of the day. And what's the number? And I know probably the developer will say this, but I'm sure you also know it, the proposed reduction in car backup.

[00:37:43] It would go from approximately 2,800 down to around a little less than 500 feet. So right now we're backing up all the way either past the exit or onto the exit, in some cases longer than that on the exit.

[00:38:03] So by reducing that almost, really almost 80%, 75%, 80%, it wouldn't back up onto the interstate as it does now. What's the equivalent in cars? The equivalent in cars is 19 cars in the post-development stage, and prior to that, about 100-plus cars.

[00:38:25] Do you have that reversed? The current is? The current is around 100-car backup. And the developer's position is that, is this something that Henrico agrees with, traffic agrees, is going to reduce it to 19?

[00:38:42] And yes, yes, that's what, we use the same modeling tool, the synchro modeling. So we have coming online a significant amount of apartments in Innsbruck, six or seven hundred units, I think.

[00:38:58] And that analysis is included into that 19 cars also. That's all in the expansion of the project would model traffic in the 2031 condition. So, yes, it's not just today, but it's modeling for the future.

[00:39:16] Thank you, Mr. Yob. I'm going to move to schools. Jean, she's right. So, I guess, what is schools? Schools has read the summary in the staff report, I guess, contributed to it as well, and the student capacity increase is estimated at, I think, was it 70?

[00:39:52] It's estimated to be 70 elementary students, 40 middle school students, and about 44 high school students. So, I spoke with the principal at River's Edge and got a little bit of understanding about how these numbers sometimes play out.

[00:40:09] and my colleague probably will have some input in this as well. So, my understanding is that at any given point in this particular school, perhaps other schools in Three Chopped District, there may be some fluctuation because parents in this zone have a higher tendency to perhaps withdraw their children for a month or two at a time to travel internationally, is that fair?

[00:40:30] So, this -- the numbers that we're using as far as 2025 membership, is that averaged out throughout the year, or how is that obtained? That is our count that we take at September 30th every year. Those are our numbers that we submit to Virginia Department of Education.

[00:40:48] We use those as a static number throughout the year, but we do monitor average daily membership throughout the year. We get a report once a month, so we are monitoring that on our end. However, for consistency sake, across all of our schools, we use the September 30th count since that's what the state has for us.

[00:41:05] And when predicting the student yield, is that a consistent formula throughout the county? Yes. So I pulled the data on, I asked the principal to provide me the breakdown of student enrollment at Rivers Edge Elementary by neighborhood and cross-referenced that with information that is publicly available on Henrico County's website, which is published every year and it's a listing of multi-family units per district. And what it What seemed to me is that the presumption about student enrollment and, in particular,

[00:41:42] the presumption that traditionally townhomes don't yield that many students doesn't seem to play out in this district as it does in other districts. So, for example, Duncan Park at Sadler Walk has 64 units, townhome units, but a yield of 32 elementary students at Rivers Edge.

[00:42:06] 50 percent and similarly with Hickory Place 30 townhomes yields 14 elementary school students Holloway Towns at Wyndham Forests 55 townhomes yields excuse me 105 townhomes yields 55 students and and I did this for every complex that feeds into River's Edge every every multifamily complex that feeds into River's Edge the lowest percentage that I could ascertain was about 26 in other words, at Sadler Crossing, 70 townhomes yielded 18 students, which I think is still higher than

[00:42:43] the presumptions that seem to be used mathematically countywide. Yes, ma'am. I do want to let you know that our student yields are calculated in January of each year. So the yields we are currently using are based off of school year 2024 figures. So while they would be higher this year, and we are expecting them to be higher currently because our calculations occur at the beginning of the calendar year we don't have our current year student yield information quite yet we are expecting especially in 3CHOP we're expecting that townhouse number to rise we are beginning the yield calculation process but we have not finished it

[00:43:20] we're expecting in 3CHOP the townhome yields to rise we're expecting in Tuckahoe the single-family development numbers to rise just of how our students have moved throughout the year and where they're coming from residentially, I should say. So we are expecting those numbers to rise. However, I'm not sure it will rise to 50% of the units for this case. Right, and that's not, in fairness, that's not the truth for, that doesn't apply to every neighborhood, but it, even if I use the smallest percentage of 0.26, that gives me 80 elementary school students if I'm only counting the townhomes,

[00:43:59] and that's 309 by my count as far as the townhomes, not including the single-family homes, which I think is still at 36. So the number of 70 elementary school students alone, even given what you're saying about the numbers not being 100% up to date.

[00:44:20] Well, let me do this. There was a September 2024 case that we approved. And I'm sorry, I don't mean to, please, it's not directed towards you. I'm just trying to get this information out. There was a 2024 case that we approved, and it was only five homes in Three Chop District in the same area.

[00:44:38] And the staff report noted, while the number of potential students from this small development are minimal, and again, this was five homes, Enrico County Public Schools has indicated the functional capacity of Rivers Edge Elementary and Glen Allen High Schools would be exceeded with this and other developments.

[00:44:55] Over the next five years, capacity for both Rivers Edge Elementary and Glen Allen High School are expected to exceed 100%. Schools notes that trailers, redistricting, and or other relief options would be needed. So this was essentially language in a staff report over a small case, kind of giving the forewarning that, hey, bigger cases are going to push us over the edge.

[00:45:17] So I'm trying to reconcile that with now in this case, that alarm bell doesn't seem to be ringing. It definitely is, but on the back end, we are expecting a decrease. Our live birth rates are down across the nation, and especially in Henrico.

[00:45:34] Currently, we're looking at River's Edge's cohorts. There is a sharp decrease between our current year third graders and our current year second graders, and that goes down the further you go.

We're expecting, as these cohorts matriculate out, those enrollment numbers will be going down until our birth rates go back up to pre-COVID numbers.

[00:45:54] Virginia Department of Education did release the report of our live births for 2024 are starting to climb again, so we will be expecting in about five years that our enrollment numbers will be back up to pre-COVID numbers. But for these next few years, we are expecting a decrease in enrollment at the elementary level specifically. But this phased out, this development is not just a few years. It's going to be, what, seven or eight years, I think? Yes. All right. So by the time it's at capacity, those numbers are, those enrollment numbers are going to be back up?

[00:46:27] They could be. The other part of that is we do have a new elementary school coming online in school year 2029. It is located in the Fairfield District, but we are anticipating that the boundary adjustments that will be necessary as a new elementary school is brought online will ripple throughout the county. We are expecting to be able to use the boundary adjustments for that area to ripple into the West End to address some of these issues. Currently, my understanding is that there are PE classes at River's Edge that have over 50 students in them. Is that your understanding also

[00:47:03] right now? I have not been told that, but I'm not saying that that is false. I just am unaware at this point. And how many trailers are in use right now at River's Edge? They currently have four trailers. However, only one of them is being used for academic uses. We have school counseling in two of them, and I believe one is a non-zoned special education pull-out zone. That is just extra classroom space for any testing or any reason that you may need to pull a student out for.

[00:47:30] So I did inquire about that. My understanding is that one is used full time for special education classes and it's used pretty much most of the day for pull outs. One is used for gifted education, again, for kids being pulled out of class. I think one is counseling and maybe one is art or something like that.

[00:47:48] But I didn't, I got the impression that this was a pretty consistent use throughout the day. Like the trailers were used. They were, they had students every day. The distinction being that there's not like Miss Jones's class isn't assigned to a trailer yet. But my understanding is that every classroom in River's Edge is currently full.

[00:48:06] There is no room. They are currently using every room in their building, yes. And that's just the elementary school that I kind of did that deep dive in. But we're already over at Deep Run? Yes, ma'am. And no certainty as to if and when a West End high school will be built at this time.

[00:48:27] That is my understanding. All right. Thank you so much. I appreciate that. Oh, I'm sorry. I think Mr. Rogish may have. Nice follow-up on one question on Deep Run. And I learned this through the other rezonings. Do you know the day one, day two numbers for Deep Run?

[00:48:45] Because when we talk about Deep Run being overcapacity, we see 101%. But the reality is, at least I know at Freeman, a number of those kids leave each day going to the ACE Center. So the true capacity, and I'm just throwing it out there for everybody's information, is a little different because those people do leave those schools.

[00:49:06] Yes. For day one, deep run is at 99.1%, and on day two, they are at 99% flat. We have about 4.4% of deep run's current enrollment participating in the ACE Center, and we are expecting that to increase as more A-center seats come online in the next three years, as we are projecting that we'll have more seats come online.

[00:49:29] That's all my questions for now, Mr. Chair. Thank you, ma'am. Any other questions at this time, my colleagues? All right, this is a public hearing, so members of the public who are here in the room, I wish to speak to this case, and those upon WebEx, now is your time.

[00:49:49] I'm going to, to be fair, I'm going to go in the order of those. Some have already pre-registered to speak to this case, so we'll go in the time order that they have so registered. Is Ms. Dickerson, is Jacqueline Holloway Dickerson in the room?

[00:50:10] Is Ms. Dickerson on WebEx? She is, sir. I will now mute Ms. Jackie. Thank you, ma'am. You can speak. Ms. Dickerson, you can now speak.

[00:50:36] You can come back to her if you'd like, Victoria, if that's easiest. Hello?

[00:50:52] Oh, gotcha. Go ahead. Got me. Okay. Good evening to the board and visitors. My name is Jacqueline Holloway Dickerson, and I live on Apeka Lane. My family is one of the original families of this immediate area and have observed many changes.

[00:51:12] Some are very positive and some not so positive. First of all, let me be clear. I do not oppose rezoning and progress when proper infrastructure and safety measures are part of the rezoning process.

[00:51:30] Without regard to these measures, adding 346 homes, townhouses, and business to the congested, overutilized, and unsafe Knuckles Road is totally unrealistic and not in keeping with Henrico's safety protocols.

[00:51:50] Safety issues. Drivers have no regard for speed and red lights. Entering into Knuckles Road from Hickory Park at the present time, or Hickory-Twin-Hickory Lane, is a death trap.

[00:52:07] Additionally, vehicular traffic comes to a standstill on the interstate during normal rush hour commute times. Ultimately being Knuckles Road, most times with no entrance from Hickory Park and backups down Opeca Lane.

[00:52:28] Also, I want to invite the developers, this has already been addressed, to follow any school bus stopping at any of the numerous townhouses and developments and observe the number of children that do live in townhouses and residents.

[00:52:46] It will surprise you. In conclusion, the proposal to partially widen Knuckles Road into a three-lane road will not address the traffic to accommodate the proposed development.

[00:53:02] Until further study is conducted by Henrico Traffic, engineers, and VDOT to address and correct the Knuckles Road corridor and correct the existing traffic issues, I remain opposed to any future developments on Knuckles Road.

[00:53:21] thank you very much hey thank you ma'am the next person who registered is uh kim edwards is miss edwards is kim edwards in the room is kim edwards on webex yes sir she is miss edwards you can now speak hello hello hi my name is kim edwards and i live at 4915 um you know my dress right now river place uh terrace and i'm in windham forest and um i live in the development that would be

[00:54:01] directly impacted by this particular new development. And along with what Ms. Holloway said and with some of the questions that Ms. Roundtree was asking regarding the schools, what I hear from my neighbors is exactly what we see, and that is families move into this area because of the schools, not because of the homes. A lot of the folks that live in the townhomes live there because there was no single

family home to purchase. It's not like they're in love with her house and they're going to be there. I understand the developer is looking at eliminating the traffic coming off of 295

[00:54:40] north, but no one has a dress coming off the interstate at 295 south. I make that commute every day and there are times when we're stopped on 295 to make that loop around to even get on Knuckles Road because of the Innsbruck traffic as well going straight on to Knuckles. That third lane that they're talking about, Well, if it goes, if they can get the property and if it goes all the way to Twin Hickory, that's still a turn lane.

[00:55:07] It's not a through third lane on Knuckles Road. So at some point, we're still bottlenecking there. And the last thing is, Mr. Yob and Ms. Roundtree and others know what a speeding problem we have on Holman Ridge Road.

[00:55:25] A lot of our homeowners drive their kids to school because the school buses have three kids per seat. So the homeowners decide to drive their kids to River's Edge, and speeding is a huge, huge issue. And the county has done all kinds of things to try to get folks to slow down, and it's still an issue.

[00:55:47] So of the whatever percentage of the kids, and I believe it will be closer to 50% of the homeowners that will be in the new development will have kids in the schools. Likely those people will be driving their kids to school, and they'll be driving through the neighborhood.

[00:56:04] And on Pullman Ridge Road in Holloway, they're front-facing homes. So those homes face the road, and those kids who are walking to school or whatever can be very hazardous. Also, during really daily commuting times, taking a left off a hickory park to even get on the interstate in the morning, it's not unusual for me to sit two light cycles to be able to take that left.

[00:56:33] So that will be even worse with 345 times two potential cars trying to navigate that intersection. And we already know that the light at Twin Hickory and Knuckles making a left there is always at least a two-cycle light.

[00:56:54] So I hope you guys do not go forward with this proposal. And I will just say, too, I know Henrico County does have a housing crisis. And what we were told by the developers, because I went to two out of the three meetings that they had with the community, the home prices will be comparable to the home prices already in the Wyndham Forest area.

[00:57:18] And I don't know that our priced homes are what the county needs. And thank you for your time. Hey, thank you, ma'am. The next person who pre-registered is Matthew Glover.

[00:57:35] Is Matthew right back there, sir? Sir? Sir? Yeah, it's that one right back. Thank you. Good evening, Chairman Schmidt, members of the board. Thank you for the opportunity to speak tonight. My name is Matthew Glover. I live at 9322 Overhill Road in the Three Chop District, and I'm here to express my strong support for the Westford Glen rezoning proposal. In addition to

[00:58:10] speaking as a resident, I also serve as the head of the Urban Land Institute's Young Leaders Group for the Central Virginia region. In this role, I work closely with emerging professionals across the real estate planning and public policy sectors our members consistently raise one issue above all others the increasing difficulty young professionals face in finding attainable high quality housing in Henrico and the broader region this experience gives me a first-hand perspective on how today's housing shortages are not abstract policy problems they are real barriers preventing

[00:58:49] the next generation from putting down roots here. Henrico County is facing a clear and urgent housing imbalance. In the first three quarters of 2025, the county rezoned land for just 125 homes, yet during that same period it issued 905 permits for new homes. This means we are consuming our residential lot inventory far faster than we are replenishing it. This trend is not sustainable and is contributing to the growing challenge of housing attainability and access.

[00:59:22] Westford Glen presents a reasonable, timely, and well-planned solution. The project would deliver needed housing options in an area where demand significantly outpaces supply. These homes represent not just units on a map, but real opportunities for families and for young professionals who want to plant roots in Henrico, send their children to our schools, and contribute to our community.

[00:59:50] The proposal also offers infrastructure improvements along Knuckles Road at the cost of the developer, which represents significant savings to taxpayers in our county. Furthermore, this project allows those upgrades to happen now, not years or decades down the road.

[01:00:08] This rezoning is not just about growth. It's about smart planning, economic stability, and meeting the real housing needs of current and future residents. Henrico County must take meaningful steps to resupply residential lot inventory, and Westford Glen is a strong, reasonable step in that direction.

[01:00:30] I respectfully urge your support for this case. Thank you for your time and consideration. Thank you, sir. The next person that has pre-registered is Ms. Jamison.

[01:00:45] Is Tracy Jamison in the room? Hello, ma'am. How are you? Good evening, Chairman Schmidt and members of the board.

[01:01:01] My name is Tracy Jamison, and I reside at 3609 Whispering Court in the Wellesley Subdivision. I am a mother, homeowner, and have been a proud resident of Henrico County for the past 17 years. My children attend our public schools, and like many families here, we chose this community because of the opportunities it provides.

[01:01:21] Safe neighborhoods, strong schools, and a sense that Henrico welcomes families who want to build a future. I am grateful that I have the opportunity to live, work in our community. I'm here tonight because I strongly support the Westford Glen rezoning. As a parent, I see firsthand how many families want to be a part of this county but simply cannot find a home they can afford in western Henrico.

[01:01:44] There is limited resale supply as families tend to remain in the area and even further limited supply of new homes. Westford Glen would help change that by providing housing options for families who want to join our community, enroll their children in our school, and contribute to the life of our county.

[01:02:01] I believe we should be opening the door for them, not closing it. This project also provides important infrastructure improvements along Knuckles Road that the county acknowledges are needed but cannot fund at this time. As a parent who drives these roads every day, I appreciate the applicant's willingness and cooperation on a much-needed improvement project.

[01:02:23] Westford Glen will also create and support hundreds of jobs in residential construction, jobs that keep our local economy strong and help the workers and small businesses who serve families like mine. As a mother, I want my children to grow up in a community that plans ahead, welcomes others, and continues to invest in its future.

[01:02:42] Approving this rezoning is a responsible way to ensure that Henrico remains a place where families can find a home, put down roots, and benefit from the incredible schools and opportunities we are so fortunate to have. I respectfully urge you to support Westford Glen and to keep Henrico a community that opens its doors to families who want to call Western Henrico their home.

[01:03:03] Thank you for your time. Thank you, ma'am. Is there anyone else that completes the pre-registered one? Is there anyone in the room that wishes to speak to this case? If you'd like to speak to this case, if you could head back to the lobby in the back and just take turns, head up to the mic, and remember, please state your name, your address, and begin.

[01:03:28] Yes, sir. Hi, my name is Dennis Berman. I live off of Knuckles Road near this project, and I apologize for the very white impersonation of getting over a cold here. Mr. Chair, Mr. Manager, Board of Supervisors, and team, I thank you.

[01:03:51] I brought some slides. I promise you there's only eight of them. I'm going to skip over a lot of them because you all have done a fantastic job covering a lot of these. And if you can go to the next slide, please. So, again, I'm going to go fast on these because it's been talked about.

[01:04:08] The two developers are putting up 245 homes. Most of them are going to be townhomes, some single-family homes, and a coffee shop with a drive-thru and a medical office as well. When I was here a couple weeks ago, the planning department originally recommended against doing these rezonings.

[01:04:28] And subsequently, though, as we mentioned tonight, the planning commission then voted to put it forward as an approval for the Board of Supervisors. If this is approved, it will take five years if everything goes on schedule. I think it will take longer, but they said 2031.

[01:04:46] And we're concerned about traffic. We're concerned about school overcrowding, environmental impacts, which I'll go into quickly on the next slides. So in general, we are recommending against this. So again, here has been pointed out that pink area, or whatever color that is, is right above the Knuckles cloverleaf.

[01:05:04] Next slide, please. This is the most recent concept drawing. You can see the medical office building up in the upper left-hand corner. It's not a big percentage of it. The rest are townhomes and single-family homes, a few of those. Next, please. This is the area that is being studied, all these different intersections.

[01:05:23] And that's Knuckles going south to north there and other crossover streets that have been talked about tonight. Next, please. What is also talked about tonight was the Hickory Park Drive building. It's that building right there that I love going by.

[01:05:40] And if they have to expand that intersection right there, that building may be knocked down. But that remains to be seen. I don't know if they've secured that building yet or not, the developers. Next, please. First, I'm going to make a correction.

[01:05:55] Mr. Yob reminded me, Dennis, there aren't metal canisters with nuclear waste in them underneath the Springfield landfill. So unfortunate selection of clip art there. But there is stuff that you and I bring to the dump, and it can seep. We all know that.

[01:06:10] And it can smell. And also, last time I was here, I pointed out a 30-foot buffer really isn't much. It's from this seat on this row to that seat on that row. That's 30 feet, approximately. Next, please. We've

already addressed overcrowding in the schools and possibly pushing us into trailers.

[01:06:33] Thank you, Supervisor Roundtree, for reaching out to River's Edge and doing the homework. Next, please. The main concern we've been talking about tonight is traffic. Yes, the developer has offered to pay for that far right lane.

[01:06:53] But the study will show, and I read the study four times, the traffic study is 175 pages long. really doesn't reach a lot of conclusions but I tried to use all the data from it to do my own and I'll have some stats on that on the next slide the question no please go back the question I have is if the traffic study is wrong if Henrico is convinced that it's right but it ends up being wrong and we just have a total cluster up on Knuckles Road who's going to pay for that will the developers be so sure that they're right about these corrections that they're going to pay for

[01:07:28] which we appreciate, will they be willing to put a few million into an escrow account and have some sort of metric that we will not be overburdened and we'll have improvements, sizable improvements? I don't know. I have to ask them. Also, and a prior speaker brought this up, there's no plans for southbound.

[01:07:50] And how many of you all have been stuck in the southbound lane going to the exits on Knuckles Road? That's probably a worse problem than northbound. Nothing is addressing that except for a couple of left lanes on it are going to feed it and if you're in that new neighborhood you know you're going to turn left and go southbound on knuckles and add to the problem you know you are all for 350 45 homes and then we already addressed the comprehensive plan doesn't even indicate that this should be used for homes it's environmental protection eight areas and for office space next please

[01:08:23] so this one i'm not going to let your eyes glaze over i am an engineering nerd and i ran my own numbers that are available on henrico's website and very very very conservative i came up with between 10 and 18 improvement by adding the right turn lane and i'm not a traffic engineer i am an engineer of sorts but not a traffic engineer i'd be glad to sit down with the traffic engineering department and run through their model and run through that 175 page report a possible between 10 and 18 drop pre-construction and now add the construction which slows traffic down for the next

[01:09:00] five years or more and then add 345 homes and trips going to and from that and it will be worse if you break even and it's still as crowded as it is now that's unacceptable so I think that's all I have one comment to the prior two speakers I really appreciate and respect their opinions and I've actually worked with Mr. Roundtree supervisor Roundtree and others on the board on affordability I'm very much for affordability I don't think these houses going to be affordable and somebody else mentioned that they're like four hundred thousand dollars or

[01:09:36] more um i don't know if i can afford to go out and buy that uh and a prior henrico staff person said that um it's only a very small percentage that are being flagged and it's not enforceable for affordable housing so that's maybe a pipe dream that people are going to be able to move in here and they deserve to police and fire and low-income people deserve affordable housing this is not the

[01:10:00] place to do it thank you very much hello i'm richard holcher i live at 11152 opaca lane first house after the intersection of paca and hickory park my biggest concern i've seen a lot of different proposals for this land by the way and personally i think this is probably the best usage of this

[01:10:33] land much better than a wah-wah or multi-story retirement home high density high density view So I think it's a good use of the property. My concern is traffic, especially the section between where I am on Opaca and Knuckles Road, that bend of Hickory Creek Road, and the intersection with Knuckles.

[01:11:01] There's going to be a tremendous amount of additional traffic at that intersection because in all reality, anybody going to and coming from the landfill is not going to want to navigate an intersection at Ford's Country Lane and Knuckles Road that has no light.

[01:11:17] They're all going to go up to the light and enter and exit the dump via that method. You can put the other slide up that shows the layout of the development. All the traffic would be coming around from the top and down to go to get Forge Country Lane, Forge Country Road to get to the landfill and definitely coming out because I wouldn't leave the landfill without going to a traffic light if I could avoid it.

[01:11:50] So my concern is that intersection. And I'm curious as to whether or not the proffers include improvements to the traffic lights and the intersection at Knuckles and Hickory Park. Do we have an answer to that? I'll let the applicants speak to it, but with the revised proffers, they don't speak specifically to the light improvements.

[01:12:13] My understanding was all the previous developments all required that, and that turned a number of potential developers away because they did not want the cost of making that intersection improve. so who's going to bear the cost of improving that intersection because it doesn't work now and when you add most of the traffic from these 346 homes plus all the traffic from the landfill it's going to back up so far I won't even be able to get on it from my street so that's my concern and that's we can address that I think we have a good chance of it being a good project in terms

[01:12:48] of the Knuckles Road third lane I think that's a good idea I come home at rush hour getting on knuckles road is a challenge but in all honesty most of the drivers are very reasonable and let you in i think having a third lane that goes all the way through with the option of turning right will help don't want to make it just a right turn lane so it needs to go all the way through till you get to twin hickory and i think that will alleviate some of that traffic so i would expect that that part of it would work that's all i have if you have any questions hey thank you very

[01:13:22] much, sir. Thank you. Good evening. My name is Rupali Pense. I live on 11705 Alder Ridge Terrace, Glen Allen, Virginia. I live in Windham Forest and actually I am on the Windham Forest HOA board as well. So a lot of our residents share the concerns that I'm voicing. I wish to thank you for a loving chance to speak. And my main concern, which has already been addressed by Mr.

[01:14:02] is about the schools and the traffic, and also, as somebody else brought up, about the public facilities like fire and police. We need to do more study on that, and if the Board of Supervisors does feel the need that this project is good, I would advise, request you to at least reduce the density of it.

[01:14:32] of it instead of townhomes, make it single family, because I'm a real estate agent as well, and the towns at Holloway in resale are going for about close to \$550,000 right now. And these townhomes are going to be similar to that. So I don't think this is affordable housing, anything, because I own a rental in the city, and I have a tough time finding tenants who can pay two thousand dollars so even if you know it's it's the math doesn't make sense

[01:15:11] so i don't think this is affordable in any way and i wanted to thank you for giving me a chance to speak thank you ma'am um hello my name is rafi jaffrey i live in 5200 uh limo drive um within five minutes

walking distance of this uh project really uh rupali's neighbor um hey i'm i request you to deny the request to resume this property because of two concerns, and Supervisor Roundtree

[01:15:46] brought it out in detail. First is the overcrowding related to the Rivers Edge School. My older son went to Rivers Edge, and during his fifth grade, he spent the whole year in the trailer.

[01:16:06] my younger one is going to reverse edge right now and apparently the their capacity utilization or the enrollment utilization at reverse edge is 94 percent but as the question brought out all the trailers are being consistently used if there are more open if there are not enough students in that school why is it that we have trailers that are being used why are those trailers not being removed and all the kids brought in during the winter months my older son had to wear his jacket in the classroom all through the day all through

[01:16:44] the winter during when we raise the complaints with the principal at that time is James we were told that there is going to be a redistricting done in couple of years the restrict redistricting process is going through right now and we all know the results nothing is going to happen and apparently today there was an article and someone said what's the point of doing this anyways so if redistricting is going to alleviate the pressure on the schools that's just a pipe dream the second concern is about the traffic

[01:17:19] currently it's as everybody has brought out it's very difficult to get off those lights in a timely manner and approving a whole subdivision just because county is getting a free turn lane out of that is kind of abdication of a responsibility that the county supervisors have. If there is a belief that the turn lane is going to alleviate the traffic situation, why doesn't the county spend the money and build the traffic

[01:17:54] turn lane and see if it actually does alleviate the situation there and then approve the subdivision. All the people who have spoken against the project actually live in that neighborhood and would be impacted directly by the approval of the subdivision.

[01:18:13] So I request that you all deny the zoning room. Thank you. Thank you, sir. Anyone else in the room wish to speak to the case? Is there anyone on WebEx to speak to this case, ma'am? There's no one to speak to this item.

[01:18:29] All right. Thank you very much, Mr. Rauntree. You're from the applicant. Good evening, Mr. Chairman, members of the board.

[01:19:02] My name is Jeff Geiger here on behalf of the applicant. I'm going to go through a presentation that I think we're going to touch on many of the topics that were just raised. First one I think is the most important one.

[01:19:20] We need to fix Knuckles Road. We've heard about the backup, and I want to let you know we have an agreement in place for acquiring the right-of-way.

[01:19:37] We have committed to you in the proffer submitted that not one house will be built until we build the third lane. When we do that, this whole area will see a dramatic improvement in how vehicles travel Knuckles Road.

[01:20:02] I heard Mr. Yob talk about 100 cars, almost 3,000 feet. That is the orange line labeled as existing condition. I think we've heard from some of our attendees today that it can go back even further.

[01:20:22] With the third lane queuing, the delay at the light moves to the red line. well past Ford's Country. And if you are sitting there, we'll get through in one cycle of light.

[01:20:43] That third lane is instrumental to adding the capacity that is absolutely needed. And we will fix it first. We will also make other improvements. As was mentioned, we'll make a right turn lane onto Hickory Park Drive. We'll make a new right turn lane onto Ford's Country Lane. If VDOT approves, UDOT owns the land, we need their approval. And then we were just a little bit

[01:21:19] of discussion with Mr. Yob about the improvements to the intersection of Ford's Country Lane and Knuckles Road. We've given two options because we're getting mixed signals. What does the county want? So we've submitted to you, you tell us, we'll do it. We will also be extending

[01:21:49] Hickory Park Drive westbound left Burnley. Heard from one of the speakers online about making sure Hickory Park is safe. We heard from another speaker about making sure that Hickory Park can handle the additional vehicles. The Department of Public Works and our traffic engineer have confirmed that with this we can make Hickory Park Drive work better. Just better. With the third lane, with

[01:22:28] these improvements, this intersection gains 50 percent additional capacity. 50. We will do it first. When we build the homes, we will then only use 6% of that capacity, leaving a tremendous amount of capacity left in the intersection to address the safety concerns that have been raised and the ability of the network in the area to handle new community. This will be done at our

[01:23:04] expense so that the county, Mr. Yob indicated, not have to acquire the additional land from the landowners, both the landowners to the north and the land today that we are talking about. Yes, was previously rezoned, there is no obligation in the current zoning to give the land to the county.

[01:23:29] I'd also like to talk about how our proposal is shaped by the existing development patterns.

[01:23:47] I may go back for a minute. You will notice across the street, across Knuckles, townhouses. We have brought townhouses on the other side of Knuckles. The intersection of Hickory commercial unit is a commercial development. We're proposing a commercial development across. Townhouses are in Holloway, Continued the townhouse pattern into the community from Holloway, and we were very careful to align our single-family homes with the single-family homes in Holloway.

[01:24:26] I would submit to you, the gentleman talked about dump, landfill, their existing homes between this one and our proposal, and dump, landfill, he was referencing.

[01:24:44] An important part of this request that was before you is the outreach and listening to the community. The applicants live in the area. They know about the existing road conditions.

[01:25:01] They're the first place we went to talk to your Department of Public Works. We then held an informal community, informal community, as Ms. Moore indicated. And then we also had a meeting with the Holloway HOA and the Holloway community.

[01:25:19] All that community input shaped the request that was brought before the Planning Commission. The Planning Commission recommended approval, but we also made changes further based on continued feedback. As Ms. Moore indicated, we have reduced the density further.

[01:25:40] We have enhanced the amenity proffer, added an obligation to provide a sidewalk along Hickory in front of the commercial, and we have added a commitment to make an application to the Affordable Trust Fund.

[01:25:57] That was a commitment we made at the podium to the Planning Commission, put it in writing. As you know, you have to make an application and be selected. We are hopeful, believe we will be selected,

and we are looking forward to this project participating with the Trust Fund.

[01:26:21] Heard from speakers this evening. We've also received communications in support of the request. An important conversation this evening has also been about schools.

[01:26:40] I would ask that we consider a lot of the viewpoints and perspectives offered tonight are about today's experience today.

[01:26:57] As we know, this project will not show up tomorrow. New students will not show up tomorrow. As was mentioned previously, we heard at Planning Commission the deep run high school capacity is at 99%, but some additional information published by the Weldon Cooper Center is that you will experience a 3 to 6 percent decline in student enrollment

[01:27:33] between 2023 and 2028. This supports some of the information that was presented by the representative from the school system. As I mentioned, this project does not show up tomorrow.

[01:27:55] It doesn't show up in 2026. It doesn't show up in 2027. We anticipate starting sales in 2028. Those sales will continue until 2032. It is in 2032, after experiencing a decline in population, that you will start to see the full impact of the project. As the population declines, we will then be filling the seats that will either be vacated by the declining population,

[01:28:36] or we will be a part of the birth rate that maybe the school system will see years to come. Birth rate that they're already projecting for, planning for. Even though Weldon Cooper says you're going down school system planning for almost two percent increase we are built into

[01:29:03] that planning by 2029 we will just be one tenth of a percent of the almost two percent growth if you follow the conservative projection by the school by 2032 you're just three tenths I would submit to you that today's experience will not be tomorrow's that you the stewards of the county

[01:29:42] the school board is the stewards of the school system will continue to practice the Henrico way of well-planned, well-managed government and a well-managed school system that will understand and plan for the students that will be moving into this new community. We think a lot of these folks will be move-uppers. They may be living in the apartments that are currently planned or existing within the Three Chop District. We hope that they will bring their household, household with children,

[01:30:18] come buyers in Westford Glen. Those same students that are attending the schools will then be a part of our school. Supportability was brought up. We believe and we are planning to have in today's dollars our lowest housing cost at about the 400s. We will have housing that does cost more.

[01:30:44] We believe by providing a variety of housing price points can offer a high quality community, wide variety of people. With that, I believe I have covered all of the points. I would like to share with the gentleman who is concerned about infamous building, the northeast corner, Hickory Park and knuckles your part of the agreement is you are protecting that

[01:31:17] house it is not coming down but I would ask the board on behalf of the applicant to prove the rezoning request before you but answer any questions that you may have at this time thank you sir one more for staff that's okay sure sir just a little bit is the entire property currently a one or the north side is

[01:31:54] is currently B2. Is that right? Correct. And I can pull that up. Because of a rezoning case in 2020. Right. About 16 acres is about eight acres is B2 and the rest is for the life care facility. So the question I have is on the remaining acreage, 50, 60 acres of A1, some of that's EPA, some of that cannot be built on.

In other words, what is there a rough number of homes that they could already build by right on an A1 in this location? Well, we'd have to figure out, but it's One acre per lot, so at least 60 lots per gross.

[01:32:32] Potentially, this applicant, without a rezoning, it could be 50, I don't know, I'm just asking. On the A1 portion, yes. And they're entitled with the life care facility and the R6C. The rest of that, single family.

[01:32:48] Okay, that was my only question. Thank you. So, thank you for the presentation. Thank you for everybody that has spoken here.

[01:33:05] If it's not obvious, I have thought a lot about this project, And actually, I looked back at my calendar, Mr. Burns, and you were the first formal interview I had after getting elected. In December, we met at Brick Road Coffeehouse before even swearing in, I think.

[01:33:23] And it was because you wanted to let me know about this potential project and, you know, just chat it up. And it was an enjoyable conversation. We talked about affordable housing, and I think I, you know, stated from there my, you know, my grandiose notions of why I got elected and what people wanted to see and, you know, smart development and affordability and all of those things.

[01:33:47] And I kind of cringe when I think about that conversation and how naive it may have sounded back then to you being in, you know, this industry for so long. And a lot of work has been put into this project and others that you and your folks have done along the way.

[01:34:05] I said before at a previous meeting, you know, the development community are not evil people. They're not vultures, you know, trying to do good things and get people in homes and also earn a living. And I get that. And I can say that I know that you all have really worked this project, tremendous work on this project.

[01:34:29] hear and thank the speakers who do not live in this corridor for, you know, for addressing what is certainly a housing crisis. I know it intimately. I rent in Three Chopped, right? And I pay an exorbitant amount of money for the rental home that my family and I live in. And, you know, we'll be in the market to buy in Three Chopped. And it terrifies me about how much we're going to be looking at paying, if we're able to do so, to own in the district that I represent.

[01:35:00] And I have -- I've owned homes in the past, but I didn't own for many, many years by choice -- for part of it, some of it wasn't by choice, but by part of it -- by choice because of school choice. And so the comment made by Ms. Edwards about, you know, folks moving because of a school more so than they do for a home is absolutely true.

[01:35:18] I wanted to have the flexibility of being able to move in accord with what was good for what I felt was good for my children's education. And so I absolutely think that folks will, because of the perception, and this is something I've addressed with my colleagues before, like at some point, you know, I don't know how long I'll be on this board, but it would be nothing more, you know, my fondest desire that we have equity and equality throughout Henrico County so that folks don't feel like they have to live in one section of the county in order to have a really high quality education.

[01:35:51] But that is the perception right now, and frankly, the reality to some degree. So right now, that is the perception that folks have to move here, and they will. I think scrimp and save, and if it means they

have to come up with \$450,000 to live in a townhome that they don't particularly like, they will do so to get to River's Edge.

[01:36:11] To what? To then be in a PE class with 50-plus students, or to have their kids in trailers. And so, you know, I think about those families that are sacrificing or would sacrifice so much to live and buy a home in the pursuit of a quality education that I fear will decline because we're not realistically addressing the crisis of school overcrowding in this district.

[01:36:35] The affordability aspect, I know, you know, I applaud you. It's just the reality of the cost of dirt and three chopped, right? So while we don't have a project right now that is in the affordable housing trust fund right now because we're struggling to figure out how to make that work in three chopped and so I applaud the the effort and the proffer and unenforceable as it may be as as I've been told but I you know again you guys have really tried to address the needs and the concerns and operated and acted in good faith. Mr. Geiger you said you made a

[01:37:11] comment that this project will not show up tomorrow and that is very true but here's here's the problem. What I am dealing with as I sit in this seat now in 2025 are the repercussions of projects my predecessor passed under that same logic of this project will not be here tomorrow.

[01:37:33] Well, today is the tomorrow of eight years ago when all kinds of projects were passed in Three Chopped. And when I think about when I was knocking on doors and whatnot, that was probably the biggest concern that I had about people in three, voters in three chopped was we feel like development has gone on unchecked. It hasn't been smart. Our schools are getting overcrowded. Our infrastructure is being overtaxed. And, you know, we're willing to gamble on somebody we know literally nothing about and has no money in their campaign account because we want something different. And so that has been what I have wrestled with in acknowledging, you know, almost

[01:38:11] this in my mind sort of a mandate to slow down development that is taxing the infrastructure and i don't want to i don't know if i'll be sitting in the seat in eight years when this full build out is but i wouldn't want to leave it to somebody else to deal with when all of these kids are coming online your graphic actually matched my math my math as far as the 150 students ultimately potentially added although i guess mine was elementary school only and yours was probably total but that is that is a lot of kids and and again i you know there are some that are just anti mixed uh multi-family there are some that will tell me don't approve any more townhomes we only

[01:38:48] want single family because that's what three chopped is that is not to be clear that is not what i am saying i've lived in apartments and townhomes and in the whole nine um and and folks of varying places in their lives all add vibrancy and diversity to a community and we need all of that so this is not to be clear about me saying we only need to have single family homes approved in 3CHOP because of the type of you know income levels we want in the community. I fully believe in diversity of income and background and all of that. This would be a great well thought put together project but for

[01:39:26] where it is located and but for the current reality of our school system. We We do have, you know, we have the funding for an elementary school, we don't have anywhere to put it. So I can't say with any certainty by any, you know, year where -- that we would have a West End elementary school that would alleviate some of this burden.

[01:39:46] We've got room at Cackley but trying to bus kids, you know, over there and redistricting and God only knows what that, you know, can of worms would look like if this project gets approved and then essentially this project would absolutely require redistricting to happen. any way around it. So the traffic I don't I don't love I'm not an engineer at all you know so I have to take somewhat at face value when my folks that I trust very much say you know there's some there's some validity to what they're saying about the traffic. I deal with it every single day and so you know I'm a I'm a bit jaded in that regard but I could probably get over the traffic and

[01:40:24] and you know live with it but I do not see a remedy to the school situation based on the numbers that I'm looking at based at what I know that our our teachers are dealing with in these school systems parents who have to hear their kids talk about being in trailers all day it's just not it's not fair it's not fair and it's also not fair for people to have homes that they can buy and live in the district and this this is no disrespect if you're not living in this area directly and dealing with what has been dealing you know with these what folks

[01:41:00] in that area deal with it does it does wait it goes to wait a little bit so we yes affordable housing is good building more housing to make things more affordable good adding constructions jobs good but it has to be the right project in the right place at the right time this is a great project you guys have done really really well and worked really hard at this project but I cannot say that it's the right location or the right time and so because of that I cannot approve i cannot approve this project mr chair with that i move that rez 2025-101126 main street

[01:41:38] homes of virginia inc and shell brothers be denied but a motion made by miss roundtree is there a second second seconded by mr nelson those in favor say aye aye any post she cares next mr chair 293-25 out of the varana district is dominion energy with a request for provisional Use Permit under Chapter 24 of the County Code to allow a minor utility and solar generation facility on certain parcels located at the southeast intersection of Milburn Avenue and Voya Road adjacent to the west line of Interstate 64.

[01:42:17] Thank you, Mr. Manager and members of the Board. At the request of Dominion Power, the Planning Department conducted a study to determine whether a proposed site for a solar-powered electricity generation facility is substantially in conformance with the county's 2026 comprehensive plan.

[01:42:38] The site is the old 9-mile landfill, which was in operation until 1978, located at the southeast intersection of Millbourne and Voyeur Road. The site is 57.7 acres with a small portion in a zone M2 with a small portion zone B1.

[01:42:59] The proposed solar utility would be contained within 16 acres of the overall site. The surrounding use is to the north and east across Interstate 64 and Industrial. Oakwood and East End cemeteries lie to the west and south.

[01:43:15] A very small subdivision is also located along Tuxedo Avenue in the city of Richmond. The conference plan recommends government and environmental protection area, which is reflective of the site's former use and the environmental feature present here as part of Stody Run Creek.

[01:43:36] The government land use designation represents a variety of public uses and facilities, including utilities. The proposed solar arrays would be consistent with this designation as it would

contribute to electricity for the public use through a power grid and would have little impact on the existing nature of the site.

[01:43:57] The study and the attached resolution deemed the proposed use to be substantially in accord with the Henrico County's 26th comprehensive plan. In addition to the SIA, the applicant has also submitted an application for a provisional use permit, which is PUP 2025-102-122, to allow the solar arrays an interconnection point, where the solar arrays is joined to the power grid up here.

[01:44:29] This conceptual plan illustrates the anticipated layout for the facility, along with several stormwater ponds. Two points of access would be provided from Tuxedo, and areas around the perimeter would be preserved or planted with landscape buffers for visual screening.

[01:44:48] The utility and facility would be built in compliance with the zoning ordinance, which further regulates maximum land coverage for such uses, height, and setbacks. Staff has also recommended 13 conditions to further regulate the site, including the submission and approval of the plan of development and decommissioning plan.

[01:45:08] And I will say that I'm kind of going into the next agenda, Mr. Manager with the PUP, if that's okay. I was presenting these together. The board is, help me, Jean, it is further in the agenda, 299-25 within the general agenda.

[01:45:29] So if you would cover that, please. Correct. So what we pulled up was the SIA, which you addressed, and then leading into PUP 2025-102-122, which is the provisional use permit, and the aspects which I'm going over now. So we are recommending 13 conditions to further regulate the site, including the submission and approval of a plan of development and decommissioning plan.

[01:45:55] In summary, the request is consistent with the property's government designation and policies outlined in the comprehensive plan and would provide a public benefit. For these reasons, staff is supportive of the request for the provisional use permit, and I'll note that the Planning Commission recommended approval of both the Substantially in Accord, which is before you, as well as the PUP after November 13, 2025, public hearing.

[01:46:26] And then while presented together, two motions are required. That concludes my presentation. I'd be happy to answer any questions you have. Thank you, ma'am. Any questions from Ms. Moore? Yeah, quick. Old landfill, correct? Yes, sir. Closed for how long? Since 1978.

[01:46:45] And so this trend is happening all across the country, I guess, repurposing and reusing? Correct. As you recall, in the Brooklyn and three-chop border, we had the Springfield that had the same similar request. And what's the parallel runway with the city?

[01:47:02] So does the city have to do anything? Like, we're voting tonight to do something. Does the city have to? As far as I know, this is all contained in the county. Okay. All right. It may serve some city homes, though. Okay. Thank you. Any other questions for Ms. Moore?

[01:47:20] Mr. Chair? Yes, sir. Just to be clear, the third item on the general agenda, 299-25, is a substantial in accord. So what's being asked of the board is that you vote on 299-25 ahead of the vote on the public hearing.

[01:47:39] And, Mr. Manager, Mr. Newby, does it matter if the public hearing is held before that or as long as that vote is first, it's fine? My recommendation, Mr. Chair, would be to vote on the SIA first and then

open the public hearing on the PUP. All right. We shall do that. So, colleagues, members of the audience, the accompanying case, the general agenda item is 299-25, resolution to accept the SIA.

[01:48:03] If there's a motion on that, I'll accept that. There's been a motion to accept. Second. Resolution seconded by Mr. Rogus. Those in favor say aye. Aye. Any opposed. All right, that motion carries. We are back into the public hearing case. We've heard the presentation.

[01:48:19] If there are no more questions at this time from Ms. Moore, we'll open it up. This is a public hearing. So is there anyone in the room that wishes to speak to this case? Is there anyone on Webex that wishes to speak to this case? There's no one to speak to this item. All right. Thank you, ma'am.

[01:48:35] Mr. Chair, I move that we follow the recommendation of the Planning Commission and approve PUP 2025-102122 Dominion Energy with the recommended conditions listed in the staff report. Thank you, sir. There's been a motion made by Mr. Nelson, seconded by Mr. Cooper.

[01:48:52] Those in favor, say aye. Aye. Any post? I have a motion carries. Mr. Mayor. Next, Mr. Chair, members of the board, you move into public hearing other items. The first item on your agenda, 294-25, is an ordinance to amend and reordain Section 5-5, titled Reserve to the Code of the County of Henrico, to establish a local animal cruelty registry. Chief English, I believe you are presenting this paper.

[01:49:24] Good evening, board chair, members of the board, county manager. This board paper would update the county code to include the establishment of a local animal cruelty registry as authorized under state law that took effect on July 1, 2024.

[01:49:46] State law allows for the establishment of a registry that includes the names and relevant information of people convicted of certain felony offenses of animal cruelty. I recommend approval of the board paper and the county manager concurs. Questions? Thank you, chief.

[01:50:02] Any questions for chief? All right. This is a public hearing. We're going to go with the pre-registered again, or do we need to, is that the right order, Mr. Newby? You're correct, Mr. Chair. You can call for public hearing at this time.

[01:50:18] All right. Thank you, sir. This is a public hearing. The pre-registered folks, is there a Ruth Goh in the room? Is Ruth in the room? Is Ms. Ruth Goh on WebEx? She is not, sir. All right. Thank you, ma'am. Is there a Ms. Taylor in the room? How are you, ma'am?

[01:50:38] You're up. Thank you for pre-registering. Good evening, Mr. Chair and members of the board and Mr. County Manager. I am Shannon Taylor. I am the Commonwealth's attorney, and I'm here in conjunction with the chief of police in the presentation of this ordinance proposal.

[01:50:58] In speaking with the county attorney, I understand that there's going to be a discussion regarding the language that's being offered, and I'm certainly here to answer any questions that the board may have at the appropriate time, if that's necessary. Thank you, ma'am.

[01:51:15] Is there anyone else in the room that wishes to speak to this case? Is there anyone else on WebEx that wishes to speak to this case? There's no one to speak to this item. All right. Thank you very much. Colleagues, Mr. Manager, go ahead. Mr. Chair, based on extensive conversation and work session, there is an item for your consideration, two substitute ordinances that Mr. Newby would review for the board.

[01:51:43] Andrew, if you would. Thank you, sir. Mr. Chair, members of the board, so there are two substitutes, one labeled 294A-25 and one 294. B-25. So substitute A would, in addition to what's currently on the agenda, require notice to individuals before they are included on the registry and include convictions on or after July 1, 2024 on the registry. And substitute A would also, and this is the critical distinction, remove booking photos from the registry. Substitute B would have the first two components of substitute A would require notice to an individual before they're included on the

[01:52:19] registry and also include convictions on or after July 1 2024 however substitute b again critically would include booking photos and we've clarified that those are the same photos that are available under the freedom of information act those would be part of the registry so shorthand substitute a no booking photos substitute b has booking photos mr chair that completes my summary thank you sir so at this time we have satisfied the public hearing requirement and we have at our desks the original ordinance and two possible substitutes so at this time I would imagine Mr. Newby this item would be open for discussion yes sir chair may call for a discussion

[01:52:58] thank you sir questions colleagues the floor is yours I have a question for Mr. Newby um so there is nothing that we could replace with booking photographs meaning we couldn't use to differentiate GA, Tom Smith A and Tom Smith B. Other than photographs, we couldn't use birth date, we couldn't use birth month and birth date or redacted social security numbers with the last four being used, etc.

[01:53:34] Sir, to answer your question, I could not give a quote-unquote legal clean bill of health on using those kinds of data points as part of the registry at this time. I feel fairly confident in the conclusion that booking photos that are already publicly available under FOIA could be included as the distinguishing feature, sir.

[01:53:51] Thank you, sir. Any other comments or discussion from my colleagues? Yes, Mr. Chair. So my position on the booking photo, and I'm appreciative of the, I think, consensus that we were at to include the notice provisions, I wanted to start there.

[01:54:11] I think that that's an important element, especially going backwards to July 1, 2024, And by way of background, that is when the General Assembly authorized localities to establish local animal cruelty registries.

[01:54:27] So I am appreciative of the work that we made on that. The booking photo, my opposition to that is the language in the statute as passed by the General Assembly explicitly lists what may be included in this registry.

[01:54:43] and it is the name of the person, the offense for which they were convicted, their address at the time of arrest, and the date and place of conviction, and it omits booking photos. So I object to that being included, in particular because of adherence to Dillon's rule, which gives a very specific grant of express authority only, and I believe that arbitrarily including a booking photo would exceed our scope of authority under Dylan's rule.

[01:55:15] I also do not believe that it meets the goal or is necessary, I should say, because Dylan's rule does use necessary language. It is not indispensable to the ends of this registry as far as properly identifying folks who may be trying to adopt a pet because photos are proven not necessarily effective at identifying people, especially when they have some age on them.

[01:55:42] As comprehensive as the process is to adopt a pet, there are so many ways, and I say this as somebody who has gone through that process with Henrico Humane Society, very extensive interviews and background checks and calling of vets and all of the other things. So if there is any concern of an initial flag just because somebody has a similar name, I am confident that there are way more reliable ways to ascertain whether that is in fact the person on the registry as opposed to using a mugshot.

[01:56:10] that would be my position on the booking photo thank you ma'am so just to follow up just for those that may not know one of the reasons we're doing this or maybe one of the primary reasons we're doing this is for adoption facilities etc to have a way to better and make it easier to know who is not to be an adoption candidate for a said animal.

[01:56:42] So having something else out there, I like the booking photo, but what I'm hearing is race, sex, age, those are things that may not be able to be identified. I do have concerns with just the John Smith out there, several John Smiths, especially since it's just our locality and not everyone else.

[01:57:02] So I guess, and I think, Mr. Newby, You're saying legally you're – I'll make sure I'm okay, too, but the booking photos are okay from your perspective to be put on the website. Yes, sir, that is my opinion.

[01:57:18] The express authority I'm relying on for Dillon Rule is FOIA, Freedom of Information Act, allows the release of those photos. That's all. You good, sir? Yes, sir. Mr. Cooper, Nelson, you all set? Yeah, I just want to go on record and say that I'm probably not going to support the booking photo because first of all it's not we don't have to do it and second of all booking photos have historically been used to be biased tools against people of color and I feel like there are other

[01:57:54] ways that we can separate John Smith's other than booking photos but I support I just want to make sure that I'm on record of saying that I do not want pets in the wrong hands of misguided people And so I am 1,000 percent behind anything that we can do to protect our friends, our pets and animals, our family, from being treated in the wrong way.

[01:58:31] Thank you, sir. I'll be happy to share my thoughts on it. One, I'm not ambivalent. I don't exist in the middle at all. My views from this issue have been very clear from the beginning on all three items. One, I'd like to thank my colleagues and the county and the county attorney's office for including in both amendments the date change.

[01:58:53] Number one, that's important. Those folks who are considered within that date range, all five of them, four for sure, have been notified of this. It was part of their plea bargain agreement. They're very well aware that if and when this registry was ever created, that they'd be on it.

[01:59:10] So I'm thankful to see that date change in both of the amendments. I'm also thankful to see change three made. It requires that individuals who are included on the registry be notified by either a court order, written plea agreement, other written document endorsed by the individual.

[01:59:26] I believe we do that for a sex registry conviction. So I'm supportive of that inclusion as well. I differ, in my opinion, from my colleagues on the booking photo. I do believe it would help to identify the individual most quickly and easily for the person who is conducting the adoption at any site.

[01:59:48] I don't want a bit of ambiguity with regard to that. I wouldn't want an innocent person to have a bit of ambiguity and be challenged about it, and I wouldn't want a guilty person to be able to obtain an animal who thereby should not be.

[02:00:05] So I am of the opinion of all three of those being viable options to include. Photos are a reliable way to identify people, driver's license, passports. Heck, our county ID badge has my photo on it from eight years ago.

[02:00:21] So photos are yet another way to do it. And no, we don't have to do it, but we don't have to pass this ordinance either. And that has never been a way in RICO to avoid doing something. So my opinion has always been and always will be every possible tool to prohibit an animal from being placed in the hands of an individual, regardless of age, gender, sex, career.

[02:00:47] It doesn't matter who you are. If you are to be prohibited from owning an animal due to your prior and past convictions, then anything that we can do as a county to make that more clear, I would always support.

[02:01:04] So while I'm thankful of the date change back to July, and I'm thankful for the inclusion of the notice, I believe everybody should be noticed on that. I am of the opinion that the booking photo is a viable item to be added. I understand that my colleagues have differing opinions on that, but I'd like to be very clear on the fact that if it is possible, and I believe our legal counsel that it is, I don't know for the life of me why it would not be utilized.

[02:01:31] And I would advocate for that on any level for any identifier to be added to make it easy for the person behind the counter. Any other comments on this item by my colleagues before we take us into a motion for a substitute? Well, again, I agree with my colleagues.

[02:01:47] Anything that we can do, use the tools to make sure that persons who should not be owning pets don't own pets. And so, again, I think we're all unequivocally in agreement over that. Thank you, sir. Any other comments on this item? Last comment that I'll make is that I do believe that maybe the state legislature might need to do a little work on this law, and it's possible that this will go not just to a locality but potentially would go even statewide.

[02:02:13] So as it goes statewide, more John Smiths may get on there. So last point. On that note, Mr. Ogish, I appreciate you bringing that up. Mr. Cooper, thank you for your comments. If and when, state officials, if you're listening, if and when you get to that, I would also advocate that we saw our friends in the city of Richmond put theirs out and they did not use a July 1st, 2024 indicator.

[02:02:38] I believe a few are convicted of that crime and we can go back and notify, to Ms. Rauncher's point, notify the individuals of the registry existing. I'd like to go back, I'll say it again, my colleagues will roll their eyes, but I'll say it, I'd like to go back to the days of Moses. And if you injured an animal or if you were cruel to an animal and you received a conviction of it, you deserve to be placed upon that list.

[02:02:59] Any other discussions about my colleagues? Seeing none, I will entertain a motion to substitute either 294A or 294B in place of 294-25. Mr. Chair, I move we substitute item 294B-25 for item 294-25.

[02:03:20] All right, there has been a motion to substitute item 294B-25 for item 294-25. Is there a second? I will second it. I think that's illegal for me to second that.

[02:03:36] It's been properly moved by Mr. Rogus, seconded by myself. Any other discussion on that? All right. Those in favor of substituting 294-B25 for item 294-25, all in favor say aye.

[02:03:51] Aye. Aye. All opposed on that substitution? Aye. Nay. Nay. Yes, say nay. Three nays. That motion does not pass. The chair will now entertain another motion of substitution on the item. Mr. Chair, I move

we approve resolution 294-A-25.

[02:04:09] It's been a motion made by Mr. Roundtree, seconded by Mr. Nelson to substitute item 294A-25 for 294-25. Those in favor of substituting that motion, say aye. Aye. Any post? Carries.

[02:04:25] That motion is now on the table. Is there a motion to approve item 294A-25? So moved. Motion made by Ms. Roundtree. Second. Second made by Mr. Rogus. Those in favor, say aye. Aye. Any post? As have it, we now thankfully have an animal cruelty registry.

[02:04:45] I thank everyone. I certainly won't speak on behalf of my colleagues. I'll allow you to do so. Please, I thank everyone who worked on this. We're still paving new ground, and we're still making it harder for folks who really should not be adopting additional animals due to their court sentencing.

[02:05:03] Any other comments on that from my colleagues? Jackson's happy. All right. Well, thank you all very much. Mr. Manager. Mr. Chair, members of the board, agenda item 295-25 is a resolution for signatory authority. This would involve the exchange of real property, 7705 Impala Drive and 7200 Galaxy Road.

[02:05:26] This exchange would occur in the Brooklyn Magisterial District. However, as we work this exchange more, there are some additional stipulations that we would like to be placed on the exchange.

[02:05:42] So, Mr. Chair, with your concurrence, this item staff would like to withdraw and bring back to the board. Yes, sir. I certainly concur on this item, particularly as it is in the Brooklyn District. Any other comments on this item from my colleagues on the withdrawal?

[02:05:59] Yeah, I would concur. And, Mr. Newby, I believe that's no action necessary, no vote necessary for the withdrawal. That's correct, Mr. Chair. No public hearing either. Thank you, sir. Mr. Manager. Next, Mr. Chair, 268-25 is an ordinance for a vacation of building line. This is for the College Hill subdivision, 504 Ridgetop Road.

[02:06:18] This is in the Tuckahoe District. Manager, thank you. Mr. Chair, all members of the board, ladies and gentlemen, happy holiday season. This ordinance would vacate the 50-foot building line at a property located at 504 Ridgetop Road.

[02:06:35] The owners have requested this action to make improvements to their front porch. The Real Property Division processed this vacation request through the Departments of Planning, Public Works, and Public Utilities, Without objection, the Director of Real Property recommends approval of the board paper.

[02:06:50] The County Manager concurs. I'll be happy to address any questions. Thank you, sir. Any questions about my colleagues on this item? All right, this is a public hearing. Is there anyone in the room that wishes to speak to this ordinance? Is there anyone on WebEx that wishes to speak to this ordinance?

[02:07:06] There's no one to speak to this item. All right, thank you very much, Mr. Rogge. So move the ordinance. Motion made by Mr. Rogge, seconded by Mr. Nelson. Those in favor, say aye. Aye. Any opposed? Motion carries, Mr. Manager. Thanks, Mr. Chair. 296-25 is also an ordinance. This is for a vacation of a portion of a right-of-way, a York Manor subdivision, which is in the Verona District. Mr. Anthony.

[02:07:29] Thank you once again, Mr. Manager, Mr. Chair, honorable members of the board. This action would vacate a 10-foot portion of an unimproved right-of-way in the York Manor subdivision. The vacation

is requested by 401 South LLC, the owner of a nearby property. The right-of-way is not necessary for public transit.

[02:07:47] The board vacated in a budding 40-foot strip, a former right-of-way, on October 8, 2024. The real property division has processed this vacation request through the Departments of Planning, Public Works, and Public Utilities without objection. The director of real property recommends approval of the board paper.

[02:08:05] The county manager concurs. I'd be happy to address any questions. thank you sir any questions on this item this is also a public hearing anyone in the room wish to speak to this ordinance is there anyone on webex for this ordinance there's no one to speak to this item thank you very much mr nelson motion made by mr nelson second by mr cooper those in favor say aye aye any post motion carries mr manager next mr chair members of the board you go into public hearing or public comments do you have one individual that has signed up to speak i don't see him here is mr channing perkins here are you on webex sir he is not sir all right is there

[02:08:43] anyone on webex that wishes to address the board this evening there's no one to speak on webex all right is there anyone in person that wishes to address the board all right uh mr chair with your concurrence we'd move into the general agenda and with your concurrence and the board's concurrence i'm going to ask for permission to move agenda item 304-25 forward this is a resolution for a donation of surplus vehicles.

[02:09:10] We do have some folks here from reestablish Richmond. Donation of surplus vehicles to joint clients of the Department of Social Services and reestablish Richmond. Mr. Chair, this is actually our Director of Social Services.

[02:09:27] This is her first presentation. No way. In front of the Board of Supervisors. I don't believe that. It is. Why are we expediting her from the venue? Mr. Manager, does she not address us? Does she not address us? Ma'am, ma'am, the floor is yours. I certainly hope so. Thank you, Mr. Manager, Mr. Chair, members of the board.

[02:09:46] This board paper authorizes the establishment of a program to donate surplus county vehicles to joint clients of reestablished Richmond's Transportation Independence Program and the County Department of Social Services' View Employment Services Program.

[02:10:03] No more than 12 vehicles will be donated in a 12-month period, and the program will expire on October 31, 2028. In partnership with Re-Establish Richmond, the county will administer the program through the Department of Social Services and the Automotive Fleet Manager of Central Automotive Maintenance.

[02:10:21] The Director of Social Services proudly recommends approval of the board paper. The county manager concurs, and I would like to introduce, before I offer to answer questions, Jeff Edwards, who is our Employment Services Supervisor, our View Supervisor, and Kate Ayers, who's the Executive Director of Re-Establish Richmond.

[02:10:40] And we'd be happy to answer any questions that you have. Thanks, Gretchen. Like a seasoned professional over there. Absolutely non-indicative of being your first time doing that. So thank you. It's always great to see you. Any questions by my colleagues on this one?

[02:10:55] Can you share briefly why we should be doing this and what it's going to do for us and our people? Absolutely. The most important reason is that we're going to create opportunity for our clients to have access to transportation. Our mutual clients have access to transportation to get to and from employment, child care, and other normal activities like grocery shopping and doctor's appointments and movie theaters and sporting events and things like that.

[02:11:23] Currently, we are spending upwards of \$2 million a year on transportation costs for van services that transport clients only to and from work and child care. And this program, these vehicles, the return on investment is very substantial to get our clients to self-sufficiency in a much quicker way.

[02:11:45] Thank you. Yes, sir. Ms. Brown, what took you so long to come up with this idea? I had the idea a while ago. It's really hard to get in front of the board. Actually, I don't know what hit me one day, but it didn't make sense that we were spending that much money on van services.

[02:12:05] And I was watching our vehicles go into surplus. They were still drivable, even though they weren't super reliable for the distance that we often have to travel. And it just seemed to make sense, and the manager supported the idea. Well, thank you for thinking outside the box and having the thought to bring it to the manager and to us.

[02:12:27] And as I said, when you first brought this up, I look forward to exploring other ways that we can similarly take advantage of surplus vehicles to be a benefit to the community. And thank you all at Re-Established Richmond, because I know you guys are doing the heavy lifting of figuring out the best way to use these vehicles and get them to their best and highest use.

[02:12:48] So thank you for partnering with the county. People work together. Good things can happen. And our work is really focused on not only making people be able to get to places they need, but make them safe drivers on the road in the meantime.

[02:13:08] And so I believe that the partnership is making Richmond and Reiko specifically safer and people able to make it on their own faster. Thank you, Kate. Thank you, ma'am. Thank you very much. So moved.

[02:13:25] I was going to say, I'll take a motion. It's been moved by Mr. Cooper, seconded by Mr. Nelson. Those in favor? Aye. Any post? Resolution carries. Mr. Murder. Next, Mr. Chair, we go to 297-25, introduction of resolution, and receipt of request for amendment to the fiscal year 26 annual fiscal plan for the month of december justin thank you mr manager and good evening mr chair members of the board as the manager noted this is an introduction of the regular december amendments if approved it would set the public hearing for december 16th and would authorize the advertisement of these amendments

[02:14:04] The total proposed amendments is \$14.2 million. \$7.6 million is within the operating side of the budget. Highlights here \$3.4 million for various social services programs and then \$1.3 million over several public safety agencies for enhancements to services including expansion of emergency medical services at Firehouse 9 and a couple of enhancement efforts with our emergency communications operations.

[02:14:43] On the capital side, the total here is \$6.6 million. Two projects of note, there's \$3.5 million total for additional costs related to the Glover Park Phase 2 project, and then \$3.1 million requested to appropriate an EPA grant for 10 electric buses. I'd also note on the last page of the list of amendments there is uh the request for project by project approval of meals tax funding to be

[02:15:16] transferred for a number of projects uh 5.3 million dollars total there with that as an overview mr chair members of the board i'll be happy to answer any questions thank you sir this is an introduction of a resolution justin right this will come back in a couple weeks yes sir thank you sir any questions for justin all right seeing none is there a motion motion motion made by Ms. Roundtree, seconded by Mr. Ruggish to accept the introduction of the resolution.

[02:15:45] Those in favor say aye. Aye. Any post. Motion carries. Mr. Ruggish. Next, Mr. Chair, agenda item 298-25 is the resolution for award of contract. This is for the A&E services for Firehouse 1. Chief. Mr. Chair, members of the board, Mr. Manager. So moved. Good. I'm all in. There's been a motion and a second, but before we can let the Chief get away we do have to give him his platform that he's clearly looking for because that thing could have been removed two days ago it's december 2nd is it not chief yes sir but you know the still

[02:16:24] there why the the fundraising efforts uh for m4k henrico heroes for henrico casa is important our partners in police emergency communications emergency uh management workplace safety we'll have a little friendly competition uh for this fundraising efforts to see who can raise the most funds for him right at Casa. The organization helps kids when they sometimes need it the most in our Sheriff's Office.

[02:16:45] Montague always has something nice, so he's already good to go. There's your platform. So you're taking this game to overtime and going to... Yes, sir. Fundraising efforts end on Friday. Barb's allowed you to an extra couple days. Yeah, I think she regrets it. Okay. Yeah, I'm sure she does. All right. There's been a motion made by Mr.

[02:17:01] Cooper, properly seconded by Mr. Nelson. Those in favor, say aye. Aye. Any posts? Thanks, Chief. Thank you, sir. Next, Mr. Chair, 300-25 is a resolution for signatory authority. This is for acquisition of property, number of properties on Hawthorne Avenue in the Fairfield District for drainage and flood mitigation.

[02:17:23] Mr. Anthony. Once again, Mr. Manager, Mr. Chair, honorable members of the board, This board paper would authorize the acquisition of 5400 Hawthorne Avenue, 5410 Hawthorne Avenue, 5314 Edgewood Avenue, and 5402 Edgewood Avenue for \$4,400 total for drainage and flood mitigation.

[02:17:44] The directors of public works and real property recommend approval of the board paper. County manager concurs. They're identified in the red-shaded area. I'd be happy to address any questions. Thank you, sir. Any questions on this item? Yes, sir.

[02:18:00] Y'all do, y'all do, y'all do, y'all realize it's in Fairfield, right? Seeing none. He did, he did. Motion made by Mr. Nelson from the Verina District. Is there a second?

[02:18:17] Is there a second? You seconded, so. All right. It's been seconded by Ms. Rountree from the Three Chop District, Fairfield Item. All those in favor, say aye. Aye. Any opposed? Ayes have it. Rogus caught, he caught it earlier. I caught that.

[02:18:32] Yeah, that's a aye. I just wanted to go on the record and say that. sorry mr chair oh no no it needs to be said it needs to be documented it needs to be documented on the record mr manager next mr chair members of the board you move on to 301-25 which is a resolution for signatory authority this is for lease of county property for the old fairfield library which is in the fairfield thank you mr manager mr chair honorable members of the board this would authorize the county manager to execute a lease

agreement with the henrico county public school board for the old Fairfield library school board will use the property

[02:19:09] for administrative offices the lease is subject to annual appropriation the directors of Henrico County libraries general services real property recommended approval of the board paper county manager concurs I'll be happy to address any questions any questions on this item seeing none so moved is there a motion mr. Cooper so moved by mr. Cooper second by mr. Nelson those in favor say aye aye any opposed ayes have it mr. manager a similar item similar item yes sir 302-25 is the lease of county property this is the old verona library in the verona district mr anthony thank you mr manager mr chair honorable members of the board

[02:19:48] this would authorize the acquisition of 187 oh i'm sorry excuse me got ahead of myself sir board paper authorizes the county manager to execute a lease agreement with the henrico county school board for the old verona library school board will use the property for a transportation zoning office. The lease is subject to annual appropriation. Directors of Henrico County Libraries, General Services, and Real Property Recommend approval of the board paper. The county manager concurs. I'll be happy to answer any questions. Any questions on this item? None. So moved.

[02:20:24] Second. And a motion made by Mr. Nelson, seconded by Mr. Cooper. Those in favor say aye. Aye. Any opposed? Motion has it. Ayes have it. I'd like to thank the library folks for hanging out with us tonight. Good to see you, Mr. Thank you. Next, Mr. Chair, 303-25 is a resolution for signatory authority.

[02:20:41] This is acquisition of real property for drainage and flood mitigation. This is 187 Brooks Road in the Verona District. Mr. Anthony. Yes, sir. Mr. Manager, thank you. Mr. Chair, honorable members of the board, this would authorize the acquisition of 187 Brooks Road. So moved. Thank you, sir.

[02:20:57] There has been a motion and a thank you made by Mr. Nelson. Is there a second? Second by Mr. Roundtree. Those in favor say aye. Aye. Any post. Motion carries, Mr. Manager. Thanks, Mr. Chair. 305 - 25 is a resolution for award of contract This is the Ridge quest Ridgecrest water main replacement project. This is in the Tuckahoe district. Mr. Chan Thank you, mr. Manager. Mr. Chair members of the board good evening This is an award of a fixed price price Contract for 1 million two hundred thirty three thousand three hundred forty five dollars and 93 cents to Perkinson

[02:21:34] for the Ridgecrest water main replacement project consisting of providing approximately 2,375 linear feet of 6 inch and 8 inch ductile iron water main along Rolando Drive Holly Hill Road st. Michael's Lane and Townley Road and the abandonment of approximately 4,400 linear feet of 2 inch 3 inch and 4 inch water mains work on the project is anticipated to begin in January and be completed within 430 calendar days with that I'll be happy to answer any questions that you may have thank you sir any questions for badly chair sure

[02:22:12] one question this is a contract reviews before yes so this is actually a older system that we are taking offline and replacing it with a newer system for for fire flow to the benefit of the residents thanks any other questions no mr rogers motion made by mr rogers seconded by mr cooper those in favor say aye any post motion carries mr moore thanks mr chair 306-25 is a resolution for award of contract

[02:22:47] this is for the water reclamation facility clarifier rehabilitation project in the varana district mr jan thank you again uh this is an award of a fixed price contract for 14 million \$735,000 to Waco for the Water Reclamation Facility Clarifier Rehabilitation Phase 4 Project, consisting of the rehabilitation of five

secondary clarifiers, rehabilitation of six scum pump station wet wells and equipment, and installation of three external scum pump

[02:23:24] station wet wells and equipment at the water reclamation facility this is the last of the set of the large sedimentation basins at the facility so work on the project is anticipated to begin also in January and be completed within 816 calendar days with that I'll be happy to answer any questions that you may have thank you sir any questions for about mr. Nelson you said it's a fourth phase right yes sir what did the first three phases cost us do you remember so this is 14 million this one right yes sir and it actually came

[02:24:01] in under budget well so you think each phase cost about the same thing so this one actually is for the secondary clarifiers which of which we have 11 so phase 1 was 1.6 million phase 2 3.6 million phase 3 11 million and then phase 4 14.7 but they're each has a different a different amount of clarifiers as well as the clarifiers are in different different conditions so

[02:24:37] it's not an apples to apples comparison so 3 and 4 pretty much mainly 90% of the project uh yes sir all right so move been a motion made by mr russell seconded by ms roundtree those in favor say hi hi any opposed eyes have it mr manager uh no other items this evening mr chair any other closing comments by my colleagues seeing none enjoy the remainder of your tuesday



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