Henrico County
Notice of Special Meeting
Board of Supervisors

Please take notice that a special meeting of the Board of Supervisors will be held on **Tuesday, November 10, 2026, at 3:30 p.m.** in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

The matters to be reviewed by the Board at this time are:

3:30 - 4:15 p.m.	CapTech HVAC Modernization Report
4:15 - 5:00 p.m.	Sidewalk Program Update

Tanya N. Brackett

Tanya N. Brackett, CMC
Clerk, Henrico County Board of Supervisors
November 5, 2026

County of Henrico, Virginia
Henrico County Board Room
Board of Supervisors' Agenda
November 10, 2026
6:00 p.m.

Pledge of Allegiance
Invocation
Approval of Minutes – October 27, 2026, Regular and Special Meetings
Manager's Comments
Board of Supervisors' Comments
Recognition of News Media

Agenda Item	**Public Hearings – Rezoning Cases and Provisional Use Permit**
230-26 REZ-2026-102043 Varina	Capital Region Airport Commission: Request to conditionally rezone from R-3 One-Family Residence District and C-1 Conservation District to O-2C Office District (Conditional) Parcel 819-713-3876.001 containing 1.68 acres located at the southeast intersection of Lewis Road and Huntsman Road. The applicant proposes a day care. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Government. The site is located in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
231-26 REZ-2026-101777 Fairfield	Pinnacle Living: Request to conditionally rezone from O-3 Office District, B-2 Business District, and A-1 Agricultural District to R-6C General Residence District (Conditional) Parcel 788-767-4522 containing 19.99 acres located at the northeast intersection of Virginia Center Parkway and Village Views Parkway. The applicant proposes a continuing care retirement community. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Office. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
232-26 PUP-2026-101778 Fairfield	Pinnacle Living: Request for a Provisional Use Permit under Sections 24-2306 and 24-3316 of Chapter 24 of the County Code to allow additional building height for a continuing care retirement community proposed on Parcel 788-767-4522 containing 19.99 acres located at the northeast intersection of Virginia Center Parkway and Village Views Parkway. The existing zoning is O-3 Office District, B-2 Business District, and A-1 Agricultural District. R-6C General Residence District (Conditional) zoning is proposed with REZ-2026-101777. The 2045 Comprehensive Plan recommends Office. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
233-26 REZ-2026-101999 Fairfield	Rudlin Torah Academy: Request to conditionally rezone from O-3C Office District (Conditional) to B-1C Business District (Conditional) part of Parcel 778-757-8541 containing 2.6 acres located at the southeast intersection of E. Parham Road and Lydell Drive. The applicant proposes a private school. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Office and

Environmental Protection Area. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

234-26 REZ-2026-101530 Fairfield — Ridge Homes LLC: Request to conditionally rezone from B-3C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 784-747-2895 containing 2.00 acres located on the north line of Brook Lake Drive approximately 500' west of its intersection with Brook Road (US Route 1). The applicant proposes residential condominiums. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Multi-Family Residential. The site is located in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **deny** the request. **(Deferral requested to the second January 2027,meeting.)**

235-26 REZ-2026-101524 Brookland — Woodman Investment Company LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 772-771-3063 and 772-772-8610 containing 14.94 acres located at the northwest intersection of Braxton Avenue and Quail Walk Drive. The applicant proposes single-family development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Suburban Residential 2 (density should not exceed 5 units per acre), Environmental Protection Area, and Suburban Residential 1 (density should not exceed 3 units per acre). The Planning Commission voted to recommend the Board of Supervisors **deny** the request. **(Deferral requested to the second January 2027, meeting.)**

Agenda Item **Public Hearings - Other Items**

236-26 — Ordinance - To Add Article XIV, Titled "Marijuana Sales Tax," to Chapter 20 of the Code of the County of Henrico to Tax the Sale of Marijuana and Marijuana Products at a Rate of Three and One-Half Percent in Accordance with State Law.

237-26 — Ordinance - To Amend and Reordain Section 13-27 Titled "Reserved" of the Code of the County of Henrico to Prohibit Consuming Marijuana or Marijuana Products, or Offering to Another, in Certain Public Places; Prohibit Consuming or Possessing Marijuana or Marijuana Products in or on Public School Grounds; and Regulate the Time of Sale of Marijuana or Marijuana Products.

238-26 — Ordinance - To Amend and Reordain Sections of the Zoning Ordinance, Chapter 24 of the Code of the County of Henrico, to Implement Recent Changes in State Law Regarding Marijuana Distribution, Processing, and Retail Sales; Increase Height Limitations in the Form-Based Alternative Overlay District; and Update, Modify, and Clarify Certain Provisions.

239-26 — Ordinance - Vacation of Building Lines and Lot Lines - North Willow Lawn Subdivision - Brookland District.

240-26 — Resolution - Condemnation - Easements - Fall Line Trail Longdale Phase Project - 1529 and 1551 Mountain Road - Fairfield District.

241-26 Ordinance - Vacation of Building Line - Pinehurst Gardens Subdivision - 3016 Briar Lane - Fairfield District.

Public Comments

Agenda Item **General Agenda**

242-26 Resolution - Approval of Participation in Proposed Settlement Agreement Resolving Opioid-Related Claims Against Albertsons Companies, Inc.

243-26 Resolution - Award of Contract - Multi-Cancer Early Detection Testing Services.

244-26 Introduction of Ordinance - To Amend and Reordain Section 9-2 Titled "Precincts and polling places" of the Code of the County of Henrico to move the Polling Places for the Maplewood Precinct in the Fairfield District from Abundant Life Church of Christ to Harvie Elementary School and the Causeway Precinct in the Three Chopt District from Gayton Baptist Church to Nuckols Farm Elementary School.

245-26 Resolution - Award of Contract - Williamsburg Road and Chapman Lane Water Line Extensions - Varina District.

246-26 Resolution - Acceptance of Roads - Fairfield and Brookland Districts.

County of Henrico, Virginia
Board of Supervisors' Resume
November 10, 2026

Agenda Item	**Public Hearings – Rezoning Cases and Provisional Use Permit**
REZ-2026-102043 Varina	Capital Region Airport Commission: Request to conditionally rezone from R-3 One-Family Residence District and C-1 Conservation District to O-2C Office District (Conditional) Parcel 819-713-3876.001 containing 1.68 acres located at the southeast intersection of Lewis Road and Huntsman Road. The applicant proposes a day care. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Government. The site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Phelps, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the business use is compatible with surrounding development and it would provide added services to the community.
REZ-2026-101777 Fairfield	Pinnacle Living: Request to conditionally rezone from O-3 Office District, B-2 Business District, and A-1 Agricultural District to R-6C General Residence District (Conditional) Parcel 788-767-4522 containing 19.99 acres located at the northeast intersection of Virginia Center Parkway and Village Views Parkway. The applicant proposes a continuing care retirement community. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Office. Acting on a motion by Mr. Dandridge, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would provide for appropriate development.
PUP-2026-101778 Fairfield	Pinnacle Living: Request for a Provisional Use Permit under Sections 24-2306 and 24-3316 of Chapter 24 of the County Code to allow additional building height for a continuing care retirement community proposed on Parcel 788-767-4522 containing 19.99 acres located at the northeast intersection of Virginia Center Parkway and Village Views Parkway. The existing zoning is O-3 Office District, B-2 Business District, and A-1 Agricultural District. R-6C General Residence District (Conditional) zoning is proposed with REZ-2026-101777. The 2045 Comprehensive Plan recommends Office. Acting on a motion by Mr. Dandridge, seconded by Mr. Phelps, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it is reasonable in light of the surrounding uses and existing zoning on the property and would provide added services to the community.

REZ-2026-101999 Fairfield	Rudlin Torah Academy: Request to conditionally rezone from O-3C Office District (Conditional) to B-1C Business District (Conditional) part of Parcel 778-757-8541 containing 2.6 acres located at the southeast intersection of E. Parham Road and Lydell Drive. The applicant proposes a private school. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Office and Environmental Protection Area. Acting on a motion by Mr. Dandridge, seconded by Mr. Winterhoff, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would permit infill development with the proper connection for roads and other public facilities.
REZ-2026-101530 Fairfield	Ridge Homes LLC: Request to conditionally rezone from B-3C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 784-747-2895 containing 2.00 acres located on the north line of Brook Lake Drive approximately 500' west of its intersection with Brook Road (US Route 1). The applicant proposes residential condominiums. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Multi-Family Residential. The site is located in the Enterprise Zone. Acting on a motion by Mr. Dandridge, seconded by Mr. Winterhoff, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **deny** the request because the applicant failed to meet their burden to show that the requested changes are in the best interests of the welfare and future of the community. **(Deferral requested to the second January 2027, meeting.)**
REZ-2026-101524 Brookland	Woodman Investment Company LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 772-771-3063 and 772-772-8610 containing 14.94 acres located at the northwest intersection of Braxton Avenue and Quail Walk Drive. The applicant proposes single-family development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Suburban Residential 2 (density should not exceed 5 units per acre), Environmental Protection Area, and Suburban Residential 1 (density should not exceed 3 units per acre). Acting on a motion by Mr. Phelps, seconded by Mr. Shippee, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **deny** the request because it would likely set an adverse zoning and land use precedent for the area. **(Deferral requested the second January 2027, meeting.)**

Public Hearings - Other Items

Ordinance - To Add Article XIV, Titled "Marijuana Sales Tax," to Chapter 20 of the Code of the County of Henrico to Tax the Sale of Marijuana and Marijuana Products at a Rate of Three and One-Half Percent in Accordance with State Law.

This Board paper proposes ordinance amendments to levy a local marijuana sales tax at the rate of three and one-half percent on any sale of any marijuana or marijuana products in

accordance with state law. State law currently requires the rate to remain in effect for at least three years.

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

Ordinance - To Amend and Reordain Section 13-27 Titled "Reserved" of the Code of the County of Henrico to Prohibit Consuming Marijuana or Marijuana Products, or Offering to Another, in Certain Public Places; Prohibit Consuming or Possessing Marijuana or Marijuana Products in or on Public School Grounds; and Regulate the Time of Sale of Marijuana or Marijuana Products.

This Board paper proposes ordinance amendments to prohibit consuming marijuana or marijuana products, or offering marijuana or marijuana products to others, in public parks, playgrounds, public streets, or any sidewalk adjoining any public street. The amendments also prohibit consuming or possessing marijuana or marijuana products in or on public school grounds. Finally, the amendments establish hours during which marijuana and marijuana products may be sold by retail marijuana stores and microbusinesses licensed by the Virginia Cannabis Control Authority.

The Chief of Police recommends approval of this Board paper, and the County Manager concurs.

Ordinance - To Amend and Reordain Sections of the Zoning Ordinance, Chapter 24 of the Code of the County of Henrico, to Implement Recent Changes in State Law Regarding Marijuana Distribution, Processing, and Retail Sales; Increase Height Limitations in the Form-Based Alternative Overlay District; and Update, Modify, and Clarify Certain Provisions.

This Board paper would amend the zoning ordinance in Chapter 24 of the County Code to implement recent changes in state law relating to the creation of a legal retail marijuana market in Virginia; increase height limitations in the Form-Based Alternative Overlay District; and update, modify, and clarify certain other provisions.

The Planning Commission recommended approval of this ordinance after a public hearing held on October 15, 2026. The Director of Planning recommends approval of the ordinance, and the County Manager concurs.

Ordinance - Vacation of Building Lines and Lot Lines - North Willow Lawn Subdivision - Brookland District.

This ordinance vacates the building lines across and lot lines between Lots 14, 15, 16, 17, 18, and 19, Block B, Section A, North Willow Lawn subdivision. The owner of the encumbered parcels has requested the vacation to develop the Willow Circle Apartments.

The Real Property Division has processed the requested vacation through the Departments of Planning, Public Works, and Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

Resolution - Condemnation - Easements - Fall Line Trail Longdale Phase Project - 1529 and 1551 Mountain Road - Fairfield District.

This Board paper authorizes condemnation proceedings for property that is needed for the construction of the Fall Line Trail Longdale Phase project.

The County needs to acquire permanent joint use utility easements containing 4,635 square feet across the properties located at 1529 and 1551 Mountain Road and owned by Doswell Ventures, LLC. Based on independent appraisals, the County made an offer of $10,429 for the required property interests, but the parties have not reached an agreement.

This Board paper authorizes the County Attorney to institute and conduct condemnation proceedings in accordance with the Code of Virginia. This Board paper further authorizes and directs the County Manager to continue to seek a voluntary acquisition of the easements, to take all steps necessary to acquire the easements, and to enter on and take possession of the required easements in accordance with the Code of Virginia.

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

Ordinance - Vacation of Building Line - Pinehurst Gardens Subdivision - 3016 Briar Lane - Fairfield District.

This ordinance would vacate the 45-foot building line on Block A, Lot 5, of the Pinehurst Gardens subdivision, also known as 3016 Briar Lane. The owner has requested this action to make improvements to his front porch.

The Real Property Division processed the requested vacation through the Departments of Planning, Public Works, and Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

Public Comment

General Agenda

Resolution - Approval of Participation in Proposed Settlement Agreement Resolving Opioid-Related Claims Against Albertsons Companies, Inc.

This Board paper would approve the County's participation in proposed settlements of opioid-related claims against Albertsons Companies, Inc.

The proposed settlement is anticipated to provide funding of approximately $286,074.61 to the County over nine years The funding will be used to abate the damage caused in the community by the opioid crisis.

The Board's outside opioid litigation counsel has recommended that the Board approve the proposed settlement.

The County Attorney recommends approval of the Board paper, and the County Manager concurs.

Resolution - Award of Contract - Multi-Cancer Early Detection Testing Services.

This Board paper awards a contract to GRAIL, Inc. to provide multi-cancer early detection testing services.

Three proposals were received on August 4, 2026, in response to RFP 26-2983-7JOK. After review of the written proposals and oral presentations, the Evaluation Committee selected GRAIL, Inc. as the top-ranked offeror and enter into negotiations for service rates.

The Chief of Fire and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

Introduction of Ordinance - To Amend and Reordain Section 9-2 Titled "Precincts and polling places" of the Code of the County of Henrico to move the Polling Places for the Maplewood Precinct in the Fairfield District from Abundant Life Church of Christ to Harvie Elementary School and the Causeway Precinct in the Three Chopt District from Gayton Baptist Church to Nuckols Farm Elementary School.

This Board paper introduces for advertising and public hearing on December 15 an ordinance to move the polling places for (i) the Maplewood Precinct in the Fairfield District from Abundant Life Church of Christ to Harvie Elementary School and (ii) the Causeway Precinct in the Three Chopt District from Gayton Baptist Church to Nuckols Farm Elementary School. These two churches are no longer able to accommodate election activities.

The Electoral Board requested approval of this Board paper at its meeting on September 3, 2026.

Resolution - Award of Contract - Williamsburg Road and Chapman Lane Water Line Extensions - Varina District.

This Board paper awards a fixed price contract of $897,000 to Metra Industries, Inc. for the Williamsburg Road and Chapman Lane Water Line Extensions project. The project consists of providing approximately 1,035 linear feet of 16-inch ductile iron water main and 700 linear feet of 4 through 12-inch ductile iron water main along Williamsburg Road and Chapman Lane; installing five water services and four fire hydrants; and restoring pavement.

Work on the project is anticipated to begin in December 2026 and be completed within 300 calendar days.

The County received eight bids on October 7, 2026, in response to ITB No. 26-2965-5EAR and Addendum No. 1 for construction of the Williamsburg Road and Chapman Lane Water Line Extensions project, and the bids were as follows:

Bidders	**Bid Amounts**
Metra Industries, Inc. (Little Falls, NJ)	$897,000
Central Site and Utilities Inc. (Montpelier, VA)	$1,191,013
Perkinson Construction, L.L.C. (Prince George, VA)	$1,216,500

Muller, Inc. (Reston, VA)	$1,547,500
Sagres Construction Corporation (Alexandria, VA)	$1,635,000
J. Sanders Construction Co. (West Point, VA)	$1,654,617
Morgan Contracting, Inc. (Knoxville, TN)	$1,729,278
DXI Construction, Inc. (Churchville, MD)	$2,242,250

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

Funding to support the contract is available within the project budget. The Directors of Public Utilities and Purchasing recommend approval of the Board paper, and the County Manager concurs.

Resolution - Acceptance of Roads - Fairfield and Brookland Districts.

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

Retreat at One (Sections 1 and 3)
0.29 Mi. of Magellan Parkway

Sheppard Mill (Section 1)
0.10 Mi. Lyons Mill Lane

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