

Shown below is a preliminary summary of the actions taken by the Hanover County Board of Supervisors on March 25, 2015. Minutes in final form will be presented to the Board for approval at a future date.

HANOVER COUNTY BOARD OF SUPERVISORS

DRAFT SUMMARY MINUTES

Hanover County Administration Building Board Room

March 25, 2015

VIRGINIA: At a regular meeting of the Board of Supervisors for Hanover County held in the Board Room of the Hanover County Administration Building on the 25th day of March, 2015, at 6:00 p.m.

Present: Mr. Wayne T. Hazzard, Chairman
Mr. Aubrey M. Stanley, Vice-Chairman
Mr. Sean M. Davis
Mrs. Angela Kelly-Wiecek
Mr. W. Canova Peterson
Mr. G.E. "Ed" Via, III
Mr. Elton J. Wade, Sr.
Mr. Cecil R. Harris, Jr., County Administrator
Mr. Sterling E. Rives, III, County Attorney

I. Call to Order

Mr. Hazzard called the meeting to order at 6:01 p.m. All Board members were present.

- A. The invocation was given by Mr. Davis.
- B. The Pledge of Allegiance was led by Mr. Stanley.

II. Consideration of Agenda Amendments

The Chairman asked if there were any agenda amendments. Hearing none, moved to citizens' time.

III. Citizens' Time

The Chairman opened citizens' time and offered to anyone who wanted to address the Board of Supervisors for up to five minutes on any matter within the scope of the Board's authority that is not on the agenda for that meeting to come forward.

Seeing none, citizens' time was closed.

IV. Consent Agenda

Mr. Via made a motion to approve the consent agenda, seconded by Mr. Davis.

	Vote:
Wayne T. Hazzard	Aye
Aubrey M. Stanley	Aye
Sean M. Davis	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

Motion approved.

IV. A. – Adoption of Proclamation – Eagle Scout – Andrew James Bock - Cold Harbor Magisterial District, Boy Scout Troop 533

Board Sheet Background:

It is requested that the Board of Supervisors adopt the attached proclamation congratulating Andrew James Bock in attaining the rank of Eagle Scout on August 19, 2014, the highest award granted by the Boy Scouts of America.

Recommended Action:

A motion to adopt proclamation.

IV. B. - Adoption of Proclamation – Hanover Concert Band – 25th Anniversary

Board Sheet Background:

At the request of Mr. Peterson, the Board of Supervisors is requested to consider adoption of the attached proclamation recognizing the 25th Anniversary of the Hanover Concert Band and honoring their service to the people of Hanover and the surrounding area through these many years.

Recommended Action:

A motion to adopt the proclamation.

IV. C. - Lease of County Tower Space and Land - Emergency Communications – Leasing of Land at Tower Site and of Space on Existing County Communications Tower at the Rockville Site in the South Anna Magisterial District.

Board Sheet Background:

The Emergency Communications Department is requesting authorization to enter into a lease agreement with Cellco Partnership d/b/a Verizon Wireless to lease land and tower space on the Rockville Tower located at 16405 MLC Lane, Rockville, Hanover County, Virginia, 23146, GPINs: 7729-43-4175, 7729-42-5048, 7720-41-7385.

The initial term of the proposed lease is five years, with four additional five year extensions if approved by the County Administrator. The initial lease fee will be \$30,000 for the first five years with an annual escalator of 3% beginning the first year of the first five year extension. Pursuant with the County's agreement with the International Ministry Board, revenues will be shared equally between the County and the International Ministry Board.

The County Attorney's Office has approved as to form and Emergency Communications as to content.

Recommended Action:

Motion to authorize the County Administrator to enter into a Lease Agreement consistent with the attached draft, with Cellco Partnership d/b/a Verizon Wireless for the lease of land and tower space at the Farrington Tower Site and authorize the County Administrator to take all other actions necessary to implement the Lease Agreement.

V. Presentation of Proclamations

Mr. Hazzard and Mrs. Kelly-Wiecek called Ernest H. Mason forward and presented him with a proclamation recognizing his years of service to the county. Mr. Mason thanked the Board members, those he has worked with over the years and the citizens.

Mrs. Kelly-Wiecek called representatives of Boy Scout Troop 544 forward and presented them with a proclamation recognizing the troop's 60 Years of Service in the county.

VI. Budget Presentations Related to the Proposed Fiscal Year 2016 Budget

Mrs. Kathy Seay, Director, Finance and Management Services, came forward and gave a presentation on state impacts and potential amendments to the proposed FY16 budget. Following the

presentation, Mrs. Seay answered questions from Board members.

Potential Budget Amendments

- In order to draw down newly available state funds for teacher raises, the County must increase its compensation increase to a minimum of 1.5%.
- To remain competitive in the region, 2% is proposed.
- Increase Compensation from 1% in July to 2% in October

Fund	FY16 Cost	Non-Local Revenue	Local Cost
School Fund	\$606k	(606k)	-
General Fund*	\$400k	(200k)	\$200k
School Nutrition Fund	\$10k	(10k)	-
Public Utilities	\$27k	(27k)	-

*Includes Airport Fund

FY16 Budget

Fund	Proposed	Amended
General Fund	\$ 221,652,444	\$ 222,052,444
Schools Operating Fund	171,233,673	171,839,758
Self-Insurance Fund	33,315,180	33,315,180
Utilities Operating Fund	32,701,581	32,728,981
Debt Service Fund	19,668,500	19,668,500
County Improvements Fund	7,123,400	7,123,400
School Food Services Fund	7,006,863	7,016,800
Airport Fund	4,584,962	4,585,446
School Improvements Fund	2,400,000	2,400,000
Lewistown CDA	659,440	659,440
Economic Development Authority	225,950	225,950
Bell Creek CDA	160,000	160,000
Less Transfers	(104,221,334)	(104,221,818)
Total	\$ 396,510,659	\$ 397,554,081

**VII Closed Session - Section 2.2-3711(A)(3) of the Code of Virginia – Atlee Station Road
Extended Right-of-Way Acquisition**

Mr. Stanley moved that the Board of Supervisors go into Closed Session pursuant to the following: Section 2.2-3711(A)(3) of the Code of Virginia – Atlee Station Road Extended Right-of-Way Acquisition. The motion was seconded by Mr. Peterson

	Vote:
Wayne T. Hazzard	Aye
Aubrey M. Stanley	Aye
Sean M. Davis	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
G. E. “Ed” Via, III	Aye
Elton J. Wade, Sr.	Aye

Motion approved.

Board members entered Closed Session at 6:21 p.m. At the conclusion of the Closed Session, all Board members returned to the Board room, and the Chairman called the regular meeting back to order at 6:45 p.m.

Certification of Closed Session

Mr. Stanley moved that the Board of Supervisors certify that during the Closed Session only public business matters lawfully exempted from the open meeting requirement of the Freedom of Information Act and only such public business matters as were identified in the motion for the Closed Session were discussed. The motion was seconded by Mr. Wade.

	Vote:
Wayne T. Hazzard	Aye
Aubrey M. Stanley	Aye
Sean M. Davis	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
G. E. “Ed” Via, III	Aye
Elton J. Wade, Sr.	Aye

Motion approved.

Mrs. Kelly-Wiecek moved that the Board of Supervisors authorize the purchase of right-of-way, a permanent slope and drainage easement and temporary construction easement on GPIN 7796-

95-9806 for \$40,000.00 for proposed road improvements, and authorize the County Administrator to take all actions necessary to complete this acquisition. The motion was seconded by Mr. Wade.

	Vote:
Wayne T. Hazzard	Aye
Aubrey M. Stanley	Aye
Sean M. Davis	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

Motion approved.

The Chairman announced a brief recess at 6:46 p.m.

The meeting was reconvened at 7:00 p.m.

VIII. PLANNING PUBLIC HEARINGS

C-24-14(c) – Edna M. Mitchell (Sheehy Auto Stores, Inc.), Requests to rezone from A-1, Agricultural District, to B-3(c), General Business District with conditions, on GPINs 8714-99-7488 and 8714-99-5533, consisting of approximately 2.62 acres, and located at the terminus of Sujen Court (State Route 1580) approximately 650 feet north of its intersection with Mechanicsville Turnpike (U.S. Route 360) in the **Henry Magisterial District**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit accessory vehicle storage for the adjacent automobile sales business.

SE-2-15 – Sheehy Auto Stores, Inc., Requests a Special Exception Permit in accordance with Section 26-336 of the Hanover County Zoning Ordinance to permit a fence taller than permitted in the front yard on GPINs 8714-99-7488 and 8714-99-5533, consisting of approximately 2.62 acres, zoned A-1, Agricultural District (B-3(c), General Business District with conditions, rezoning pending), and located at the terminus of Sujen Court (State Route 1580) approximately 650 feet north of its intersection with Mechanicsville Turnpike (U.S. Route 360) in the **Henry Magisterial District**.

Mr. David Maloney, Director of Planning, came forward and informed the Board members that the applicant for these proposals has requested a deferral to allow time for the Planning Commission to review a revised sketch plan.

On motion of Mr. Davis, seconded by Mr. Stanley, the members of the Board of Supervisors voted to defer C-24-14(c) – Edna M. Mitchell (Sheehy Auto Stores, Inc.) and SE-2-15 – Sheehy Auto Stores, Inc. until May 27, 2015, as follows:

	Vote:
Wayne T. Hazzard	Aye
Aubrey M. Stanley	Aye
Sean M. Davis	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
G. E. “Ed” Via, III	Aye
Elton J. Wade, Sr.	Aye

C-22-14(c) – Brian Manley, Requests to rezone from A-1, Agricultural District, to RS, Single Family Residential District with conditions, on GPIN 7759-00-9967(part), consisting of approximately 2.32 acres, and located on the east line of Greenwood Road (State Route 625) approximately 1,900 feet south of its intersection with Ashland Road (State Route 623) in the **South Anna Magisterial District**. The subject property is designated on the General Land Use Plan Map as Suburban Transitional (1-2 dwelling units per acre). The proposed zoning amendment would permit the creation of one additional building lot for a family member for a gross density of one (1) dwelling unit per 2.32 acres.

Planning Analysis:

- The current property consists of 27.28 acres
 - The applicant proposes to rezone 2.32 acres of the property to RS(c) for the creation of a single family lot
 - The residual 24.96 acres would remain A-1

Proffers:

- Conceptual Plan
- Preservation of Existing Larger Trees
- Family Division
- Reservation of Right-of-Way

Recommendations:

- The Planning Commission and staff recommend approval subject to the submitted proffers and conceptual plan.

Mr. Maloney came forward to give this presentation to the the Board.

The Chairman opened the public hearing and asked that anyone who wished to speak for or against the matter come forward. Seeing none, he closed the public hearing.

On motion of Mr. Hazzard, seconded by Mr. Stanley, the members of the Board of Supervisors voted to approve Ordinance C-22-14(c), Brian C. Manley, as follows:

	Vote:
Wayne T. Hazzard	Aye
Aubrey M. Stanley	Aye
Sean M. Davis	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

C-25-14(c) - Ophelia E. Lewis, Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8718-73-0486, consisting of approximately 5.0 acres, and located on the south line of Chestnut Church Road (State Route 750) approximately 1,350 feet east of its intersection with Napper Drive (private road) in the **Henry Magisterial District**. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of one additional lot for a density of one dwelling unit per 2.5 acres.

Planning Analysis:

- The proposed request includes:
 - A 3.0 acre lot with the existing house and driveway
 - New 2.0 acre lot

Proffers:

- Conceptual Plan
- Reservation of Right-of-Way
- Tree Preservation
- Contribution for Road Improvements

Recommendations:

- The Planning Commission and staff recommend approval subject to the submitted proffers and conceptual plan.

Mr. Maloney came forward to give this presentation to the the Board.

The Chairman opened the public hearing and asked that anyone who wished to speak for or against the matter come forward. Seeing none, he closed the public hearing.

On motion of Mr. Davis, seconded by Mr. Wade, the members of the Board of Supervisors voted to approve Ordinance C-25-14(c), Ophelia E. Lewis, as follows:

	Vote:
Wayne T. Hazzard	Aye
Aubrey M. Stanley	Aye
Sean M. Davis	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

C-26-14(c) FEMB, L.L.C., Requests to rezone from B-O, Business Office District, to B-3(c), General Business District with conditions, on GPIN 8706-02-8257, consisting of approximately 1.0 acres, and located on the north line of Chamberlayne Road (U.S. Route 301) approximately 500 feet west of its intersection with Atlee Road (State Route 638) in the **Chickahominy Magisterial District**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would establish a new conceptual layout for this site and permit additional commercial uses.

Planning Analysis:

- The site for the proposed rezoning is currently used for an orthodontics practice
- The owners propose a new structure that will include 1 or more leased spaces
 - The applicant would like to have the same use options as other surrounding B-3 sites
- A conceptual plan has been submitted that shows both the existing building and the new building that will replace the existing structure
 - The applicant plans to continue use of the existing structure until the new structure has a certificate of occupancy
 - The existing structure would then be demolished and the site completed with more parking
- The current entrance is close to the westernmost right-in/right-out access for Rutland Commons
 - VDOT has indicated that an access management waiver will be required
 - VDOT may also require relocation of the entrance

- Entrance improvements required by VDOT must be addressed during site plan review

Proffers:

- Conceptual Plan
- Architecture – Compatible with Rutland Commons
- Loading Area - Location and screening
- HVAC – Rooftop equipment will be screened architecturally
- Lighting – Limited to 30’
- Signage - Monument

Recommendations:

- The Planning Commission and staff recommend approval subject to the submitted proffers and conceptual plan.

Mr. Maloney came forward to give this presentation to the the Board. Prior to the presentation, Mr. Peterson recused himself from the deliberations and vote. Mr. Peterson left the dias.

The Chairman opened the public hearing and asked that anyone who wished to speak for or against the matter come forward. Seeing none, he closed the public hearing.

On motion of Mrs. Kelly-Wiecek, seconded by Mr. Via, the members of the Board of Supervisors voted to approve Ordinance C-26-14(c), FEMB, L.L.C., as follows:

	Vote:
Wayne T. Hazzard	Aye
Aubrey M. Stanley	Aye
Sean M. Davis	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Recused from vote
G. E. “Ed” Via, III	Aye
Elton J. Wade, Sr.	Aye

CUP-8-14 - ACCU Associates, L.L.C., Requests a Conditional Use Permit in accordance with Section 26-183.1 of the Hanover County Zoning Ordinance to permit a recreation facility on GPIN 7798-02-4316, consisting of approximately 3.77 acres. The property is zoned M-3, Heavy Industrial District, and is located on the east line of Air Park Road (State Route 813) approximately 150 feet north of its intersection with Whitesel Road (State Route 1263) in the **Ashland Magisterial District**. The subject property is designated on the General Land Use Plan Map as Industrial.

Planning Analysis:

- This request is to convert a portion of a building designed for office/warehouse use, to be used as a recreational facility
 - Features inflatable play equipment for children for parties and special events
- The building is part of an office/warehouse complex adjacent to the Hanover County Airport
- On-site parking based on existing uses and the proposed use is shown on the submitted sketch plan
- An area for parking has been designated where there is an existing plane hangar and apron to the airport taxiway
 - The applicant has the option to submit a request to reduce the required parking
- A draft condition requires any parking exception would only apply to the 33 spaces on the hangar apron
 - Should the Planning Director find the parking spaces are warranted in the future, the parking would be installed as shown

Recommendations:

- The Planning Commission and staff recommend approval subject to the conditions outlined in the staff report

Mr. Maloney came forward to give this presentation to the the Board. Following the presentation, Mr. Maloney answered questions from Board members regarding parking regulations.

The Chairman opened the public hearing and asked that anyone who wished to speak for or against the matter come forward. Seeing none, he closed the public hearing.

On motion of Mr. Via, seconded by Mr. Wade, the members of the Board of Supervisors voted to approve CUP-8-14 - ACCU Associates, L.L.C., as follows:

	Vote:
Wayne T. Hazzard	Aye
Aubrey M. Stanley	Aye
Sean M. Davis	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

CUP-1-15 – Daniel C. and Ashlee R. Leadbetter (Michael Pugh), Requests a Conditional Use Permit in accordance with Section 26-20.25 of the Hanover County Zoning Ordinance to permit a commercial landscaping operation in conjunction with a nursery on GPIN 7749-27-8898, consisting of approximately 2.0 acres, zoned A-1, Agricultural District, and located on the west line of Mountain Road (U.S. Route 33) approximately 600 feet north of its intersection with Stone Horse Creek Road (State Route 670) in the **South Anna Magisterial District**. The subject property is designated on the General Land Use Plan Map as Agricultural.

Planning Analysis:

- The conceptual plan shows:
 - The existing buildings remodeled for commercial use
 - Two greenhouses and nursery crop production areas added to the site for the commercial landscaping business
 - Additional parking for the proposed use
 - Screening with existing trees and a 6' solid fence
- The proposed hours of operation are Monday through Friday from 7:00 a.m. to 5:00 p.m.
- No retail sales of nursery products

Recommendations:

- The Planning Commission and staff recommend approval subject to the sketch plan and conditions outlined in the staff report

Mr. Maloney came forward to give this presentation to the the Board. Prior to the presentation, Mr. Hazzard recused himself from the deliberations and vote. Mr. Hazzard left the dias.

The Vice-Chairman opened the public hearing and asked that anyone who wished to speak for or against the matter come forward. Seeing none, he closed the public hearing.

On motion of Mr. Stanley, seconded by Mrs. Kelly-Wiecek, the members of the Board of Supervisors voted to approve CUP-1-15 – Daniel C. and Ashlee R. Leadbetter (Michael Pugh), as follows:

Wayne T. Hazzard	Vote: Recused from vote
Aubrey M. Stanley	Aye
Sean M. Davis	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

XV. Announcements

Mrs. Kelly-Wiecek announced that one of the Sportsbackers' premier events, the Monument Avenue 10k, will be held this upcoming weekend.

Mr. Harris announced that the Town Hall meeting held earlier in the week by Mr. Davis was very successful. Mr. Davis mentioned some of the matters that were addressed during the meeting.

XVI. Adjournment

At 7:17 p.m. the Chairman adjourned the meeting to April 8, 2015 – Hanover County Administration Building – 2:00 p.m.