

Shown below is a preliminary summary of the actions taken by the Hanover County Board of Supervisors on April 22, 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

April 22, 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 22nd day of April, 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 6:00 p.m. All Board members were present.

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

II. Consideration of Agenda Amendments

The Chairman asked if there were any agenda amendments. Mr. Stanley made a motion that the consent agenda be amended to add the following items: IV.-B. - Request for Authorization to Advertise Public Hearing—Ordinance 15-06 - Taxicab Access Fees and, IV.-C- Adoption of

Proclamation – Hanover High School’s Mixed Show Choir Sound FX. The motion was 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.

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. Davis made a motion to approve the consent agenda as amended, seconded by Mr. Stanley.

	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. – Budget Transfer from Reserve for Contingencies \$38,705 -Registrar's Office

Board Sheet Background:

A notice in proper form has been received from the appropriate authority of the Republican and Democratic Parties requesting the calling of a June 9, 2015 Primary Election for the purpose of nominating a candidate for Parties for the offices of Members of the Virginia State Senate, Members of

the Virginia State House of Delegates and local contests. Should only one candidate qualify for the primary ballot in any office, then no primary for that office will be held.

The Electoral Board recommends \$38,705 to meet state requirements for a primary election. The costs include staffing of the 37 precincts as well as the costs to program the voting machines and print ballots along with other incidental items.

Personnel	\$ 24,520
Operating	\$ 14,185
Total	\$ 38,705

The costs associated with this primary were not included in the FY15 adopted budget because we cannot anticipate whether there will be a primary in a given year or how many there will be. Further, these costs are not anticipated to be reimbursable from any other source.

Subsequent to this transfer, the remaining Reserve for Contingencies would be \$843,038. Finance & Management Services concurs with this request.

Recommended Action:

Motion to transfer \$38,705 from Reserve for Contingencies to the Registrar's budget to cover salary and operational costs for the June 2015 primary.

IV. B. - Request for Authorization to Advertise Public Hearing—Ordinance 15-06 - Taxicab Access Fees

Board Sheet Background:

On March 31, 2015, the Capital Region Airport Commission ("Commission") approved an amended access fee schedule for public ground transportation vehicles using the Richmond International Airport facilities to service Airport patrons. The Commission adopted new rates and a new methodology for assessing the rates. A copy of the Resolution is enclosed and the fee schedule approved by the Commission is included as Table A.

The Commission requested that Hanover County as well as the other localities represented on the Commission take the necessary action to amend the access fee schedule for public ground transportation vehicles using the Richmond International Airport facilities to conform with the Commission's action.

Under its current rate structure, an access fee of \$2.00 or \$2.60 is imposed on all taxis having a contractual relationship with the Commission. Under the proposed structure, all taxis having a contract with the Commission will be charged the same, or \$2.30, for each carriage originating at the Airport.

The Administration recommends approval of Ordinance 15-06.

Recommended Action:

Authorize the Advertisement of a Public Hearing for Ordinance 15-06 amending the taxicab access fee schedule for public ground transportation vehicles using the Richmond International Airport facilities to service Airport patrons

IV. C. -. Adoption of Proclamation – Hanover High School’s Mixed Show Choir Sound FX

Board Sheet Background:

At the request of Mr. Davis, the Board of Supervisors is requested to consider adoption of the attached proclamation recognizing with sincere appreciation and admiration the high honors Hanover High School’s Mixed Show Choir Sound FX has brought to themselves, their families, their high school and Hanover County.

Recommended Action:

A motion to adopt the proclamation.

V. Presentation of Proclamations:

Eagle Scout Travis Kellam McFaden, Mechanicsville Magisterial District, Boy Scout Troop 533

Mr. Canova Peterson called Eagle Scout McFaden and his family forward and presented him with the proclamation.

Eagle Scout Matthew Thomas Slicker, Henry Magisterial District, Boy Scout Troop 555

Mr. Sean Davis called Eagle Scout Slicker and his family forward and presented him with the proclamation.

VI. Update of Status on Board’s FY15 Initiatives and Adoption of Board’s FY16 Initiatives

Mr. Cecil Harris, County Administrator, came forward and presented the Board with an update of the status of the initiatives. Mr. Harris gave a description of each 2015 Initiative.

Fiscal Year 2015 Initiatives

- Conduct 2014 Citizens Survey
- Update Economic Development Strategic Plan
- Begin implementation of the Chesapeake Bay and stormwater management mandates
- Enter into construction of the new Courthouse facility
- Provide merit pay increases to County and School employees

Proposed FY2016 Initiatives

- Begin construction of new Courthouse:

Mr. Harris reported that the contract was awarded on January 30th to Gulf Seaboard. The contractor mobilized on March 2nd and site work is underway. The project is about two months ahead of schedule. If construction takes 18 months as expected, the building is expected to be completed by the fall of 2016

- Conduct Space Needs Study to determine best uses of the old Courts buildings:

Mr. Harris explained that similar to what was done in 2006 when the new Courthouse was being planned, the future space needs of departments in the Wickham Building, Wickham Annex, Old Clerk's Office and the Taylor Complex will be analyzed. Board members had a discussion about the Schools' study of the older school buildings. It was decided that the matter of the school facilities will be brought to the Board's Facilities Committee and may be added to the FY2016 Initiatives at a later date.

- Provide additional resources to meet Public Safety needs:

The funding approved in the budget to achieve numerous Public Safety improvements was described.

- Begin video-streaming of Board meetings:

Streaming of Board meetings is expected to begin in just a few months. The Board members had a discussion about the planned future streaming of Planning Commission meetings as well and expressed their desire to have this specifically stated in the initiative.

- Support Richmond 2015 cycling championships race:

Mr. Harris reported that this event is the "World Series of competitive bicycling" and the Individual Time Trials for Elite Men cyclists will be held in Hanover on September 23rd. A

video promoting the event was shown.

Mrs. Kelly-Wiecek, seconded by Mr. Via, moved to adopt the Board’s FY16 Initiatives, with the video streaming initiative amended to: “Begin video-streaming of Board and Planning Commission meetings”.

	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.

VII. Workshop and Request for Authorization to Advertise Public Hearing – Department of Public Works – VDOT FY 16-21 Secondary Six-Year Plan

Mr. Joe Vidunas, Department of Public Works, came forward to address the Board. He explained that the Secondary Six-Year Plan (SSYP) outlines planned spending for road projects on the secondary system over the next six (6) years. The plan establishes a prioritized list of projects throughout the County that the Board of Supervisors selects to receive funding. It is updated annually and is the means by which secondary road funding from VDOT is allocated. Funding is allocated for the first fiscal year of the SSYP, but the remaining five (5) years are simply estimates of future allocations. The SSYP is updated each year as revenue estimates are updated, priorities are revised, project schedules and costs change, or projects are completed. Only projects funded in whole or in part with secondary road funds are included in the plan.

The draft plan allocates \$1,734,438 in secondary funds among four projects: Pole Green Road/Walnut Grove Road (#3.04), Atlee Road Extended (#3.05), Cedar Ln/Rt. 1 (#3.06) and Sliding Hill Road (#3.08). Funding is also assigned to Countywide Right-of-Way Engineering (#1.05). Two projects have been completed since the last update and no longer appear in the plan: Creighton Road shoulder widening and pavement overlay and Pole Green Road/Rural Point Road turn lane improvements. Two projects have been added to the proposed plan: Mechanicsville Turnpike (#3.09) and Bell Creek Road (#3.10). Construction of these projects is to begin in May of this year however

both projects require additional funding to fully fund the construction phase. They have been added to the plan to allow secondary balances that remain on completed projects, which up to this point had been withheld by VDOT, to be applied to cover the existing shortfalls.

Mr. Peterson made a motion to authorize advertisement of a joint public hearing with VDOT on May 13, 2015 on the proposed FY 16-21 Secondary Six-Year Plan. The motion was seconded by Mr. Via.

	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.

VIII. Closed Session - Va. Code Section 2.23711(A) – Authorize the purchase of right-of-way and easements on GPIN 7796-85-5580 for the construction of Atlee Road Extension.

Mr. Stanley moved that the Board of Supervisors go into Closed Session pursuant to the following: Section 2.23711(A) – Authorize the purchase of right-of-way and easements on GPIN 7796-85-5580 for the construction of Atlee Road Extension. The motion was seconded by Mr. Via.

	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 6:46 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 6:58 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. Via.

	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 6:58 p.m.

The meeting was reconvened at 7:01 p.m.

Mrs. Kelly-Wiecek moved that the Board of Supervisors authorize the purchase of right-of-way and easements on GPIN 7796-85-5580 for \$70,000.00 for proposed road improvements, and authorize the County Administrator to take all actions necessary to complete this acquisition. The motion was seconded by Mr. 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.

VIII. PLANNING PUBLIC HEARINGS

C-5-06(c) - AM. 1-15 – Maria L. and John P. Hudnall, Jr. (Mason Estates), Request an amendment to the proffers approved with rezoning request C-5-06(c), Hendree F. and Paul H. Mason, Jr., on GPIN 8754-26-7625, zoned AR-6(c), Agricultural Residential District with conditions, and located at the

terminus of Hendree Lane (private road) approximately 1,300 feet west of intersection with McClellan Road (State Route 628) in the **Cold Harbor Magisterial District**. The proposed zoning amendment would amend the cash proffer.

Planning Analysis:

- The request is to amend the following:
 - Amend Proffer No. 2 from \$11,246.00 (capital & road improvements) to \$2,306.00 (road improvements)
 - The amended proffer is in accordance with the Business and Residential Development Road Improvements Transportation Policy

Recommendations:

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

Mr. David Maloney, Director of Planning, came forward to give this presentation to 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. Wade, seconded by Mr. Via, the members of the Board of Supervisors voted to approve C-5-06(c) - AM. 1-15 – Maria L. and John P. Hudnall, Jr. (Mason Estates), 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-1-15 (c) – Calvin L. Stanley, Requests to rezone from B-3, General Business District to AR-6(c), Agricultural Residential District with conditions on GPIN 7826-68-8756, consisting of approximately 4.07 acres, and located on the east line of Beaver Dam Road (State Route 715) approximately 325 feet south of its intersection with Union Church Road (State Route 678) in the **Beaverdam Magisterial District**. The subject property is designated on the General Land Use Plan Map as Rural Village and Agricultural. The proposed zoning amendment would permit the creation of two (2) building lots for a gross density of one (1) dwelling unit per 2.04 acres.

Planning Analysis:

- The applicant proposes dividing the 4.07 acre parcel into 2 lots:
 - 2.06 acres
 - 2.01 acres
- Each lot meets road frontage requirements for individual driveways

Proffers:

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

Recommendations:

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

Mr. Maloney presented the Board with this request.

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. Stanley, seconded by Mr. Wade, the members of the Board of Supervisors voted to approve Ordinance C-1-15(c), Calvin Stanley, 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-1-10 - AM. 1-15 – Bethlehem Presbyterian Church, Inc., Requests an amendment to a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit an amendment to the sketch plan on GPINs 8765-28-6454, 8765-28-3157 and 8765-28-2202, consisting of approximately 8.37 acres, zoned A-1, Agricultural District, and located on the north line of Old Church Road (State Route 606) at its intersection with Ironwood Lane (private road) in the

Henry Magisterial District. The subject property is designated on the General Land Use Plan Map as Agricultural.

Planning Analysis:

- In 2010 a Conditional Use Permit (CUP) was approved for an expansion
 - VDOT required the western entrance to be closed due to spacing requirements from the eastern entrance at that time
- In 2011, the Church amended the CUP to allow limited use of the western entrance for funerals
- VDOT has since indicated it will now approve the reopening of the western entrance

Recommendations:

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

Mr. Maloney presented the Board with this request.

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. Stanley, the members of the Board of Supervisors voted to approve CUP-1-10 - AM. 1-15 – Bethlehem Presbyterian Church, Inc., 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-3-15 (c) – Wayne T. Hazzard, et al., Request to rezone from M-1, Limited Industrial District, to M-2(c), Light Industrial District with conditions, on GPIN 7788-05-8451, consisting of approximately 10.85 acres, and located on the northwest quadrant of the intersection of Washington Highway (U.S. Route 1) and Lewistown Road (State Route 783) in the **South Anna Magisterial District**. The subject property is designated on the General Land Use Plan Map as Business-Industrial. The proposed zoning amendment would permit additional industrial uses.

Prior to the presentation, Mr. Hazzard recused himself from the public hearing, deliberations and vote. Mr. Hazzard left the Dias.

Planning Analysis:

- The applicant is seeking to rezone to accommodate an industrial user
- A portion of the property is currently used for production of outbuildings
- The proposed M-2 is consistent with surrounding uses
- Future improvements must comply with the zoning ordinance development standards prior to site plan approval

Proffers:

- Use Restrictions
- Dedication of Right-of-Way on both road frontages
- Monument Signs

Recommendations:

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

Mr. Maloney presented the Board with this request.

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. Via, seconded by Mr. Peterson, the members of the Board of Supervisors voted to approve Ordinance C-3-15(c), Wayne T. Hazzard, et al., as follows:

	Vote:
Wayne T. Hazzard	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

C-2-15 (c) – Baldwin Family Partnership, et al., Request to rezone from A-1, Agricultural District, to M-2(c), Light Industrial District with conditions, on GPINs 7789-32-7910, 7789-32-8994, 7789-43-2172, 7789-22-7554, 7789-43-8140, 7789-43-7491 and 7789-42-6349, consisting of approximately 95.93 acres, and located generally on the south line of Ashcake Road (State Route 657) at its

intersection with Long Road (State Route 95) in the **Ashland Magisterial District**. The subject property is designated on the General Land Use Plan Map as Limited Industrial. The proposed zoning amendment would permit speculative industrial uses.

Planning Analysis:

- The applicants are seeking M-2 zoning to better market the property and to keep it in the County's land use taxation program until it is developed
- In accordance with the land use taxation program, uses would be limited to:
 - Manufacturing
 - Professional
 - Hotels and Motels
 - Transportation and Warehousing
 - Scientific and Technical Services
 - Professional Offices
- The conceptual plan shows possible points of access and a 40' buffer next to the Ashland Heights subdivision
- When the property is developed, the site plan(s) will have to address all County, State and federal requirements
- No elevations have been provided
 - Proffers have been submitted that provide for quality building materials and for architectural standards compatible with the Northlake development

Community Meeting on February 23, 2015:

- Issues raised at the meeting included the following:
 - Not using Ashland Heights Road for access to the site
 - An increased buffer adjacent to Ashland Heights that would include vegetation that discourages trespassing
 - Traffic congestion and safety on Ashcake Road

Proffer and Master Plan Considerations:

- To address the staff's concerns and the concerns raised at the community meeting, the applicants have proffered the following transportation improvements:
 - To conduct a traffic impact analysis (TIA) study prior to the first site plan approval
 - Traffic improvements recommended in the TIA shall be installed
 - A master plan will be provided to show access and internal circulation

- A phasing plan will be provided for the installation of transportation improvements
- There will be no access to Ashland Heights Road
- A “No Thru-Traffic” sign to be requested at that road’s access to Ashcake Road

Proffers:

- Public Utilities shall be provided
- Overhead utility lines shall be placed underground
- Uses – Those allowed per Section 22-17.1(a) : Manufacturing; Transportation and Warehousing; Professional, Scientific and Technical Services; Hotel and Motels; Professional Offices
- Architectural Treatment
- Transportation - Includes TIA and proffered road improvements
- 40’ Buffer - Enhanced as proffered
- Historic resource will be advertised for relocation, salvaging materials and documentation prior to demolition
- Access points to be in substantial conformity with the conceptual plan

Recommendations:

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

Mr. Maloney presented the Board with this request. Following the presentation, Mr. Maloney answered questions from Board members regarding traffic signs.

The Chairman opened the public hearing and asked that anyone who wished to speak for or against the matter come forward.

Mr. Andy Condlin, applicant representative, came forward and spoke in support of the rezoning request and stated that the rezoning will allow the property to be developed in the future in a way that is consistent with surrounding properties.

Mr. Edwin Gaskin, Director of Economic Development, came forward and spoke in support of the rezoning request and stated the M-2 zoning is the most appropriate zoning for the property and will create opportunities for positive development.

Ms. Sandra Dalton, Ashland Magisterial District and adjacent property owner, came forward and spoke in opposition with regard to the buffers, notification to adjacent property owners and the potential of noise that might result from certain businesses.

Ms. Wanda Edwards, adjacent property owner, came forward and spoke in opposition, citing an issue with notification to many property owners in the area and problems that might arise depending on what type business might be built in the future.

Mr. Maloney answered questions from the Board at this time concerning notices to property owners and the plan for the development to be similar to the Northlake development.

Mr. Condlin returned to the podium and noted that over 75 notices were mailed to property owners and provided the map of the properties where notices were mailed to the owners. He noted the intent is to attract similar businesses as those in Northlake.

Mr. Maloney offered further clarification regarding the set-backs and buffers. He informed the Board that one of the components of the proffers is that, prior to site plan approval, a Comprehensive Internal Circulation Plan will have to be provided.

Mr. Sterling Rives, County Attorney, noted that there are provisions in the County Noise Ordinance to provide protection for nearby residential properties.

Seeing no others come forward, the Chairman closed the public hearing.

Mr. Via, seconded by Mr. Wade, moved to approve Ordinance C-2-15(c), Baldwin Family Limited Partnership, Downing-Gilman, L.L.C., and Pettus W. Gilman and R. Lee Downing and further moved that the Board find that all of the proposed uses fit into the categories established by Hanover County Code Section 22-17.1.

	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.

C-17-14(c) – Chamberlayne Road Associates, LLC, Requests to rezone from A-1, Agricultural District and R-1, Single-Family Residential District to RS(c), Single-Family Residential District with conditions and B-2(c), Community Business District with conditions, on GPINs 8706-67-5588 and 8706-67-5140, consisting of approximately 11.7 acres, and located on the east line of Chamberlayne Road (U.S. Route 301) approximately 250 feet north of its intersection with McKenzie Drive (State Route 1239) in the **Chickahominy Magisterial District**. The subject property is designated on the General Land Use Plan Map as Commercial and Suburban High (4-8 dwelling units per acre). The proposed zoning amendment would permit various community business uses on 1.6 acres and the creation of 40 single-family lots on 10.1 acres for a gross density of 3.97 units per acre.

Planning Analysis:

- The conceptual plan of the 11.7 acre site shows:
 - 1.55 acres to be rezoned to B-2(c)
 - Use is speculative; plan shows the site to accommodate 24,700 sq. ft. office/retail building with required parking
 - 10.08 acres to be rezoned to RS(c)
 - 40 single-family detached lots
 - 3.97 units per acre
- The conceptual plan features:
 - 2.67 acres open space to remain in their natural state, except for necessary utility and drainage improvements
 - 4' concrete sidewalks and pedestrian connection to the adjacent commercial property
 - Street trees
 - Single load streets comprising 40% of internal street length
 - A right-turn lane on U.S. Route 301 into the development

Community Meeting Held on January 6, 2015:

- Issues raised at the meeting:
 - Clearing of heavily wooded areas near existing subdivision lots
 - Intensity of uses permitted in B-2 district and would prefer B-1
 - No access to McKenzie Drive, southbound traffic will need to make U-turns at Crown Colony Parkway

- Maintenance of the BMP
- Interest in size and pricing of houses

B-2 Proffers:

- Conceptual Plan
- Architectural Materials
- HVAC - Unit screening
- Lighting - Not to exceed 25-ft in height
- Monument Signs
- Dumpster Screening
- Use Restrictions

RS Proffers:

- Transportation Improvement Contribution
- Architectural Materials and Style
- Minimum House Size

B-2 & RS Proffers:

- Transportation Improvements
- Historic resource will be advertised for relocation, salvaging materials and documentation prior to demolition

Recommendations:

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

Mr. Maloney presented the Board with this request.

The Chairman opened the public hearing and asked that anyone who wished to speak for or against the matter come forward.

Mr. Preston Lloyd with Williams Mullen, came forward and spoke on behalf of owner and gave a presentation on the details of the proposal. Mr. Lloyd and Mr. Maloney answered questions on landscaping in the buffer area.

Mr. Kevin Green, Chickahominy Magisterial District, came forward and spoke in opposition of the rezoning request, citing safety concerns for children in relation to the stormwater basin. He requested a fence be placed around the basin.

Mr. Lloyd returned to the podium to address Mr. Green's concerns. After discussion on the issue of the possibility of a wet pond requirement, Mr. Lloyd stated the applicant is willing to add an additional proffer to address the fence issue. Mr. Rives suggested that the Board move on to the next case on the agenda to allow time for the additional proffer to be drafted and submitted. Action taken, once the Board returns to this case will be inclusive of the added proffer.

Seeing no others come forward, the public hearing was closed.

SE-5-15 – Hanover County Board of Supervisors (Department of General Services), Requests a Special Exception Permit in accordance with Section 26-338 of the Hanover County Zoning Ordinance to permit a sign larger than permitted on GPIN 8810-04-4663, consisting of approximately 18.88 acres, zoned B-3, General Business District, and located in the northeast quadrant of the intersection of County Complex Road (State Route 1005) and Hanover Courthouse Road (U.S. Route 301) in the **Beaverdam Magisterial District.**

Planning Analysis:

- Proposed new monument sign is larger than permitted
- The sign placement will be perpendicular to U.S. Route 301
- Sign materials consist of:
 - Brick
 - Raised Metal Lettering on Slate

Staff Recommendation:

Approval subject to the conditions as outlined in the staff report.

Mr. Maloney presented the Board with this request.

The Chairman opened the public hearing and asked that anyone who wished to speak for or against the matter come forward.

Mr. Wayne Lawhorn, Beaverdam Magisterial District, came forward to speak in opposition of signage in the Hanover Courthouse area being designed without a master plan for consistency in the entire area.

Seeing no others come forward, the Chairman closed the public hearing.

The Board members had a discussion on the matter of sign consistency and it was noted that the matter before the Board only addresses the size of the particular proposed sign. The Board's Facilities Committee will look into the possibility of a plan for sign consistency.

On motion of Mr. Stanley, seconded by Mr. Wade, the members of the Board of Supervisors voted to approve SE-5-15 – Hanover County Board of Supervisors (Department of General Services), 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

Prior to the next hearing, the Board called Mr. Lloyd forward for the matter of **C-17-14(c) – Chamberlayne Road Associates, LLC**. Mr. Lloyd submitted the following: *Proffer 13: For any BMP facility constructed by the owner, for the detention of storm water, which is designated as a wet pond, the owner shall construct a minimum of a two-rail fence along the eastern and western boundary of the property where facing such BMP.*

The Board members had a discussion on aspects of the proposal, including traffic and potential concerns with the commercial development.

On motion of Mrs. Kelly-Wiecek, seconded by Mr. Via, the members of the Board of Supervisors voted to approve Ordinance C-17-14(c), Chamberlayne Road 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

SE-6-15 – Northlake Property Owners Association, Requests a Special Exception Permit in accordance with Sections 26-275(d)(5) and 26-276(b)(7) of the Hanover County Zoning Ordinance to permit four (4) off-site general advertising signs on GPINs 7788-58-2256, 7788-29-5157, 7788-39-4345 and 7788-48-2082, consisting of approximately 28.6 acres (signs encompass a 2,800 square foot area), zoned B-3(c), General Business District with conditions and M-2(c), Light Industrial District with conditions, and located within Northlake Industrial Park, generally along North Lakeridge Parkway (State Route 782) in the **Ashland Magisterial District**.

Planning Analysis:

- An off-site general advertising sign (for directing business locations) was approved November 2014, at the intersection of North Lakeridge Parkway and Lake Park Drive
- This request is for 4 additional off-site general advertising signs to provide directions to businesses using the same design as the first approved sign

Staff Recommendation:

Approval subject to the conditions as outlined in the staff report.

Mr. Maloney presented the Board with this request.

The Chairman opened the public hearing and asked that anyone who wished to speak for or against the matter come forward.

Mr. Gibson Wright, President of Northlake Property Association, came forward to speak in favor of the request and offered to answer any questions.

Seeing no others come forward, the Chairman closed the public hearing.

On motion of Mr. Via, seconded by Mr. Wade, the members of the Board of Supervisors voted to approve SE-6-15 – Northlake Property Owners Association, 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

ORDINANCE 15-02 – Bed and Breakfast as a Special Exception in the - AR-1 and AR-2 Zoning Districts – An Ordinance to amend the Hanover County Code, Zoning Ordinance, to modify the district regulations for the AR-1, Agricultural Residential District and the AR-2, Agricultural Residential District to permit the operation of a bed and breakfast in those districts with a special exception.

- The South Anna District Supervisor was recently approached by an individual inquiring about the feasibility of using an existing AR-2 parcel for a bed and breakfast business
 - The AR-1 and AR-2 districts were replaced by the AR-6 in 1996 but both of the district regulations remain in effect for existing properties
 - The current AR-1 and AR-2 regulations do not permit bed and breakfast establishments
- Bed and Breakfast establishments are permitted with a Special Exception Permit (SE) in the A-1 and AR-6 districts, and are required to comply with additional regulations specified in the zoning ordinance
- The proposed Ordinance provides for Bed and Breakfast establishments in the AR-1 and AR-2 districts consistent with the provisions in the A-1 and AR-6 districts

Recommendations:

Planning Commission and staff recommend approval of the Ordinance Amendment 15-02, Bed and Breakfast use as a Special Exception in the AR-1 and AR-2 Zoning Districts.

Mr. Maloney presented the Board with the details of this requested ordinance.

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. Stanley, the members of the Board of Supervisors voted to approve Ordinance No. 15-02, 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

XV. Announcements

Mr. Davis announced that the *A Taste of Hanover* event, which is sponsored by Hanover ARC and Hanover Community Support Services will be held Wednesday, April 29th. Mr. Davis noted that this is a great community event.

Mrs. Kelly-Wiecek announced that it is Administrative Professionals Week and, along with the other Board members, thanked the recording secretary.

Mr. Peterson announced that the Mechanicsville Rotary Club, at their recent Casino Night, raised \$32,000 for Hanover Safe Place. He noted the important work done by the Rotary Clubs.

Mr. Hazzard announced that he recently attended a movie at the Ashland Theater called *Girl Rising*. He noted that a Patrick Henry student started the project and all money raised was for Hanover Safe Place.

Mr. Rives announced that the Pine Slash reception and tour that was scheduled for April 23rd has been cancelled. The Board will be notified when it is rescheduled.

Mr. Stanley announced that the campaign committee for his reelection to the Board of Supervisors is holding a fundraising dinner at the Hanover Country Club on Thursday, May 7th.

XVI. Adjournment

At 8:42 p.m. the Chairman adjourned the meeting to May 13, 2015 – Hanover County Administration Building – 2:00 p.m.