

COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
SPECIAL MEETING
October 12, 2010

The Henrico County Board of Supervisors convened a special meeting on Tuesday, October 12, 2010 at 5:00 p.m. in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

Members of the Board Present:

Patricia S. O'Bannon, Chairman, Tuckahoe District
Frank J. Thornton, Vice Chairman, Fairfield District
Richard W. Glover, Brookland District
James B. Donati, Jr., Varina District
David A. Kaechele, Three Chopt District

Other Officials Present:

Virgil R. Hazelett, P.E., County Manager
Joseph P. Rapisarda, Jr., County Attorney
Barry R. Lawrence, CMC, Assistant to the County Manager/Clerk to the Board
Tanya B. Harding, Administrative Assistant/Deputy Clerk to the Board
George T. Drumwright, Jr., Deputy County Manager for Community Services
Leon T. Johnson, Ph.D., Deputy County Manager for Administration
Robert K. Pinkerton, P.E., Deputy County Manager for Community Operations
Randall R. Silber, Deputy County Manager for Community Development
John A. Vithoulkas, Director of Finance/Special Economic Advisor to the County Manager
Tamra R. McKinney, Director of Public Relations & Media Services

Mrs. O'Bannon called the meeting to order at 5:10 p.m. She recognized Zach Blados from Boy Scout Troop 555, sponsored by New Hanover Presbyterian Church, who was unable to attend the 7:00 p.m. regular meeting so was observing this meeting to fulfill a requirement for the Communications Merit Badge.

Mr. Hazelett briefly reviewed the two items listed on the agenda for this meeting.

Partial Tax Exemption for Rehabilitated Multi-Family Residential Rental Units

Mr. Hazelett recognized Tom Little, Real Estate Assessment Director, who narrated a slide presentation on this item. Mr. Little provided an overview of current Henrico Code provisions addressing partial tax exemption for qualifying rehabilitated multi-family residential units, which allow developers up to three applications spanning nine years to complete qualifying projects. He commented that multi-family-projects over 50 acres may require a greater length of time for build out and that demolition of all dilapidated improvements in the initial stages of the project are

advantageous to the County and surrounding neighborhood. After reviewing a slide on the Staples Mill Center project, Mr. Little stated that staff recommended allowing two additional three-year applications for projects of at least 50 contiguous acres that would extend the period allowed to complete such projects to a maximum of 15 years. Mr. Little provided the language for a proposed amendment to the Henrico Code. The proposed timeframe for moving forward with the ordinance is to introduce it on October 26, advertise it on November 9 and 16, and hold the public hearing on November 23, 2010. Mr. Little acknowledged that Bill Axelle, an attorney representing Staples Mill Center, was seated in the audience.

Following Mr. Little's initial presentation, he and Mr. Hazelett responded to a number of questions from the Board regarding the appropriate length of time to allow for the completion of projects qualifying for this tax exemption, how the tax exemption is applied under the current ordinance, and the number of projects in the County presently subject to this exemption. Mrs. O'Bannon expressed concern about rewriting an existing ordinance to accommodate one specific development but Mr. Hazelett assured her that the ordinance amendments would benefit other projects in the future.

At Mr. Hazelett's request, Mr. Little shared additional slides addressing Staples Mill Center; commercial rehabilitation program statistics; the University Village rehabilitation project; commercial projects completed; residential rehabilitation program statistics; Cavalier Park, Berkshire Park, and Lakewood project; and a map depicting the location of active and completed residential projects. Mr. Thornton voiced concerns about the large number of rental properties in eastern Henrico, especially the Fairfield District, that have been converted to federal Section 8 subsidized housing. He questioned how the proposed ordinance change would affect this situation or other types of redevelopment. Mr. Hazelett responded to these concerns and additional questions and comments from the Board pertaining to strategies for promoting the partial rehabilitation tax exemption to residential and commercial property owners and the scope of this tax exemption program.

Proposed Plan of Development (POD) for Western Area Elementary School #9

Mr. Hazelett introduced Kevin Wilhite, County Planner IV for the Department of Planning, who narrated the first portion of a slide presentation on this item. Mr. Wilhite noted that this school is scheduled to open in September 2013. He explained several schematics depicting the site's location and zoning as well as the school's layout and building elevations. He, Mr. Hazelett, and Public Works Director Tim Foster responded to a number of questions and concerns from the Board relating to the site's proximity to an existing quarry, ownership of the property, proposed access to the site from Pouncey Tract Road, natural features and vegetation on the site, drainage and utilities considerations, and parking plans.

Ed Buzzeli, Assistant Superintendent of Schools for Operations, recognized several members of the project's operations team and then introduced Charles Piper of BCWH Architects. Mr. Piper shared a series of slides depicting the members of the project consulting team, Colonial Trail Review Group, and School Design Committee; "A Day in the Life" at Colonial Trail Elementary School and a neighbors/community meeting held at Colonial Trail on June 8, 2009; an aerial view of the site and site analysis; floor plans; detailed building elevations; a rendering of the school;

high performance school standards, including Leadership in Energy and Environmental Design (LEED) Silver certification; a construction timeline; the site plan; and the construction budget. He and Mr. Hazelett responded to questions from the Board regarding the location of wetlands on the site, enhancements to the design used for Colonial Trail Elementary School, building features, pedestrian crossings, anticipated construction costs, the site's proximity to existing sewer and water lines, and the site's topography. Hearing no objection from the Board, Mr. Hazelett advised that the Board's public hearing on this POD would be scheduled for the October 26, 2010 regular meeting.

The Board recessed for dinner at 6:19 p.m. and reconvened at 6:34 p.m.

Mr. Hazelett requested that the Board consider signing a waiver to add a closed item to the agenda for the evening.

On motion by Mr. Kaechele, seconded by Mr. Donati, the Board approved going into a Closed Meeting at 6:35 p.m. for the following purpose:

To Discuss the Expansion of an Existing Business Located in the Three Chopt District, Pursuant to Section 2.2-3711(A)(5) of the Code of Virginia, 1950, as Amended.

The vote of the Board was as follows:

<u>Aye</u>	<u>Nay</u>
Patricia S. O'Bannon	
Frank J. Thornton	
James B. Donati, Jr.	
Richard W. Glover	
David A. Kaechele	

On motion of Mr. Donati, seconded by Mr. Thornton, the Board approved going out of the Closed Meeting at 6:46 p.m.

The vote of the Board was as follows:

<u>Aye</u>	<u>Nay</u>
Patricia S. O'Bannon	
Frank J. Thornton	
James B. Donati, Jr.	
Richard W. Glover	
David A. Kaechele	

On motion of Mr. Kaechele, seconded Mr. Glover, the Board approved the attached Certificate of Closed Meeting.

The vote of the Board was as follows:

Aye

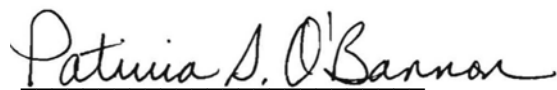
Patricia S. O'Bannon
Frank J. Thornton
James B. Donati, Jr.
Richard W. Glover
David A. Kaechele

Nay

Mr. Hazelett reviewed the agenda for the 7:00 p.m. regular meeting. He identified the zoning cases for which a deferral had been requested or which had been withdrawn by the applicant, and referred to the public hearing items. Mr. Hazelett advised the Board that he would be meeting with a citizen, Savon Stephens, on October 13, 2010 to discuss issues relating to her recent eviction from The Atlantic at Twin Hickory. He also updated the Board on a noise complaint he had received from a citizen regarding activities held recently at Steward School. Mr. Hazelett informed the Board that staff had sent a letter to Vicki Beaty in follow up to her ongoing concerns about the Chick-Fil-A development on Parham Road adjoining her property.

Mr. Thornton voiced concerns about Henrico citizens being placed in injurious and deleterious situations as a result of being evicted from their apartments. He suggested that the County look into this matter. Mr. Hazelett pointed out that most evictions occur because of non-payment of rent and Mrs. O'Bannon noted that the County's Department of Social Services offered to provide Ms. Stephens with temporary housing. Mr. Hazelett advised the Board that some County employees are withdrawing funds from their deferred compensation accounts to avoid foreclosure of their homes. Mr. Rapisarda responded to a question from Mr. Kaechele pertaining to the status of a property vacation ordinance on the evening's regular meeting agenda involving planting strip easements and an access easement in Ketterley at Grey Oaks. Mr. Hazelett provided statistics on the number of citizens and house tours occurring at the County's new tourist information center at Dabbs House since its grand opening.

There being no further business, the meeting was adjourned at 6:57 p.m.


Chairman, Board of Supervisors
Henrico County, Virginia