

COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
November 12, 2008

The Henrico County Board of Supervisors convened a Special Joint Meeting with the Planning Commission on Wednesday, November 12, 2008 at 4:30 p.m. in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico County, Virginia. The Chairman of the Board of Supervisors called the meeting to order at 4:37 p.m.

PRESENT

The Honorable David A. Kaechele, Chairman  
The Honorable Patricia S. O'Bannon, Vice-Chairman  
The Honorable James B. Donati, Jr., Varina District Supervisor  
The Honorable Richard W. Glover, Brookland District Supervisor  
The Honorable Frank J. Thornton, Fairfield District Supervisor  
Mr. Virgil R. Hazelett, P.E., County Manager  
Mr. George T. Drumwright, Jr., Deputy County Manager for Community Services  
Ms. Angela N. Harper, FAICP, Deputy County Manager for Special Services  
Mr. Leon T. Johnson, Deputy County Manager for Administration  
Mr. Robert K. Pinkerton, P.E., Deputy County Manager for Community Operations  
Mr. Randall R. Silber, Deputy County Manager for Community Development  
Mr. Barry R. Lawrence, Assistant to the County Manager/Clerk to the Board  
Mrs. Tanya B. Harding, Deputy Clerk to the Board  
Mr. Joseph P. Rapisarda, Jr., County Attorney  
Mr. J. Thomas Tokarz, Senior Assistant County Attorney  
Mrs. Tamra McKinney, Director of Public Relations & Media Services  
Mr. Fred C. James, Media Specialist, Public Relations & Media Services  
Mr. S. Mark Strickler, Director of Community Revitalization  
Mr. Kenneth L. Dunn, Assistant Chief of Administration, Division of Fire  
Mr. Michael D. O'Connor, Director of Mental Health and Retardation Services  
Mr. E. Ray Jernigan, Chairman, Planning Commission  
Mrs. Bonnie-Leigh Jones, Vice-Chairman, Planning Commission  
Mr. Chris W. Archer, C.P.C., Fairfield District Planning Commissioner  
Mr. Thomas M. Branin, Planning Commission, Three Chopt District Planning Commissioner  
Mr. Ernest B. Vanarsdall, C.P.C., Brookland District Planning Commissioner  
Mr. Ralph J. Emerson, Jr., Director of Planning  
Mr. David D. O'Kelly, Jr., Assistant Director of Planning  
Ms. Jean M. Moore, Assistant Director of Planning  
Mr. James P. Strauss, Principal Planner  
Mrs. Rosemary D. Deemer, County Planner IV  
Mr. Seth Humphreys, County Planner IV  
Mr. Edward L. Priestas, Director of Public Works  
Mr. Timothy A. Foster, Assistant Director of Public Works

Mr. E. Todd Eure, Transportation Development Engineer  
Mr. Jon B. Tracy, Director of Real Property  
Mr. Steve Price, Assistant Director of Real Property  
Mrs. Karen K. Mier, Director of Recreation and Parks  
Mr. C. Warren Wakeland, Director of Government Affairs  
Ms. Ashley Goodwin, Varina District resident  
Mr. Kenneth W. Hopson, Varina District resident  
Ms. Jane C. Koontz, Varina District resident  
Mr. Richard C. McNeil, Varina District resident  
Mrs. Jeanne McNeil, Varina District resident  
Col. Harold B. (Buzz) Snyder, Jr., Varina District resident  
Mrs. Nelda Snyder, Varina District resident  
Ms. Lynn P. Wilson, Varina District resident  
Ms. Melodie N. Martin, Staff Writer, *Richmond Times-Dispatch*  
Mr. Tom Lappas, Publisher/Editor, *Henrico Citizen*

Mr. Kaechele welcomed the citizens who were in the audience.

#### 2026 Comprehensive Plan's General Comments and Proposals for Revisions Manual

Mr. Hazelett introduced Mr. Emerson, who noted that copies of the manual had been delivered the previous week to the members of the Board. Mr. Emerson then narrated a Power Point presentation on the 2026 Comprehension Plan (see enclosed copy), which included information on the public participation process, contents of the comments manual, plan updates, and common themes of citizen input. With regard to citizen input and policy direction on the preservation of open space, Mr. Emerson stated that staff wished to ascertain whether the Board's April 2003 decision on Purchase of Development Rights (PDRs)/Transfer of Development Rights (TDRs) had changed. Mr. Kaechele responded that the general consensus of the Board was that the timing was not right to implement PDRs/TDRs.

Mr. Donati wanted to know the status of State funding for TDRs. Mr. Hazelett and Mr. Emerson responded that they were not sure but would find out. Mr. Donati acknowledged that it is unlikely funds are available for this purpose given the State's budget situation. Mr. Kaechele pointed out that there was a solid consensus on the Board in April 2003, the last time PDRs/TDRs were discussed by the Board,

not to move forward with this land preservation tool. Mr. Thornton expressed support for the position taken by the Board in 2003 but also expressed hope that the Board would maintain flexibility on the issue and perhaps look at it again. Mr. Hazelett cautioned that a funding source for PDRs/TDRs is probably not available at this time.

Mrs. O'Bannon commented that a property owner in her district had voluntarily placed a conservation easement on property that the owner had purchased at full price. Mr. Donati stated an interest in having staff develop detailed information on conservation easements. Mr. Emerson indicated that staff could have someone from the Virginia Department of Forestry address the Board on conservation easements at a future work session. Mr. Emerson responded to questions from Mr. Glover regarding the number of agricultural and forestal parcels in eastern Henrico County that qualify for reduced assessments under the land use taxation program. He also responded to a question from Mr. Kaechele concerning the amount of undeveloped land in Henrico. Mr. Kaechele reiterated that the consensus of the Board was not to move forward with PDRs/TDRs but that the Board had the option to revisit this matter in the future. Mr. Thornton concurred with Mr. Kaechele but remarked that he hopes the County's 2026 Land Use Plan will be visionary. Mr. Emerson advised Mr. Donati that he would gather information on conservation easements and work with Mr. Hazelett in determining a timeframe for a work session in which to present this information to the Board.

Mr. Emerson resumed his presentation by reviewing citizen input and seeking policy direction on bicycle and pedestrian facilities. In response to a comment from Mr. Donati, Mr. Emerson affirmed that bicycle lanes and shared use paths are now commonly being placed in large residential developments. Mr. Glover voiced support for bicycle lanes if the cost

permits but suggested that they be installed when roads are improved. In response to a question from Mr. Glover, Mr. Hazelett pointed out that bicycle lanes are not sufficiently wide to qualify for State funding. Mr. Donati expressed concerns about bicyclists in his district using back roads rather than the Capital to Capital Scenic Byway. Mr. Glover inquired as to the feasibility of installing a bicycle lane on John Rolfe Parkway. Mr. Hazelett said that the question before the Board was whether it wished to incorporate bicycle paths in the 2026 Land Use Plan, the details of which could be worked out later. Mr. Emerson suggested that a study of where bicycle lanes may be needed could be added to the Land Use Plan with the understanding that the Board could later amend the transportation section of the plan pending the outcome of the study and further citizen input. Mr. Emerson confirmed for Mr. Kaechele that the land use plan can be modified subsequent to adoption. Mr. Foster clarified for Mrs. O'Bannon that an additional four feet of right of way is needed along a curb and gutter road to accommodate a dedicated bicycle lane. Mr. Emerson explained how a bicycle study could be integrated into the land use plan.

Mr. Emerson concluded his presentation by reviewing the next steps in the process to update and adopt the land use plan. He suggested that the Planning Commission hold a work session on the plan on December 11, 2008 and schedule a public hearing on the plan in January 2009. Mr. Thornton suggested that the Board consider soliciting additional citizen participation prior to public hearings on the plan, perhaps even during Board work sessions, and indicated that the County could exercise greater diligence in the future in involving citizens in the update process. Mr. Kaechele responded that he felt the Board and staff had worked hard to receive public comments but maybe staff could keep in mind any further opportunities that might arise for public comment. Mr. Kaechele invited comments from the Planning Commission.

Although there were no comments, Mr. Emerson confirmed for Mr. Vanarsdall that there have not been many citizens who have requested changes to the land use plan for individual parcels of property.

The Board recessed at 5:20 p.m., at which time the Planning Commission adjourned and exited the meeting, and reconvened at 5:25 p.m.

On motion by Mrs. O'Bannon, seconded by Mr. Thornton, the Board approved going into a Closed Meeting at 5:26 p.m. for the following purposes:

- (1) Discussion and Consideration of the Acquisition of Real Property in the Tuckahoe District for a County Mental Health and Retardation Services Group Home, Pursuant to Section 2.2-3711(A)(3) of the Code of Virginia, 1950, as amended;
- (2) Consultation with the County Attorney Regarding Specific Legal Matters Requiring the Provision of Legal Advice Pertaining to a Rezoning Request by 1241 Associates, LLC (Case C-29C-08), Pursuant to Section 2.2-3711(A)(7) of the Code of Virginia, 1950, as amended.

The vote of the Board was as follows:

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

On motion of Mr. Glover, seconded by Mr. Donati, the Board approved going out of the Closed Meeting at 6:22 p.m.

The vote of the Board was as follows:

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

In open session, on motion of Mr. Donati, seconded by Mrs. O'Bannon, the Board approved the attached Certificate of Closed Meeting.

The vote of the Board was as follows:

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

Nay

The Board recessed for dinner at 6:23 p.m. and reconvened at 6:38 p.m.

Mr. Hazelett briefly reviewed the evening's regular meeting agenda. He advised the Board that the applicant for zoning case C-44C-07 in the Fairfield District had requested a deferral to the February 10, 2009 meeting and that a Brookland District resident, Bob Layton, had signed up to speak during the public hearing on Agenda Item 324-08 regarding the Tax Relief for the Elderly or Permanently Disabled Program (REAP) ordinance. Also, two resolutions on the public hearing agenda, Item Nos. 325-08 and 326-08, would need to be deferred to February 10 to allow time for the School Board to act on these items. Mr. Hazelett stated that representatives of Tuckahoe Sports, Inc. would present a \$500,000 check to Mrs. O'Bannon after the Board approved Agenda Item No. 327-08 accepting this gift. He clarified for Mr. Kaechele the purpose of the donation. Mrs. O'Bannon mentioned that citizens attending her recent town meeting asked if they could donate money to the County.

Mr. Hazelett commented on how the national economy is impacting corporations in Henrico such as Genworth and Qimonda. He noted that the West Broad Village development is experiencing financial difficulties and that staff is trying to find a way for the County to offer assistance. He responded to a question from Mr. Glover pertaining to the developer's current level of investment in the project. Mrs. O'Bannon referred to rumors in the community that Chesterfield County will be giving its employees big pay raises next year. Mr. Hazelett explained that the rumors are unfounded.

Mrs. O'Bannon shared with Mr. Hazelett a recent article relating to property foreclosures in Prince William County. Mr. Hazelett and Mr. Johnson commented on real estate assessment trends in that locality. There was discussion between Mr. Hazelett, Mrs. O'Bannon, and Mr. Glover regarding the current impact of the real estate market and economy on Northern Virginia.

Mr. Hazelett advised the Board that the Governor will be releasing budget information on December 17, at which time the County will know more about how State budget cuts will affect local governments. There was discussion by the Board, Mr. Hazelett, and Mr. Drumwright concerning anticipated reductions in State aid to localities and how this will impact local programs. Mr. Donati inquired about current traffic counts on I-95 in the vicinity of Arlington County.

There being no further business, the meeting was adjourned at 6:55 p.m.

  
Chairman, Henrico County Board of Supervisors