

COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
SPECIAL MEETING
September 25, 2018

The Henrico County Board of Supervisors convened a special meeting on Tuesday, September 25, 2018, 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:

Frank J. Thornton, Chairman, Fairfield District
Tyrone E. Nelson, Vice Chairman, Varina District (*arrived at 5:46 p.m.*)
Thomas M. Branin, Three Chopt District
Harvey L. Hinson, Brookland District
Patricia S. O'Bannon, Tuckahoe District

Other Officials Present:

John A. Vithoukas, County Manager
Joseph P. Rapisarda, Jr., County Attorney
J. Thomas Tokarz, Deputy County Attorney
Barry R. Lawrence, CMC, Assistant to the County Manager/Clerk to the Board
Tanya B. Harding, CMC, Deputy Clerk/Administrative Assistant
Timothy A. Foster, P.E., Deputy County Manager for Community Operations
W. Brandon Hinton, Deputy County Manager for Administration
Douglas A. Middleton, Deputy County Manager for Public Safety
Anthony J. Romanello, Deputy County Manager for Community Services
Randall R. Silber, Deputy County Manager for Community Development
Benjamin A. Sheppard, Director of Public Relations & Media Services

Mr. Thornton called the meeting to order at 5:08 p.m.

Planning Program Commemoration

Mr. Vithoukas recognized the following distinguished guests in the room who define the Henrico Way and thanked them for what they have done for the County: retired County Manager Bill LaVecchia and his wife Frances; retired County Manager Virgil Hazelett and his wife Shardale; former Planning Director and retired Deputy County Manager for Special Services Angela Harper; and retired Planning Director Bob Dahlstedt.

Mr. Vithoukas recognized Mr. Silber, who noted the County was honored to commemorate the 85th year of the County's planning program and the planning directors who helped lay the foundation. Mr. Silber advised the Board that staff had not prepared a formal presentation for this item but had put together a slide show titled *Planning Milestones in Henrico County*.

While the slides were being displayed, Mr. Hinson commented on the photos and reflected on the planning program's history and milestones, including his experience working with Mr.

Hazelett, Ms. Harper, Mr. LaVecchia, and Mr. Dahlstedt. Some of the milestones mentioned were adoption of the County's first zoning ordinance, establishment of the Planning Commission, initiation of the County's first master plan, creation of a comprehensive highway master plan, hiring of the County's first planning administrator, creation of the Planning Office, relocation of the County government to Parham Road, adoption of conditional zoning, and adoption of several comprehensive plans. Mr. Hinson characterized Mr. LaVecchia and Mr. Dahlstedt as tremendous leaders and mentors and good judges of talent who delegated a lot of responsibility and allowed staff to grow and learn from their own mistakes.

Mr. LaVecchia reflected on his first positions with the County as Planning Administrator and Administrative Assistant to County Manager Ed Beck, beginning in 1959. Mr. Dahlstedt noted he was also hired by Mr. Beck for a planning position and pointed out Mr. Beck had the ability to respond to the press in a first-class, professional manner; find parking spaces in the City of Richmond, where the County offices were then located and parking was limited; and clearly identify the subject property on rezoning maps. He said he was fortunate to have been associated with the County's development and professionalism. Ms. Harper commented that she was the first employee hired by the Planning Department with a planning degree and worked closely on the County's major thoroughfare plan, Community Development Block Grant (CDBG) program, and community revitalization and community maintenance programs. Mr. Hazelett remarked that the employees of the Planning Department were major contributors to the County's development and tax base. Mr. Emerson pointed out the Planning Department predates the County Manager Form of Government in Henrico. He commented on the many valuable partnerships he has forged while employed by the County and acknowledged he stands on the shoulders of the great leaders who preceded him as Planning Director. Mr. Emerson also commented on how Henrico has turned the corner from a suburbanizing to an urbanizing locality during his 18-year tenure with the County.

Mr. Branin thanked the former Planning Directors for blazing the trail and making Henrico what it is today. Mrs. O'Bannon remarked she had the opportunity to dance with Mr. Beck and agreed with Mr. Emerson that he is standing on the shoulders of others. Mr. Thornton applauded Mr. Vithoulkas and County staff for having the vision to celebrate 85 years of Henrico's planning effort and thanked the retired Planning Directors and Mr. Hazelett for providing the shoulders on which to stand. He noted the County started with the planning basics and the planning program evolved to where it is today through the faith and hard work of its directors and employees. Mr. Thornton suggested the County videotape for posterity the information and reflections shared by those who were involved with Henrico's planning effort.

Colonel Middleton offered a blessing for dinner.

The Board recessed for dinner at 5:52 p.m. and reconvened at 6:00 p.m.

Montezuma Village Update

Mr. Vithoulkas recognized Mr. Foster, who narrated a slide presentation titled *Montezuma Village: September 2018 Update*. Mr. Foster began by introducing three officers from the Montezuma Village Homeowners Association seated in the audience who have been instrumental in working with the County on issues of concern to the neighborhood: President Preston Gainer, Vice President Bill Parker, and Recording Secretary Pam Parker. He

explained Montezuma Village is a townhouse development with 72 units located in the Fairfield District to the east of Mechanicsville Turnpike. The County started participating in neighborhood meetings in late 2016 when residents raised two issues of major concern, the condition of the community's parking lots and lighting around the community. In 2017, the community was successful in establishing a homeowners' association (HOA), which has worked with the County to establish a street lighting program for the area. Montezuma Village is located in the C-Fairfield Sanitary District, and approval of a small sanitary district within the existing district would enable the County to provide street lights. Mr. Foster explained the public notice requirements for creating a sanitary district or sub-district and pointed out the County's last sanitary district was created in 1994. He also explained how property owners would be assessed and how the assessments would be used. Mr. Foster advised the Board that a resolution will be brought forward on the general agenda at the Board's October 9 meeting to authorize the County Attorney to petition the Circuit Court for entry of an order creating a small district within the C-Fairfield Sanitary District. State law requires the court to set the date for a hearing on the petition, advertise the hearing, and receive public comments during the hearing before entering an order to create the small district.

Following Mr. Foster's presentation, Mrs. O'Bannon noted there is a neighborhood in the Tuckahoe District that is interested in establishing a sanitary district to provide street lighting. Mr. Foster clarified for Mrs. O'Bannon the required threshold of resident signatures required to move forward with a sanitary district. Mr. Thornton thanked Mr. Vitoulkas and Mr. Foster for their efforts in this matter and pointed out there are many older HOAs in Henrico that could benefit from successful tools such as this.

Westwood Area Study

Mr. Vitoulkas recognized Mr. Emerson, who narrated a slide presentation titled *Westwood Area Study: Possible Amendments to Comprehensive Plan and Zoning Ordinance*. Mr. Emerson pointed out there was a resolution on the general agenda for the Board's 7:00 p.m. meeting to initiate consideration of amendments to the 2026 comprehensive plan and zoning ordinance for the Westwood study area. The purpose of the amendments is to encourage redevelopment of this area, which is located between Staples Mill Road, West Broad Street, and the CSX railway. During his presentation, Mr. Emerson reviewed the goals of the study; identified the study area, its existing zoning classifications, and building ages; cited redevelopment pressures and challenges within the area; highlighted transportation enhancements near the area; and elaborated on a potential road network for the area. He enumerated the next steps in the study process, which include completing review of the draft study with the Planning Commission; considering a special focus area; determining if zoning ordinance amendments are needed; initiating comprehensive plan and zoning ordinance amendments, a work session and public hearing by the Planning Commission after an initial discussion by the Planning Commission; and review by the Board. Mr. Emerson concluded his presentation by identifying major businesses within the area.

Following Mr. Emerson's presentation, there was discussion of the study by members of the Board. Mr. Hinson noted there are currently few restrictions on how property within the district can be developed because the parcels were zoned many years ago without proffered conditions. He suggested the County needs to be creative in managing redevelopment of the area and perhaps come up with additional zoning classifications. Mrs. O'Bannon referred to Scott's Addition as an example of how parking could be accommodated within the Westwood

study area. Mr. Hinson pointed out there is a residential community sandwiched between Staples Mill and I-64 that should be given the opportunity to participate in the study. Mr. Nelson expressed concerns pertaining to the Planning Department's current workload and how devoting resources to this study will affect other ongoing land use studies and projects. Mr. Thornton remarked he shares these concerns. Mr. Emerson responded he was confident his staff could handle these responsibilities. Mr. Vithoukaskas acknowledged the Planning Department is working on several studies and projects that were identified by the Board as priorities during its retreat in January. He assured the Board that the Planning Department staff is adept at multi-tasking and will not overextend itself. Mr. Hinson commented it is important for the Board and staff to recognize the various studies being conducted by the Planning Department are different in terms of the land use environment, potential development needs, and how the County addresses these needs.

Libbie Mill Update

Mr. Vithoukaskas recognized Mr. Silber, who narrated a slide presentation titled *Libbie Mill Midtown*. Mr. Silber began by providing statistics on the Libbie Mill development area, which includes 80 acres and is zoned Urban Mixed Use (UMU). He also reviewed the following recent changes in the area: a new headquarters for Lumber Liquidators in the building previously occupied by Southern Seasons; Gumenick Properties' purchase of the Wells Fargo bank site; and the Harp's Landing development adjacent to Libbie Mill Library, which will include a six-story office and retail building and a three-story office deck pursuant to an April 2018 Henrico Economic Development Authority agreement. Mr. Silber next reviewed two resolutions on the agenda for the Board's 7:00 p.m. meeting pertaining to conveyance of land from a portion of the Libbie Mill Library property and an amendment of the Libbie Mill Library development agreement. Mr. Silber showed the Board schematics of the Libbie Mill Harp's Landing site and office building and plans for the proposed Harp's Landing parking garage. Mr. Silber concluded his presentation by elaborating on the two resolutions on the Board's evening agenda relating to the project, noting the land conveyance resolution was a general agenda item and the development agreement amendment item was a public hearing item. Mr. Rapisarda suggested the Board move up the general item, so it could be considered immediately following the Board's action on the public hearing item.

Regular Meeting Agenda Items

Mr. Vithoukaskas briefly reviewed the agenda for the 7:00 p.m. meeting. He pointed out there were four presentation items and an item accepting the resignation of a committee member along with three public hearing items and 13 general agenda items. At Mr. Nelson's request, Mr. Vithoukaskas elaborated on the four presentation items, which included two proclamations and resolutions commemorating the County's planning program and commending the Glen Allen 12-Year-Old All-Stars. Mr. Thornton remarked it is important to express appreciation for the County's trailblazers while they are still with us. He thanked and extended metaphorical flowers to Mr. LaVecchia, Mr. Dahlstedt, Mrs. Harper, and Mr. Hazelett for all the good work they have done for the County. Mr. Thornton also congratulated the Planning Department on the County's 85 years of commitment to its planning program.

There being no further business, the meeting was adjourned at 6:45 p.m.

Frank J. Thornton
Chairman, Board of Supervisors
Henrico County, Virginia