

COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
SPECIAL MEETING
July 9, 2019

The Henrico County Board of Supervisors convened a special meeting on Tuesday, July 9, 2019, at 5:45 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:

Tyrone E. Nelson, Chairman, Varina District
Thomas M. Branin, Vice Chairman, Three Chopt District
Patricia S. O'Bannon, Tuckahoe District
Daniel J. Schmitt, Brookland District
Frank J. Thornton, Fairfield District

Other Officials Present:

John A. Vithoulkas, County Manager
Joseph P. Rapisarda, Jr., County Attorney
J.T. (Tom) 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
Anthony E. McDowell, Deputy County Manager for Public Safety
Randall R. Silber, Deputy County Manager for Community Development
C. Michael Schnurman, Legislative Liaison
Benjamin A. Sheppard, Director of Public Relations & Media Services

Mr. Nelson called the meeting to order at 5:50 p.m.

The Board recessed for dinner at 5:50 p.m. and reconvened at 5:56 p.m.

Virginia Union University Update

Mr. Vithoulkas recognized Dr. Hakim Lucas, President of Virginia Union University (VUU). Dr. Lucas introduced the following members of his staff who were in attendance: Kristie White, Interim Assistant Vice President for Enrollment Management; Felicia Cosby, Director of Workforce Development and Training; and Carletta Paige-Henderson, Dean of University College. He noted this was VUU's first presentation to the Board and offered the Board a gift of 25 full-tuition scholarships for current Henrico eighth-grade students to attend VUU that have a total value of \$388,000. Dr. Lucas advised that VUU has provided this same opportunity to Richmond eighth graders.

Dr. Lucas narrated the first portion of a slide presentation on this item. He began by highlighting VUU's vision and mission and explaining how the university has established its legacy through history. Dr. Lucas noted VUU was established on the site of the former

Lumpkin's Slave Jail, also known as the Devil's half acre. He reviewed photographs depicting VUU's history. Dr. Lucas then addressed VUU's strategic positioning to become the number one historical black college and university (HBCU) in the nation. He identified VUU's strategic goals as academic excellence, student success, entrepreneurial enterprise, and brand prestige. Dr. Lucas reviewed profiles of VUU's notable alumni, including Dr. Lucille Brown, a former Richmond City Superintendent of Schools; L. Douglas Wilder, former Governor of Virginia and the first African American to serve as a governor in the United States since Reconstruction; Henry Marsh: Mayor of Richmond and co-founder of Richmond Renaissance and the Metropolitan Economic Development Council; Mr. Thornton, the first African American to serve on the Henrico County Board of Supervisors and a former Professor of French at VUU; and Mr. Nelson, the Board's Chairman and the Pastor of Richmond's historic Sixth Mount Zion Baptist Church. He elaborated on VUU's emerging world-class brand.

Ms. White narrated the second section of the presentation. She explained the distinctions between open access, elite status, and open excellence colleges and universities; discussed VUU's commitment to nine noble achievements for its students; and commented on VUU's four A's of success (access, affordability, attainment and achievement). Ms. White provided data documenting VUU's three-year trends in its accepted applicants and student profile, shared a cost breakdown for VUU's proposed cost of attendance in 2019-20, and offered a cost analysis for 2018-19 versus 2019-20.

Dr. Paige-Anderson narrated the next portion of the presentation. She gave information on VUU's University College connection and direction. Ms. Cosby concluded the presentation by focusing on VUU's four pillars of workforce development and parameters for being best in class 2025 thorough the highest retention and graduation rates, lowest default and discount rates, and being a leader in value and quality.

In response to a question from Mr. Nelson, Dr. Lucas provided additional statistical information on VUU's student population, which is 97 percent African American and 56 percent female and currently totals 1,200 undergraduates and 376 graduate students. He advised that VUU's goal is to grow to 3,000 students on campus and identified cloud-based and culture-based education as priorities. At Mr. Thornton's request, Dr. Lucas commented on the significance of HBCUs in the 21st century, pointing out the U.S. student population will be majority-minority by 2030. He stated the importance of VUU partnering with predominately white institutions of higher learning such as Virginia Commonwealth University and the University of Virginia.

Mr. Nelson thanked Dr. Lucas for VUU's gift. He joined Mr. Thornton in presenting a ceremonial check to Dr. Lucas in the amount of \$25,000 and payable to VUU as a non-departmental contribution from the County in support of VUU's scholarship efforts. Mr. Thornton remarked that the founders of VUU took a piece of coal and turned it into a diamond.

Montezuma Village Update

Mr. Vithoukas recognized Mr. Foster, who presented a slide presentation on this item. Mr. Foster identified the location of the 72-unit Montezuma Village townhouse development and elaborated on the partnership between its residents and the County that began in late 2016 with the assistance of now-retired Deputy County Manager for Public Safety Doug Middleton.

At the time of the first community meetings, residents were without a recent homeowners' association (HOA) and concerned about the condition of their neighborhood, especially the condition of parking lots and lighting. Mr. Foster reviewed the timeline of the County working with the community to establish an HOA, a street lighting program, and a sanitary district to provide for the cost of electricity and maintenance of streetlights. He noted Mr. Thornton's active participation in these efforts. The neighbors successfully met the criteria to ask the Board to authorize a petition to the Circuit Court to create a small sanitary district within an existing sanitary district for the purpose of street lighting. Mr. Foster showed slides of the community depicting a paving project for its parking areas. He stated he was honored to have been part of what the neighborhood has accomplished. Mr. Foster advised that the County is in the process of obtaining the necessary easements so street lighting can be installed by the end of this year. He remarked that this project can serve as a template for what other Henrico neighborhoods can accomplish in the future.

Mr. Foster introduced Preston Gainer, President of the Montezuma Village HOA. Mr. Gainer expressed gratitude for the County's partnership with his community and noted the community now feels safe and inclusive and has hope. He introduced William Parker and Vivian Graves, who were also present representing the HOA. Mr. Rapisarda acknowledged the vital role of Assistant County Attorney Andrew Newby in handling all of the paperwork for the Circuit Court proceedings as well as the Court hearing. Mr. Nelson thanked everyone who was involved in this partnership and agreed with Mr. Foster that other neighborhoods may want to establish sanitary districts for similar improvements. Mr. Foster informed Mr. Nelson that the cost of paving was \$130,000 and the residents will incur an additional \$28 assessment per year on their real estate tax bills. At Mr. Nelson's request, Mr. Foster explained the steps that were involved in petitioning the Circuit Court for the creation of a new sanitary subdistrict. Mr. Vithoulkas pointed out it is the first new sanitary district established within Henrico in many years. Mr. Thornton credited Mr. Vithoulkas, Mr. Foster, and the County for working with the community and creating a template other HOAs can follow. Mr. Vithoulkas remarked that Mr. Foster's creativity resulted in finding a way forward and the community made it happen.

Mixed-Use Communities in the R-6 General Residence District

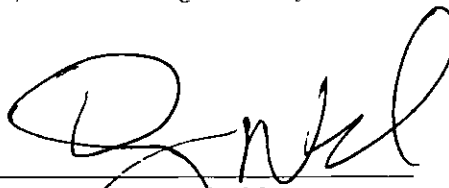
Mr. Vithoulkas recognized Joe Emerson, Director of Planning, who narrated a slide presentation on this item. Mr. Emerson pointed out that although B-1 uses have been allowed on the first floor of multi-story residential buildings with a provisional use permit (PUP) since 2002, only three PUPs been approved for such uses and only one mixed-use building has been constructed. The County is regularly approached regarding the possibility of innovative mixed-use developments on properties that are too small for Urban Mixed Use. *The Board previously directed staff to prepare potential amendments to the County Code to allow master-planned communities with mixed uses and higher residential densities in the R-6 general residential district by PUP.* The amendments would specifically allow B-2 district uses, set minimum and maximum floor area occupancy requirements and signage allowances for commercial uses, and allow for the approval of higher multifamily residential densities, reduced setbacks, and reduced parking requirements, all in accordance with an approved master plan as part of a PUP. Following a Commission public hearing and the Commission's recommended approval of the proposed ordinance, staff was asked to draft modifications to allow freestanding commercial uses. Mr. Emerson advised that staff was suggesting the Board defer action on the ordinance, which had been advertised for public hearing at the Board's 7:00 p.m. regular meeting, to provide staff with the opportunity to

draft a substitute ordinance for public hearing and the Board's consideration at its July 23 regular meeting.

Regular Meeting Agenda Items

Mr. Vithoulkas reviewed the agenda for the 7:00 p.m. regular meeting, which included one proclamation, one rezoning case, and four other public hearing items. Mr. Rapisarda noted the first item on the general agenda, a resolution for the approval of the issuance of bonds by the Montgomery Economic Development Authority (EDA) for Virginia Tech Foundation, Inc., required resolutions by both the Henrico County EDA and the Board approving the issuance of bonds although neither the County nor its EDA will incur a financial obligation. These approvals are necessary under state and federal law because the improvement project being financed is in Henrico. Eric Leabough, Housing Specialist, elaborated on Agenda Item No. 169-19, a resolution authorizing the County Manager to execute an agreement with project:Homes to acquire, rebuild, and resell a single-family home in the Highland Springs Revitalization Area. Mr. Rapisarda clarified for Mrs. O'Bannon the location of the bond project being financed by the Montgomery County EDA.

There being no further business, the meeting was adjourned at 6:47 p.m.



Chairman, Board of Supervisors
Henrico County, Virginia