

Shown below is a preliminary summary of the actions taken by the Hanover County Board of Supervisors on May 28, 2014. Minutes in final form will be presented to the Board for approval at a future date.

HANOVER COUNTY BOARD OF SUPERVISORS

SUMMARY MINUTES

**Hanover County Administration Building
Board Room**

May 28, 2014

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 28th day of May, 2014, at 6:00 p.m.

Present: Mr. Sean M. Davis, Chairman
Mr. Wayne T. Hazzard, Vice-Chairman
Mrs. Angela Kelly-Wiecek
Mr. W. Canova Peterson
Mr. Aubrey M. Stanley
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

The Chairman called the meeting to order at 6:00 p.m. All Board members were present.

- A. The invocation was given by Mr. Hazzard.
- B. The Pledge of Allegiance was led by Mr. Peterson.

II. Consideration of Agenda Amendments

The Chairman asked if there were any agenda amendments. Mr. Hazzard made a motion to add the following item to Item IV-A of the consent agenda: additional committee appointments. The motion was seconded by Mr. Stanley.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	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 no one come forward, the Chairman closed citizens' time.

IV. Consent Agenda

Mr. Hazzard made a motion to approve the consent agenda, seconded by Mrs. Kelly-Wiecek.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

Motion approved.

IV-A. Committee Appointments

COMMITTEE NAME	DISTRICT	FIRST NAME	LAST NAME	TERM START	TERM LENGTH	CURRENT TERM ENDS	Action:
Board of Zoning Appeals	N/A	John	Nesselrodt	07/01/09	5 years	06/30/14	Mr. Davis recommends reappointment to 6/30/19
Board of Zoning Appeals	N/A	W. Scott	Townsend	07/01/09	5 Years	06/30/14	Mr. Davis recommends reappointment to 6/30/19
Pamunkey Regional Library Board	N/A	Tom	Wulf	07/01/10	4 years	06/30/14	Mr. Davis recommends reappointment to 6/30/18
Bell Creek CDA		David	Fuller	05/28/14	4 years	N/A	Appoint to: 5/27/18
Historic Courthouse Area Advisory Committee	At-Large	Anne	Cross	04/24/13	1 year	04/30/14	Reappoint to: 5/27/15
Historic Courthouse Area Advisory Committee	At-Large	James	Kastelberg	04/24/13	1 year	04/30/14	Reappoint to: 5/27/15
Historic Courthouse Area Advisory Committee	At-Large	Mary	Leffler	04/24/13	1 year	04/30/14	Reappoint to: 5/27/15
Historic Courthouse Area Advisory Committee	At-Large	John	Frawner	07/01/13	1 year	06/30/14	Reappoint to: 6/30/15
Parks and Recreation Advisory Commission	Ashland	Glenn	Schneider	06/09/10	4 years	06/30/14	Reappoint to: 6/30/18
Roads Committee	Ashland	Roger	Bowers	04/10/13	1 year	04/31/14	Reappoint to: 5/27/15

Hanover County Council on Aging	Ashland	Jean	Folly	06/01/13	1 year	05/31/14	Reappoint to: 5/27/15
Cannery Advisory Committee	Henry	Terri	Burns	03/27/13	1 year	03/31/14	Reappoint to: 5/27/15
Roads Committee	Henry	David	Breedlove	07/01/13	1 year	06/30/14	Reappoint to: 6/30/15
Historical Commission	South Anna	Edgar	Martindale	05/28/14	2 years	N/A	Appoint to: 5/27/16
ADDITION TO AGENDA:							
Bell Creek CDA		Charles	Harrell	05/28/14	4 years	N/A	Appoint to: 5/27/18
Hanover County Council on Aging	Cold Harbor (Serving As)	Bunny	Young	05/08/13	1 year	05/31/14	Reappoint to: 05/31/15
Historical Commission	Henry	Charles	Schmetzer	03/28/12	2 years	03/31/14	Reappoint to: 03/31/16

**IV-B. Adoption of Proclamation – Eagle Scout – Thomas E. Darby, IV
Chickahominy Magisterial District**

Mrs. Angela Kelly-Wiecek made a motion to approve a proclamation for Eagle Scout Thomas E. Darby, IV, seconded by Mr. Hazzard.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. “Ed” Via, III	Aye
Elton J. Wade, Sr.	Aye

Motion approved.

V. Presentation – Eagle Scout Carroll – Troop 544 – Cold Harbor Magisterial District

Mr. Wade presented Eagle Scout Carroll with the proclamation. It was noted that the Board has now recognized 281 Eagle Scouts since 1991.

VI. Presentation - Information Technology Department 2014-2019 Strategic Plan

Mr. Kevin Nelson, Director of Information Technology, came forward to give this presentation to the Board. This was an update to the current 2011-2014 Plan. Mr. Nelson explained that the plan consists of four main goals:

- Provide quality customer service and support
- Support citizen and business access to county services
- Ensure a reliable information system environment
- Enhance and expand technology

The goals encompass 14 objectives and 66 strategies.

Following his presentation, Mr. Nelson answered questions from Board members. There was a discussion on ensuring that options are in place so those citizens who prefer not to access County services electronically can do so.

Mr. Peterson made a motion to adopt the Strategic Plan as presented, seconded by Mrs. Kelly-Wiecek.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. “Ed” Via, III	Aye
Elton J. Wade, Sr.	Aye

Motion approved.

VII. Consideration of a Resolution Authorizing a Public Hearing on a Proposed Ordinance Amending the Special Assessment for Lewistown Commerce Center Community Development Authority and Approving an Amended and Restated Special Assessment Agreement

Board Sheet Background

The proposed ordinance will authorize an Amended and Restated Special Assessment Agreement amending the special assessment (the "Special Assessment") levied on property within the Lewistown Commerce Center Community Development Authority (the "CDA") district pursuant to ordinances enacted by the Board of Supervisors of the County of Hanover, Virginia (the "County") on May 9, 2007 and March 23, 2011. The proposed Amended and Restated Special Assessment Agreement will also (i) provide for the issuance of bonds by the CDA in exchange for bonds issued by the CDA in 2007 to finance certain infrastructure improvements benefiting property within the CDA district and furthering the County's economic development interests and (ii) extend the agreement by the County to pay to the CDA certain increased County tax revenues attributable to development in the CDA district. The restructured bonds to be issued by the CDA will not constitute a debt of the County and will be payable from the Special Assessment and specified percentages of increased tax revenues generated by development within the CDA. The Special Assessment is a special levy on property within the CDA district and is not a general tax on County taxpayers. The proposed ordinance will authorize an Amended and Restated Special Assessment Agreement amending the special assessment (the "Special Assessment") levied on property within the Lewistown Commerce Center Community Development Authority (the "CDA") district pursuant to ordinances enacted by the Board of Supervisors of the County of Hanover, Virginia (the "County") on May 9, 2007 and March 23, 2011. The proposed Amended and Restated Special Assessment Agreement will also (i) provide for the issuance of bonds by the CDA in exchange for bonds issued by the CDA in 2007 to finance certain infrastructure improvements benefiting property within the CDA district and furthering the County's economic development interests and (ii) extend the agreement by the County to pay to the CDA certain increased County tax revenues attributable to development in the CDA district. The restructured bonds to be issued by the CDA will not constitute a debt of the County and will be payable from the Special Assessment and specified percentages of increased tax revenues generated by development within the CDA. The Special Assessment is a special levy on property within the CDA district and is not a general tax on County taxpayers.

Mr. Edwin Gaskin, Director of Economic Development, came forward to give this presentation to the Board. It was noted that this matter does not involve any default on bonds by the County.

Following his presentation, Mr. Gaskin answered questions from Board members.

Mr. Peterson made a motion to approve a Resolution authorizing a public hearing on a proposed ordinance amending the special assessment for Lewistown Commerce Center Community Development Authority and approving an amended and restated special assessment agreement, seconded by Mr. Hazzard.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

Motion approved.

**VIII. Closed Session - Section 2.2-3711(A)(3) of the Code of Virginia –
Consideration of Property Acquisition: Pole Green – Walnut Grove Road Project –
Various GPIN's**

Mr. Hazzard moved that the Board of Supervisors go into Closed Session pursuant to the following: Virginia Code Section 2.2-3711(A)(7) - Consideration of Property Acquisition: Pole Green – Walnut Grove Road Project – Various GPIN's. The motion was seconded by Mr. Stanley.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

Motion approved.

Board members entered Closed Session 6:45 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 7:00 p.m.

Certification of Closed Session

Mr. Hazzard 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. Stanley.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

Motion Approved.

Mr. Hazzard made a motion to authorize the purchase of a right of way and an easement on GPIN 8735-08-5429 for the amount of \$22,244.00 and authorize the County Administrator to take all necessary actions to execute closing documents in the form approved by the County Attorney. The motion was seconded by Mr. Stanley.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

Motion Approved.

IX. Planning Public Hearings

Prior to the start of the public hearings, Mr. David Maloney, Director of Planning, disclosed that he had a personal interest in rezoning request C-25-08(c)AM. 1-14 – The Barnes Place, L.L.C: a family member with financial interest in the property. Mr. Maloney stated he has not participated in any negotiations or discussions and would not be doing so at this meeting.

C-15-08(c) AM. 1-14 – Margaret Westbrook Vaughan, Requests an amendment to the proffers approved with rezoning request C-15-08(c), Margaret Vaughan and Franklin Reynolds on GPINs 7821-54-5295, 7821-73-7841 and 7821-74-5575, zoned AR-6(c), Agricultural Residential District with conditions, and located on the west line of Mountain Road (U.S. Route 33) at its intersection with Hatch Thompson Road (State Route 672) in the **South Anna Magisterial District**. The proposed zoning amendment would amend the cash proffer.

Planning Analysis :

- The request is to amend the following:
 - Reduce Proffer No. 1 from \$14,240.00 (capital & road improvements) to \$2,306.00 (road improvements)

Staff Recommendation:

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

Mr. Maloney presented the details of this case to the Board.

Mr. Davis opened the public hearing and asked that anyone wishing to speak for or against the matter come forward. Seeing no one come forward, Mr. Davis closed the public hearing.

On a motion by Mr. Hazzard, seconded by Mr. Via, the Board voted to approve rezoning request C-15-08(c) AM 1-14 subject to the submitted proffers.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

C-1-14(c) – Elmont Baptist Church, Requests to rezone from A-1, Agricultural District to B-1(c), Neighborhood Business District with conditions on GPINs 7778-04-0789 and 7778-04-2757, consisting of approximately 1.47 acres, and located in the northeast quadrant of the intersection of Cedar Lane (State Route 623) and Karen Drive (State Route 772) in the **South Anna Magisterial District**. The subject property is designated on the General Land Use Plan Map as Suburban General (1-4 dwelling units per acre). The proposed zoning amendment and companion Conditional Use Permit (CUP-1-14) would be limited to church uses only.

Planning Analysis :

- The applicant is proposing to redevelop the site for a new church
- Development on this site is constrained by required setbacks from the future right-of-way along Cedar Lane and Karen Drive
- B-1 zoning has been requested as its setback requirements are less restrictive than those of the A-1 and residential districts
- The property is shown for Suburban General, a residential designation on the General Land Use Plan
 - The land use plan is a guide for uses deemed appropriate for a general area
 - Church uses are appropriate in the Suburban General designation and are permitted by CUP in both residential and business zoning districts
 - Although the request is for B-1, a proffer has been submitted that limits development to a church use which is consistent with the land use plan
- The sketch plan shows the following:
 - One-story church (7,555 sq ft)
 - 136-seat sanctuary
 - 34 parking spaces

- The plan meets all applicable zoning requirements
- The sketch plan shows the following:
 - One-story church (7,555 sq ft)
 - 136-seat sanctuary
 - 34 parking spaces
- The plan meets all applicable zoning requirements

Recommendation:

C-1-14(c)

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

CUP-1-14

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

Mr. Maloney presented the Board with the details of two related matters, C-1-14(c) and CUP 1-14. Following his presentation, Mr. Maloney answered questions from Board members.

Mr. Davis opened the public hearing for both C-1-14(c) and CUP-1-14 and asked that anyone wishing to speak for or against these matters come forward.

Mr. Aaron Breed came forward to address the Board on behalf of Balzer and Associates, representatives for the applicant. Mr. Breed offered to answer any questions Board members might have.

Seeing no others come forward, Mr. Davis closed the public hearing.

On a motion by Mr. Hazzard, seconded by Mr. Peterson, the Board voted to approve rezoning request C-1-14(c) subject to the submitted proffers.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

On a motion by Mr. Hazzard, seconded by Mr. Peterson, the Board voted to approve CUP 1-14 subject to the conditions outlined in the staff report.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

C-9-06(c)AM. 2-13 Elm Field Investment, L.L.C., et.al., Request an amendment to the proffers approved with rezoning request C-9-06(c), Am. 1-08, Dee Associates, L.L.C., on GPINs 7759-38-2527, 7759-38-3460, 7759-38-6311, 7759-38-8273, 7759-48-0190, 7759-37-9897, 7759-37-6994, 7759-38-4072, 7759-38-1195, 7759-28-9393, 7759-28-8210, 7759-28-6055, 7759-27-5848, 7759-27-5527, 7759-27-5315, 7759-27-1255, 7759-27-1407, 7759-27-1609, 7759-17-8739, 7759-18-5097, 7759-18-4286, 7759-18-5463, 7759-18-8357, 7759-18-9039, 7759-27-1938, 7759-28-4335, zoned RC(c), Rural Conservation District with conditions, and located in the Elm Field subdivision on the west line of Greenwood Church Road (State Route 657) at its intersection with Farm View Drive (private road) in the **South Anna Magisterial District**. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would allow detached garages to be located in the rear or side yards.

Planning Analysis :

- Elm Field Subdivision was approved in September 2006
- Proffer #6 states the following:
 - All garages attached to the dwelling shall be entered from the side or rear of the lot
 - Detached garages shall be located in the rear yard
- This request is to allow detached garages in both the side or rear yard to allow some flexibility in the placement of drainfields
- Elm Field Subdivision was approved in September 2006
- Proffer #6 states the following:

- All garages attached to the dwelling shall be entered from the side or rear of the lot
- Detached garages shall be located in the rear yard
- This request is to allow detached garages in both the side or rear yard to allow some flexibility in the placement of drainfields
- The proposed modification of the proffer includes an exception for 2 parcels
 - The preservation lot
 - A 10.0-acre lot which is large enough to accommodate a garage in the rear yard only

Staff Recommendation:

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

Mr. Maloney presented the Board with the details of this rezoning request.

Mr. Davis opened the public hearing and asked that anyone wishing to speak for or against the matter come forward. Ms. Emily Mitchell of the South Anna District and Manager of the Elm Field Investments Group came forward and offered to answer any questions from Board members.

Seeing no others come forward, Mr. Davis closed the public hearing.

On a motion by Mr. Hazzard, seconded by Mr. Stanley, the Board voted to approve rezoning request C-9-06(c) AM. 2-13 subject to the submitted proffers.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

C-25-08(c)AM. 1-14 – The Barnes Place, L.L.C., Requests to rezone from B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, on GPINs 7788-15-9141 and 7788-14-7804, consisting of approximately 5.08 acres, located on the east line of Washington Highway (U.S. Route 1) approximately 250

feet south of its intersection with Lewistown Road (State Route 802) 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 certain business and industrial uses.

Planning Analysis :

- The subject property was rezoned in 2009 from A-1 and B-3 to B-3(c), for the purpose of developing new retail and office uses
- In 2009 the land use designation was Commercial
- The 2012 land use update now designates the property for Business – Industrial use
 - M-2 zoning is compatible with this land use designation
- The conceptual plan speculative as no future user of the site is currently identified
- This conceptual plan is consistent with the level of plans done for the Harper and Flournoy zoning cases on Route 1 in recent years
- The conceptual plan submitted shows right-of-way dedication, a thoroughfare buffer and existing site features
 - Future redevelopment of the site will be subject to the provisions of the zoning ordinance through the site plan process with entrance improvements designed in accordance with VDOT standards

Recommendation:

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

Mr. John Bender, Deputy Director of Planning, came forward to present the details of this rezoning request. Following his presentation, Mr. Bender answered questions from Board members.

Mr. Davis opened the public hearing and asked that anyone wishing to speak for or against the matter come forward. Seeing no one come forward, Mr. Davis closed the public hearing.

On a motion by Mr. Hazzard, seconded by Mr. Stanley, the Board voted to approve rezoning request C-25-08(c)AM. 1-14, subject to the submitted proffers.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

CUP-2-14 – McGrath Realty, L.L.C., Requests a Conditional Use Permit in accordance with Section 26-130.4 of the Hanover County Zoning Ordinance to a permit a used automobile dealership on GPIN 8735-03-0438, consisting of approximately 2.19 acres. The area of the Conditional Use Permit will be limited to approximately 0.50 acres. The property is zoned B-3, General Business District, and is located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,050 feet west of its intersection with Walnut Grove Road (State Route 615) in the **Cold Harbor Magisterial District**. The subject property is designated on the General Land Use Plan Map as Commercial.

Planning Analysis :

- The proposed Conditional Use Permit (CUP) area was previously a legal non-conforming used car dealership
 - The use terminated over 2 years ago
 - In accordance with Section 26-7(c) of the Hanover County Zoning Ordinance, if a nonconforming use ceases for a period longer than 2 years, the use may only be re-established in accordance with applicable zoning requirements
- This request is to re-establish the use with a CUP
 - The sketch plan submitted is consistent with the existing site plan; no new improvements are proposed
- The proposed Conditional Use Permit (CUP) area was previously a legal non-conforming used car dealership
 - The use terminated over 2 years ago
 - In accordance with Section 26-7(c) of the Hanover County Zoning Ordinance, if a nonconforming use ceases for a period longer than 2 years,

the use may only be re-established in accordance with applicable zoning requirements

- This request is to re-establish the use with a CUP
 - The sketch plan submitted is consistent with the existing site plan; no new improvements are proposed

Staff Recommendation:

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

Mr. Maloney presented the Board with the details of this conditional use request. Following his presentation, Mr. Maloney answered questions from Board members.

Mr. Sterling Rives, County Attorney, recommended amending the first sentence of the condition to read: for as long as the property is used for the sale of used automobiles, it shall be limited to that use;

Mr. Davis opened the public hearing and asked that anyone wishing to speak for or against the matter come forward. Seeing no one come forward, Mr. Davis closed the public hearing.

On a motion by Mr. Wade, seconded by Mr. Peterson, the Board voted to approve CUP-2-14: with proposed additional language in condition number one to read: for as long as the property is used for the sale of used automobiles, it shall be limited to that use; (remainder of paragraph to remain unchanged).

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

X. Request for Conditional Use Permit Extension: CUP-2-12, EMAC, L.L.C. and Northlake Land Investments, L.L.C. (Ashland Magisterial District)

Planning Analysis:

- In the majority of zoning cases, the properties involved are owned or controlled by a single entity
 - In this instance, the zoning approval involves 2 entities due to the lack of common ownership of the parcels involved
- The CUP conditions clearly tie the timing of the sign construction to the development of a retail outlet center, which is not located on either of the subject properties
- Staff advised both applicants it would be in the best interest of the parties to enter into appropriate arrangements with Craig and the other businesses within the defined destination commerce boundaries to place advertising messages on the signs as contemplated with the approval of the CUP
 - Staff requested the information be submitted no later than May 16
 - Northlake submitted on May 16th
 - EMAC submitted on May 20th
- Northlake submitted an executed easement between itself and Craig Realty to construct the sign on the Northlake property
- EMAC submitted a draft ground lease and draft message placement contracts
 - No details regarding the proposed terms of the draft easements and agreements were included
- In the absence of an agreement between Craig and EMAC, staff questions the ability of EMAC to substantially comply with the conditions of approval and the purpose and intent of the destination commerce sign provisions

Staff Recommendation:

- Staff recommends approval of the request to extend CUP-2-12 on GPIN 7789-51-4882, Northlake Land Investments, L.L.C. for a 4 year period ending July 31, 2018
- Staff recommends denial of the request to extend CUP-2-12 on GPIN 7788-68-2980, EMAC, L.L.C.

Mr. Maloney came forward to give the presentation. Following his presentation, Mr. Maloney answered questions from Board members. There was a detailed discussion on the properties involved and the potential outcomes of the requests.

Mr. Via made a motion to approve extension of CUP-2-12 for the sign located on GPIN 7789-51-4882, owned by Northlake Land Investments, L.L.C. for a period of five years and to deny the request to extend CUP-2-12 on GPIN 7788-68-2980, owned by EMAC, L.L.C., seconded by Mr. Stanley.

After discussion, the motion was restated as follows:

Mr. Via made a motion to approve extension of CUP-2-12 for the sign located on the GPIN owned by Northlake Land Investments, L.L.C. for a period of five years and to deny the request to extend CUP-2-12 on land owned by EMAC, L.L.C., seconded by Mr. Stanley.

	Vote:
Sean M. Davis	Aye
Wayne T. Hazzard	Aye
Angela Kelly-Wiecek	Aye
W. Canova Peterson	Aye
Aubrey M. Stanley	Aye
G. E. "Ed" Via, III	Aye
Elton J. Wade, Sr.	Aye

Motion approved.

XX. Announcements

Mrs. Kelly-Wiecek announced that Pearson's Corner Elementary School will be celebrating its 50th anniversary on June 5th. She invited all Board members to attend.

Mr. Stanley thanked Board members and staff who attended the North Anna Battlefield event.

XXI. Adjournment

At 7:49 p.m. the Chairman adjourned the meeting to June 11, 2014 – Hanover County Administration Building – 2:00 p.m.