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Hanover County Board of Supervisors Meeting, Wednesday, November 12, 2025

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[00:05:11] Hello, everyone. The time is now 2.01 p.m. We will now call the Hanover County Board of Supervisors meeting to order. As is customary, we will begin with an invocation led by Mr. Hudson, followed by the Pledge of Allegiance led by Supervisor Floyd. Mr. Hudson.

[00:05:27] Thank you, Mr. Chair. Would you bow with me, please? Lord God, we ask that you be in our midst as we do the good work of our beloved Hanover County. Guard our tongues, clear our minds. We thank you for allowing us the awesome responsibility to represent our fellow citizens.

[00:05:44] Be with all those in leadership across our great land. May we continue to remember, honor, and recognize veterans each day. Watch over those that watch over us in our times of need. We thank you in Christ's name. Amen.

[00:06:00] Please rise for the Pledge of Allegiance. The Pledge of Allegiance flag of the United States of America and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

[00:06:22] Thank you, Mr. Hudson. Thank you, Supervisor Floyd. next consideration of amendments to the agenda. Mr. Davis. Thank you, Mr. Chairman. Mr. Chairman, I move that we amend the agenda for items 6A and 6B to add item 6A titled a presentation from the Virginia Association of Chiefs of Police to present certifications and awards, as well as 6B titled a presentation of a resolution to recognize Hanover County as a certified crime prevention

[00:06:58] community. Second. There is a motion and a second. All in favor of amending the agenda, please indicate by saying aye. Aye. Agenda has been amended. Anything else, sir? No, sir. Any other amendments? Seeing none, we will move on. Next is comment period. I will begin by reminding everyone, yesterday was Veterans Day, and I'd like to say thanks to our Parks and Recs team, our Director Aaron Reed-Miller. I was honored to participate in the Veterans Day ceremony at Hanover Wayside yesterday it's a long time Hanover tradition and in Hanover

[00:07:37] County we always appreciate our veterans and we remember and honor their sacrifice their time to our nation we also remember and respect their families the spouses who kept up the home front and the children who may have had some birthdays missed and the parents who had been praying for their sons or daughters and the celebration of homecomings. And I believe that our veterans are a big reason why Hanover County is the best place to live. So thanks to the Parks and Rec team for setting everything up. As soon as the event was over, everything was cleaned up nice and neat and

[00:08:16] disassembled. It was a good turnout, a little cold, but that didn't really bother anybody. It was a good occasion. Also, thanks to our Hanover County Sheriff's Office for the traffic control out front. And when so many people are pulling out left on 301 South and those deputies are in the roadway making sure everybody gets out safely, that is greatly appreciated.

[00:08:38] So thank you very much to everyone who helped make that a great event yesterday. Any other comments from board members? Mr. Chairman. Mr. Davis. Thank you, Mr. Chairman. Next year we'll celebrate 250 years of the greatest nation this world has ever known.

[00:08:53] But I do want to make mention that on November 10th, 1775, in an obscure bar in Philadelphia, Pennsylvania, a gentleman by the name of Captain Samuel Nicholas was authorized by Continental Congress to raise a contingent of Marines.

[00:09:10] And so the Marine Corps celebrated its 250th birthday the other day. And as we well know, before there was a United States of America, there was a Marine Corps. So to all the Marines out there a happy birthday and Semper Fidelis. Thank you for your thank you for your comments, sir Any any expression any expressions of gratitude or joy would be well received and I'd join it Any other comments from so yes board members Supervisor Dibble. Thank you so much

[00:09:45] Just want to let everyone know or remind everyone that mr. Stoneman and myself will be having a town hall on november the 18th at 6 30 up at the montpelier rec center so uh get that on your calendar and we hope to see as many folks out there as possible and i look forward to uh seeing all of our western hanover people so thank you sir thank you any other comments mr bedesky thank you mr chair just a couple announcements today today you're going to hear a presentation on the county's uh

[00:10:22] FY26 or 25 annual comprehensive financial report by staff and our external auditors want to thank take this time just to particularly thank lauren null and jackie manzer and the entire finance team our external consultant accountant auditor pb mayors for their hard work in completing this audit on time

and for the implementation of the additional gasby standards over the past years their work once again you'll hear a solid report on the county's efforts but it's it's a tremendous amount of work i want to appreciate them and quite honestly all the departments that have to

[00:10:58] participate uh in that process annually as well as well as our constitutional partners wanted to share um over the past few weeks there has been some uncertainty for our community and and the commonwealth and the nation for that matter as it is related to some benefits that our residents have been receiving specifically around SNAP and some transportation services we offer through our program here at the county called DASH we continue to monitor the status and the potential impacts things have been changing almost every other day at this point

[00:11:35] but we're working with our not-for-profit partners in our community regional entities to make sure that we're trying to minimize those potential impacts to to hanover's most vulnerable we do expect to continue to learn more in the days to come and we'll keep updating the community and the board with that information but we're certainly trying to be as proactive as we can be in response to those federal potential impacts last week mr davis had a chance to represent the board on behalf of the county at the opening of the caritas regional surge shelter we're doing this

[00:12:12] in partnership with henrico county chesterfield county city of richmond this was officially unveiled and this will assist us with overflow shelter capacity in the the months to come and certainly as soon as last night it started to drop below uh freezing and want to take care of those in our community in need and we'll continue to work with the region and our partners in the the town of ashland did want to share we were made aware by some residents about some notices from the commissioner of revenues office regarding the land use program um commissioner revenue is is on

[00:12:49] top of this uh just so you know we they had sent out notices uh regarding folks participation in the land use program here in the county back on october 6th and some of those had november 3rd deadline being noticed and surprise even though they weren't in the mailbox on october 6th some residents are just receiving them commissioner revenue wanted to assure everybody that please if you have any questions call their office they're here to work with you and we'll be putting more information on social and in our website on this but don't want anyone to to stress over this they're they're here to work with them and thank everyone for their patience and understanding

[00:13:29] on that matter a couple upcoming events and activities next week this board will meet with our legislative delegation at 8 am on the 18th we will be doing that at the abc warehouse corporate offices off of Polgreen Road at 8 a.m. on the 18th. The county offices will be closed for the Thanksgiving holidays from the 26th through the 28th. And Mr. Chairman, rumor has it that one of my deputies is running the marathon this Saturday. Dr. Brown, we wish you all the success. We'll be

[00:14:09] thinking about you in spirit while I'm in a warm bed, but thank you, sir, for all your efforts. And certainly one of those regional you're gonna hear about tourism today that's certainly one of the major initiatives that that impacts our region so good luck dr. Brown I'll have sir thank you mr. Badesky and any other comments like to recognize sheriff Hines for being here thank you sir okay next on the agenda presentation of proclamation small business Saturday I'd like to invite Ms. Audrey Beringer executive director Hanover Chamber of Commerce along with

[00:14:46] Mr. Brandon Turner, Director Hanover County Economic Development, for the presentation of a proclamation.

[00:16:23] businesses purchasing local goods. Whereas along with advocacy groups and public and private organizations across the country, which have endorsed the Saturday after Thanksgiving and Small Business Saturday, Hanover County celebrates our local small businesses contributions to make to our local economy and community. Whereas it is important for our counties to value small business to get jobs to boost out of the local economy and

[00:17:01] inventory our down the airport being resolved to the Hainover County Board of Supervisors do hereby proclaim November 29th, 2025 to Hainover County a small business Saturday and urge the residents of our community toward small businesses and merchants on this day throughout the church. Thank you very much.

[00:17:29] So I'd like to say we have you.

[00:17:45] Okay, well

[00:18:28] thank you all very much. I'd like to To also recognize that Chief Anderson is with us today. Thank you very much for being with us, Fire Chief. Okay, next on the agenda is Citizens' Time. Is there anyone here who would like to address the board during Citizens' Time?

[00:18:48] Seeing none, Citizens' Time is now closed. Agenda Item 6 is the Consent Agenda, Mr. Davis. Mr. Chairman, I move for approval of the Consent Agenda as amended. Second. All in favor of approving the Consent Agenda as amended, please indicate by saying aye.

[00:19:07] Aye. Consent agenda approved. Next is agenda item 6A, which is a presentation from the Virginia Association of Chiefs of Police to present certifications and awards. Ms. Dana Sherrard, also Mr. Davis, and whoever is with your group.

[00:19:29] Good afternoon, Mr. Chairman, members of the board. I'm Dana Sherrard, the Executive Director for the Virginia Association of Chiefs and proud Chickahominy District resident. I'm gonna do a little orchestrating here I'm very pleased to be here to present some awards and certifications today on behalf of our association the Hanover Sheriff's Office is a Very active members in our association our training and education programs And we're very lucky to have them part of our law enforcement professional leadership team in Virginia. So

[00:20:09] Colonel Hines we have we're gonna start with a life-saving award that has six recipients five of whom are here And I'd like to ask them to come up and stand in line with Colonel Hines up here Aaron direct them So I'll read up your name now deputy sheriff Charles Chennault could not be here today But in order deputy sheriff Joel Cumber deputy sheriff Cody dish deputy sheriff Paul Ronka

[00:20:43] Sergeant James Brockenbraugh and Sergeant Van Jenkins are here wait for them to get up here Okay, and we're also going to bring up lieutenant colonel Greg six to be part of this presentation You guys want to do it? Yeah, yeah, you can give them to him now. Okay, so I'm going to tell you about an incident involving these fine deputies and

[00:21:18] What brings us here today to present them this recognition the award for life-saving recognizes an officer's actions that put the officer in harm's way to save the life of another individual now these incidents often involve drownings or fires or any number of situations and But the honorees risk their own lives in an effort to save others and that's what is critical in this presentation So on June 15 2024 Hanover County deputies responded to a residence where the caller's husband was reportedly drunk

[00:21:56] irate, held a gun to his head and had brandished the gun at his father. Eunice met with the wife who was towards the entrance of the lane with her three children. Sergeant Brokenbra attempted to negotiate with the subject and instructed him to put the gun down. Deputy Ronca approached Sergeant Brokenbra to provide extra support in his position, although extremely dangerous. The subject raised both hands, pointed the firearm directly at Deputy Ronca, threatening him. The wife arrived on the scene, yelling at her husband and the deputies and refusing to comply with the deputy's orders

[00:22:31] to retreat. Sergeant Brokenbrock provided cover for both Deputy Ronca and Deputy Chenault because the subject was still armed and visible. They released the wife so she could take her three children to safety. Deputies Cody Dish and Joel Cumber arrived on scene and observed the subject yelling incoherently and saw him suddenly place the pistol to the side of his head.

[00:22:51] They gave the subject commands to put the gun down, which the subject disregarded. Domestic disputes are some of the most dangerous and volatile incidents for law enforcement. As the incident progressed, the deputies had to resort to deploying a taser to bring the irate and armed man under control to arrest him. At various times, the wife and father caused an escalation to this highly volatile matter. This was a very convoluted situation that required a number of officers, all of whom used great restraint numerous times when this situation escalated to ensure that no

[00:23:26] one was harmed. So the Virginia Association of Chiefs of Police is proud to honor Deputy Sheriff Charles Chenault, Deputy Sheriff Joel Cumber, Deputy Sheriff Cody Dish, Deputy Sheriff Paul Ronca, Sergeant James Birkenbra, and Sergeant Van Jenkins with the 2025 award for life-saving.

[00:23:55] Okay, and by the way, we have to tell you, we're going to do a big group photo in the lobby afterwards, so don't scatter. Thank you very much. All right, we have a couple more life-saving awards to present. The next one is to Deputy Sheriff Troy Breeden. Hanover County Deputy Troy Breeden responded to a shooting call for service on November 16, 2024. One person was down

[00:24:31] and suffering from a gunshot wound and another person was one street over, claiming he shot someone who attacked him with a weapon. Deputy Breeden responded to the victim's location to render aid. Because of the chaos and conflicting information, it was not immediately apparent who was armed or who the victim was. Deputy Breeden made a quick and accurate assessment of the situation and decided that it was safe enough to provide medical attention to the person suffering from the gunshot wound. Deputy Breeden noticed a gunshot wound to the back and immediately recognized the need for a chest seal. He requested that responding units bring him a chest seal while

[00:25:08] he provided direct pressure on the wound. As Deputy Breeden was starting to seal up the victim, EMS arrived and transported the victim to VCU Medical Center where he was treated for his injuries. Deputy Breeden helped save the life of the gunshot victim through his quick assessment and first aid treatment of the injury. The Virginia Association of Chiefs of Police is proud to honor

[00:25:29] Deputy Sheriff Troy Breeden with the 2025 award for life saving. I'd like to call Deputy Sheriff

[00:25:53] Joseph Gomes forward. On Thursday, December 12, 2024, Deputy Gomes was traveling west on Mechanicsville Turnpike when he came across a wrecked Range Rover that was on fire. The driver was trapped inside. After Deputy Gomes used his fire extinguisher to put the fire out, he noticed a second vehicle underneath the Range Rover. The driver of the second vehicle was also trapped.

[00:26:31] Hanover Fire and EMS arrived and were able to extricate both drivers. Both drivers were transported to VCU Medical Center due to the severity of the crash. Deputy Gomes' actions of extinguishing the fire saved the lives of both drivers. For his quick, courageous, and life-saving actions, the Virginia Association of Chiefs of Police is proud to honor Deputy Sheriff Joseph Gomes with the 2025 Award for Life-Saving. Okay, now we're moving on to our certification program.

[00:27:09] Part of the mission of the Chiefs Association is to provide the ongoing professional development of all executive and management-level law enforcement personnel in the Commonwealth, and to hold these executives and managers to the higher standards of professionalism. With that in mind, the VACP Law Enforcement Executive Certification Program was established to encourage police executives to attain and maintain established benchmarks of accomplishment in order to achieve a recommended standard for police leadership within the Commonwealth of Virginia.

[00:27:41] There are two types of law enforcement certifications available for our Virginia public safety leaders. One is the chief executive officer, that's for the chief of police or sheriff of a Virginia agency with primary law enforcement responsibility. The second is what our three gentlemen today are receiving, and that is the command executive officer for a law enforcement command officer who serves in an executive or upper management position.

[00:28:05] Applicants must meet all eligibility requirements in the program for initial certification. This includes having at least one year of tenure in their eligible position, meeting formal education requirements, pursuing professional development designed specifically for law enforcement supervisors, commanders, and executives, and service on volunteer boards and committees.

[00:28:26] So it's about training, education, and service, and we assess the accomplishments of these individuals to qualify them for these designations. So today we are honored to present Lieutenant Colonel Greg Sixx, where's everybody?

[00:28:42] He's already up here. Captain Barrett Lane. I'm sorry, I should have called you gentlemen up sooner. Captain Lane? There we go. Matthew Ratchford with the Command Executive Officer Certification. And, you know, being a Hanover resident, I get to know who these folks are, and I feel a little bit like a proud mom standing up here when I see the accomplishments of the folks who received life-saving awards, as well as these certifications. So I've always been very proud of our Hanover County Sheriff's Office. So we want to thank you all for your service to Hanover County and to the law enforcement

[00:29:22] profession with these certifications today. So congratulations. Thank you, Mr. Chairman. That concludes my presentation. I'm always honored and very pleased to be able to come and do this before the county board because there's nothing like being able to tell all of our county board members and our residents what a good job our Hanover County Sheriff's Office does. So thank you.

[00:29:50] Mr. Chairman, could I have just a little moment? I just wanted to thank Dana for coming. Law enforcement in Virginia has no better friend. Dana spends a lot of time at the legislature and all across the state advocating for law enforcement.

[00:30:08] But more so, she advocates for holding law enforcement accountable. And some of these awards today, or at least the certificates, are just part of that. So I just want to thank her for being here, and I want to thank y'all, because I've told you before, we cannot do this without your support.

[00:30:27] We can't do it without your support or the support of the county. and mainly the support of our citizens so thank you all and Dana thank you for coming absolutely thank you Mr. Chairman members of the board the next item on the agenda which was 6b was a presentation for a certified crime prevention community Hanover is a safe place because of the

[00:31:02] men and women at the sheriff's office our first responders those who respond first to our needs and so to have this designation placed here on our community for our long-standing support not only of the folks in the sheriff's office and all of our first responders, but to our citizens who demand a safe community, and it's been delivered to them.

[00:31:22] So, Mr. Chairman, I'm going to ask Colonel Hines, Lieutenant Colonel Six, if they would come down as you read this proclamation. Thank you. Thank you, Mr. Davis, and thank you, gentlemen, for being with us.

[00:31:51] Whereas the governing body of Hanover County is interested in the safety and security of its citizens and the community at large, And whereas the governing body is prepared to support appropriate efforts within the community to become totally prepared to promote crime prevention and community safety.

[00:32:12] safety. And whereas the Department of Criminal Justice Services offers a program which is specifically designed to recognize Virginia communities committed to crime prevention and community safety while providing a framework for those communities to institutionalize crime prevention at the local level. Whereas this program is entitled the Certified Crime Prevention Community Program. Now, therefore, be it resolved by the Hanover County Board of Supervisors that

[00:32:47] our community, Hanover County, Virginia, wishes to maintain its participation in the Certified Crime Prevention Community Program, and that the leadership of this community fully supports all reasonable efforts to meet the Department of Criminal Justice Services requirements to maintain its designation as a certified crime prevention community and be it further resolved that the program requires the existence or formation of a location community crime prevention

[00:33:22] safety council or coalition and this governing body designates the neighborhood watch coordinators council as representing our community for the purpose of participating in this program. Thank you all very much for everything you do to keep and maintain a safe Hanover County. If you don't mind, I'm going to call Deputy Bland down. Deputy Bland? Yep. He is responsible for implementing this

[00:34:00] program. As you know, through our crime prevention, our national night out, and I think it would be very nice if you were to be able to present it to Barry. Yes, sir. Happy to do it. Thank you. Thank you for everything you do, sir. Thank you. It's greatly appreciated. On behalf of the Hanover County Board of Supervisors and the citizens of Hanover County.

[00:34:22] Thank you very much. It's an honor. Thank you so much.

[00:34:32] Next on the agenda, agenda item 7, presentation,

[00:35:29] Richmond Region Tourism Annual Report. Ms. Catherine O'Donnell, President and CEO of Richmond Region Tourism. Ms. Danielle Fitzhugh, Vice President of Community Relations, Richmond Region Tourism.

[00:35:45] Please approach. Thank you very much for being with us, ma'am. Good afternoon. Mr. Chairman, members of the board, it's a joy to be back with you all this year to share the great tourism news. We come every year to talk about regional tourism and its impact on our community. We have some great things to share today. We'll start out that in the calendar year 2024, over 18 million visitors to our community spent more than \$4 billion in our region. And this is an almost 5% increase over the previous calendar year. And you can see the number of jobs

[00:36:22] and the local taxes generated for our entire region as a result. And, of course, this is the heart of what we do, but we also know that tourism is a force for good in our community. It creates the quality of life and the places that we all love to explore and shop and dine in and supports all those.

[00:36:41] And so it really makes a wonderful place for us all to live in Hanover as well. And I want to start off at the top and just say how thrilled we all are that Hanover has its tourism department now and how closely we have already started working with the team and Rachel in particular. It'll be a great complement to the work that Richmond Region Tourism does regionally for you all to have staff on the ground educating your citizens and working with businesses in your community to continue to develop your tourism product and then making sure that we know everything that's going on. So we've gotten off to a great start working together and are looking forward to more of that in the future.

[00:37:20] As you all know, it's a regional effort for tourism in our community. This has been the case for more than 40 years, and this works because we know that visitors do not understand geographic boundaries. So they're coming to our community, and they're spending their money all over the place, and we serve our community best by marketing and promoting the region as one together.

[00:37:41] As I mentioned, we're breaking records. We are looking at higher visitation, up 2.2%, and growth in overnight trips. And we want more people to stay longer, and that's always part of our goal. Hanover County had a great year in 2024, with visitors spending up just about 5% to \$240 million, which accounted for \$11 million in local taxes and supporting 2,400 jobs in Hanover.

[00:38:13] When we think about tourism outside of leisure travel, when we look at group bookings, sports tourism continues to lead in our community. It's all the way up to 77% of what's generated through the work that we're doing at Richmond Region Tourism.

[00:38:29] And again, for Hanover, cross-country is your jewel when it comes to sports tourism. And we had some very prestigious cross-country events last year, and we look forward to continuing to recruit those to the county in the coming years as well.

[00:38:46] And you all are all familiar with the Tourism Improvement District that we all passed together. We're in the year three of that, and it continues to aid our efforts and our success. In fact, we've started off this fiscal year with incredible growth. In September alone, we had over 12% growth in revenue from the previous year.

[00:39:06] So it's really starting to pay off. And one of the things that enables us to do is promote the Richmond region through advertising all the time. So we're always on, which we could not afford to do before. And we are on all the channels and all the different types of advertising.

[00:39:21] And I'm going to share some examples of that with you. You may remember the Speaks for Itself campaign. This is our ARPA-funded campaign that then we continued on with TID resources. It has

done some wonderful work in generating exposure for the Richmond region and was a great inspiration campaign that we ran for six more months at the end of this past fiscal year.

[00:39:46] These are an example of Hanover-specific results of tourism improvement district advertising campaigns, just to show you what it is able to do to have more resources. But just for Hanover, we can track about 25 to 30 percent of the results for our advertising based on who allows cookies and things to follow them online.

[00:40:05] So we know that for Hanover specifically in the last fiscal year, over \$660,000 in economic impact came from nearly 3,000 travelers who booked lodging, who booked rooms in Hanover because they saw our advertising or after they saw our advertising.

[00:40:24] One cool example of something new we did this year with TID Resources was a program through Carvertise where we were able to wrap cars in D.C. that are Uber and Lyft vehicles. And they were rolling billboards for our community in a time where there were lots of events going on, including what they did call a swarm, where all of the eight cars came or the ten cars came to a Beyonce concert at once.

[00:40:49] And so it was a big impact of all of our billboards on wheels together with a lot of people in DC. Speaking of billboards, we have a billboard campaign running now that starts at the North Carolina border and goes up to Northern Virginia. There's a few samples of some of the 13 or so that we have running now to drive awareness of the Richmond region as a destination. This headline here, Always Revolutionary, is a little bit of a sneak peek of what we will be rolling out next year. As was mentioned earlier by Mr. Davis, the 250th anniversary of our nation takes place next year, and we will have a Richmond region-specific campaign called Always Revolutionary.

[00:41:30] It'll look a little bit different from that, but we'll be rolling that out in January to raise awareness about our history and all the things we offer in the Richmond region. As always, we will talk about ourselves through advertising, but it's even better when other people talk about how great we are. And so we work with influencers and media to generate publicity about the region. Here are some examples of publications that featured Hanover in the last year, World Atlas, Islands, and Southern Hospitality Magazine. We're also always generating content so

[00:42:05] that people keep us top of mind, and we have the RVA blog that talks about all the things to do in the region. Hanover was featured quite a bit, everything from the Hanover Tomatoes to the most is at Hanover Tavern to King's Dominion. And here are some social media posts that we, again, post to raise awareness of all the great things in the region and some samples of ones that were great and popular throughout the last year. And of course, we want to interact with the visitors when they come here. And so we do that through our visitor experience team that operates our visitor centers and our mobile visitor center that comes to events around the region and supplies

[00:42:43] them with information. The 2025 Visitor's Guide, of course, had King's Dominion on the cover in honor of the 50th anniversary. We also help our tourism attractions be friendly and accessible through the Visible program that we cover, and where we work to attract motor coach travelers here as well. One of some of the newer programs that we have launched and that are pretty innovative are our Net Zero program, which allows us to offset the carbon impacts of some of the meetings and conventions that come to the region, as well as our digital trails that are now able to be gamified and when people check in they win prizes where they when they stop in on sites and we'll be

[00:43:22] launching the revolutionary trail as part of the America's 250th anniversary so with that I'd like to invite Danielle to come forward and talk about how we're working in the community thanks thanks Katherine. Um, as Katherine mentioned those 18 million visitors once they get here I work in market with all of our partners attractions museums and community to make sure that they're ready they're ready to see the visitor and we do that through our community relations work in a couple different vehicles the first is our signature I am tourism program in fact we're going to be at Atlee Public Library here in the

[00:44:01] next coming months with our next I am tourism program so looking forward to that and that's really our education so that our community understands the visitor economy and can and visitors don't look not everybody's wearing a name badge and so and then they can also make plans to be in their backyard when they're taking their own staycation this past year we had over 400 community members attend I am tourism as well as we do a special program for VCU so when those students are here for four years we talked to every freshman and transfer student about how to get out out of the campus and get out into our

[00:44:37] region and see the assets that we have for them to enjoy we've now launched a digital version of I am tourism as well so if people can't come to our in-class version you can take it online and it's about 90 45 minutes to 90 minutes a big part of our work Catherine mentioned over 29,000 employees across our region work in tourism 2400 right here in Hanover County is making sure that our young people know that tourism and hospitality is a career pathway and so we are in market talking to students from elementary school to college about thinking about different things they can do in career in tourism and hospitality.

[00:45:17] We do a lot of that through Mission Tomorrow, we do site tours at the convention center, we go into the classroom. Coming up in January is our RVA Sports Awards. You mentioned you're the crown jewel of cross-country and so I am sure there'll be a number of Hanover nominees coming up for our RVA Sports Awards that we'll host January 31st at the Altria Theatre. And this year our featured celebrity is Brianna Scurry, U.S. Olympic goalie. Coming up in May, we're trying to get

[00:45:52] everything on your calendars to pre-plan, is our annual meeting where we recognize our industry and the great work that they're doing right here in community for all of those visitors that are coming. We just hosted back in August our second annual Black RVA Community Awards. We'll hold it again back at the Hippodrome next August and we have about 10 awards where we recognize excellence and rooted in rising businesses.

[00:46:19] Our OutRVA program, again, we did a lot of work this past year leading up to World Pride since it was in D.C., including hosting a Pride ride on Amtrak. These are just a few images of us out in the community, again, making sure that we're seeing with our partners and the partners are ready for the visitors that are coming in.

[00:47:09] These were just a few of our top moments.

[00:47:43] A couple of those moments were right here in Hanover County to enjoy, and we have many more moments to come. With that, I'll turn it back over to Catherine for some closing comments. I just want to wrap up with saying how honored and proud we are at Richmond Region Tourism to be the people that get to share our community with the world and be the people who tell the stories and encourage people to come and fall in love with this community that we all care about so much.

[00:48:06] So we're grateful for our longstanding relationship with Hanover. We're looking so much forward to the future as you all move forward with your strategic plan that will align with our strategic plan that we're currently working on. and we see just even more great collaboration between our organization and your county going forward. So with that I'd be happy to take any questions that you have. Thank you very much.

[00:48:27] Any questions or comments from board members? Supervisor Pritchard. I will make this quick Catherine. As the least sporty member of this board I understand we're on track to have Banana Ball in 2026? Yes that's correct. This will be our second time hosting the Banana Ball franchise.

[00:48:46] Guys, we're not large enough to host the Savannah Bananas, but it will be in this May. We'll host another game, and that's part of one of the programs through the Tourism Improvement District. And has the waiting list opened? I believe that you can get on it now. I don't know that they've opened it yet, but call us.

[00:49:03] Maybe we can help you. Any other comments or questions from board members? Seeing none, I have one quick comment. It's great to see USWNT goalkeeper, Brianna Scurry, coming to Richmond.

[00:49:22] I think that's great. Hopefully, maybe someday we can get an ice hockey team in our region. That would be great. I think it would be wonderful. Well, thank you all very much for what you do for tourism. And you said earlier, I'm excited that we have a new director of tourism here in Hanover.

[00:49:40] And I think you guys will do some great work together. Thank you very much. Thank you. next on the agenda is a presentation connect hanover broadband initiative update mr todd kilduff deputy county administrator thank you for being with us sir all right thank you mr

[00:50:15] chair members of the board mr budeski miss randolph my name is todd kilduff i am deputy county administrator and i am here to give you a monthly update on broadband but just to be clear this is your regularly scheduled quarterly update meaning that this is when we bring our internet service providers and to talk to you as well. So we have Mr. Chris Dillon here with Brightspeed. I think he's sitting in the back. And Mr. Tom Ennis is not here yet. Oh, thanks, Tom. He was sitting right behind me. Tom with All Points Broadband. So I want to thank them for being here to provide

[00:50:47] some updates to you today. So yeah, there we go. All right, thanks. Thanks, Shelby. So just to give you a brief update on some of our quantities here, we have two major funding sources for this project. Brightspeed is dealing with what we call the RDOF funds. It's the RDOF. And All Points Broadband has the VATI grant. So two different funding sources, two different companies. Bright

[00:51:26] Speed has last reported that they're almost near completion. That was the last we heard. Mr. Dillon, as I mentioned, is here today. He could probably give you a more clear update on where they're at on their projects. We're looking forward to that. And All Points Broadband, we get a little more on the grain of detail just because they're our actual contractor. And last month we reported about 257 miles of mainline fiber installed. And this update, again, it's a monthly update, so they have about 285 miles installed. So we've gone up almost 30 miles of installation.

[00:51:57] You're actually going to start to see that installation slow down. You're going to start to see less crews on the road and that kind of thing because we're almost near the full mileage completion for the main VDOT roads. What's really left to do, and I'll have it going a little more in-depth on a later slide, is the private roads that we're dealing with at the moment. We got about 70 miles total here in Hanover County.

So I'm just sharing some good news. The amount of home connections, actual home connections where somebody has signed up and is now going to be paying a monthly fee to All Points Broadband. Last month, we reported about 261 home connections. This month, 419, so about 158. So what does that really mean overall? Well, in the

[00:52:33] contract, there's 6,198 total passings that they have to do. Passings don't mean connections necessarily. We know that because we've actually had citizens who have seen high-speed fiber go right in front of their house, and they've called us and said, do not connect me. I don't want it. So we know we're never going to get to that 6,198 number, but that's okay. The goal was to get it to a point where somebody could connect if they want to at some point in the future. And what we call that is the take rate. Right now, we have about a 30% take rate, meaning about 30% of those who have been contacted have said, yes, I do want to connect. I do want to have high-speed fiber at

[00:53:08] my house. And that number, if you do the quick math, is about 1,859 homes. If you take out the 419 that are now connected, we have about 1,440 left on that 30% take rate. So what does that mean? We're looking at, to average, with all points, about 26 home connections per week. That's what we're hoping we hit. And I'm proud to report we're in the 30 home connection to 35 home connections per week. So we're ahead of that number. I mentioned the private roads. The challenge is with with public roads all they got to do is go get a vdot easement and boom you can install down the road as long as vdot approves your permit private roads they may not actually have an

[00:53:46] easement available which means you have to obtain the easement then install so there's another there's an added step to all of this not all neighborhoods have these easements there's very few that we found a very few that do there was one on the western side of the county in miss dibble's district that we were dealing with directly with bright speed where believe it or not, we pulled an old easement plat, and sure enough, somebody had thought to have on the plat easement for utilities. So we provided that to bright speed, and they moved forward with installing on the road. Not all have that, unfortunately. So we're working really hard with All Points Broadband trying to get easements down all these private roads. Again, I said

[00:54:25] there's 70 miles. Mr. Herzberg, I want to thank you for your help and your leadership on that. Mr. Rook Rogers is our assistant broadband administrator sitting back. He has been also instrumental in knocking on doors, talking to homeowners, saying here's what the expectation is. Not everyone really understands this project. They don't understand the process.

[00:54:42] They just say, hey, just install the fiber. I want it. Connect me now. Legally, you just can't. You can't just go down a private road without those easements. So that has stalled the project to a point where we're now working diligently, knocking on individual homes and getting those easement documents. And Rook's doing it. We've offered an in-house notary. I believe Mr. Ennis can clarify a little further. I think they actually hired somebody who's internal to do notarizing. That's literally going to be their only job. So they can hop in a car and go to these homes. And as the homeowners say yes, I'm happy to give you the easement, boom, you can notarize it right there and get it recorded.

[00:55:18] So I'm making a very difficult process sound very simple, but trust me, there's a lot of work that goes into this. As always, we're continuing to update our website. We mentioned that this is probably three or four months in a row that we've been updating monthly, not quarterly. So we have calendar reminders for ourselves set.

[00:55:34] As soon as it pops up, it says time to update the county website. That's what we do. So these two images that you see on the screen are on the county website right now. We know there's a lot of information in them. It's a lot to digest, a lot to dissect. But anytime somebody has any questions on this or concerns, they call us immediately.

[00:55:53] We're happy to be on the phone with them and talk to them. And by the way, we do get a lot of calls on it. We get a lot of thank yous for this update, but when am I going to get connected kind of questions. So we do our best to try and talk people through what that means and what the time frames are. Mentioned several times now is what we call the third funding source.

[00:56:09] It's the Bede funding. No real update this month, because if you recall, the NTIA, National Telecommunications and Information Administration, has a 90-day window to approve the remaining funding, which we're calling the BEAD funding, which would be about 3,500 home passings, and it's about a \$26 million project.

[00:56:28] That 90-day window should be near the end of this month, beginning of December. I called our partners at the Department of Housing and Community Development, DHCD, for just what have you got served through the grapevine, are there good news, bad news, anything we need to know about, they said at the moment, all the conversations that are taking place are all good. That doesn't really mean much if it gets denied again this month, but they're saying they haven't heard anything negative on the project. They haven't heard that anything's going to get denied. So I can't report whether it's approved or disapproved right now. I'd love to do that, but we just haven't heard yet. But as soon as we find out, we will let you know because the importance of this funding is to capture all homes and businesses that were not

[00:57:05] captured by the two previous funding sources that I mentioned. And with that, that's your brief a brief presentation i know i covered a lot real quick but i'm happy to answer any questions uh before i call mr ennis up here to from all points broadband any questions or comments from mr kilduff from board members that are not for the provider seeing none thank you for your presentation thank you next mr tom ennis all points broadband thank you for being with us sir

[00:57:42] mr chairman members of the board thank you for this opportunity to provide an update on our broadband project as Todd noted we made a lot of progress since our last quarterly update and now we are laser focused on the private roads which I know are and it's frustrating when you can see that the fiber outside of your neighborhood and we're just we're trying to get it down into the neighborhood

[00:58:04] now we got a presentation okay so a couple slides this time and then I want

[00:58:42] to open the floor for any questions that you all may have an update we had 54 miles of dominion middle mile is completed and the same status as last time splicing in with them connecting their middle mile to our last mile 286 miles of our fiber is done all seven of the cabinets that serve the seven different fiber service area are now active and providing service that is a major achievement since the last quarterly update and check this morning we have 453 active subscribers, dozens more in process getting their installations underway.

[00:59:22] But as Todd noted, you know, our target take rate in the first stage of this process is about 30%, 25 to 30% is pretty good. We're about there now. So we have a backlog of installs to work through, a backlog of signed up locations on private roads to work through. I shared this link last time, but for your constituents who are interested in the construction process they can go to this website see the steps that

we've gone through the very bottom there is a video that they can watch that explains the process to get on their own property for their installation and so it's a

[00:59:58] good resource again not new from last time but always want to remind folks about that that link this week and next week we have a pop-up mobile store out in Montpelier at the Goodway store we have some sales reps there with an all points trailer where we'll explain the process for signing up for broadband if you do decide to sign up they can do that there on a laptop there to answer questions but that's what's going on right now on a marketing front we have about 6,000 locations total released to sales that means that they can sign up they can select a service

[01:00:34] package and then we'll schedule an installation for them if they're on a private road I got a slide about that next. The remaining thousand or so locations are in the pre-order stage so they can give us their contact info but they can't quite yet sign up for installations. The direct mailers email campaigns are still underway. You should still be constituents who have not actually signed up for service will still be receiving mailers but so a lot of locations able to sign up still

[01:01:08] got a segment of the project to complete but we're out there in the market answering questions as we can. A couple bullet points on the private roads. So we do require a notarized easement to place our underground fiber along private roads where there's not beat out right away. We expect about four to six weeks on the easement collection process and about two weeks on the construction process. Smaller neighborhoods, it's a little bit faster. Larger neighborhoods, the last three or four homes to sign an easement just takes a lot of extra time. If we can work with an HOA or a

[01:01:47] community advocate we really encourage that that really helps us kind of as boots on the ground to get that work done and in the case where there is an HOA with utility easements that we can get in directly from the HOA as opposed to individual homeowners that's the best case scenario and we have one today that went out to Monkey River View that easement went out to the HOA get that signed we'll get that process moving and we finished our trial neighborhood back about a month and a half ago. We're scaling up our process based on lessons learned there.

[01:02:22] We're in Hanover 1, 2, and 3 now. We're loading all the neighborhoods in Hanover 4 this week and next week, and then moving through 5 and 7 through the rest of the year. And this is going to be an ongoing process. As we hit certain thresholds, we'll go out and collect these easements. If there are some that we can send directly to the county and ask for assistance, we will do that. That's usually on the smaller one to two to three parcels we can send that to the county thank you all for the resources to do that and we want to get these folks signed up as soon as possible so i appreciate the partnership there and with that i'd be happy to answer any questions that you all may have any

[01:03:02] questions or comments for mr ennis at all points broadband from board members seeing none sir i have a couple questions so on the mobile pop-up sites you mentioned that the sales reps go out We had one in Old Church they were great to talk with.

[01:03:23] What I found is that some of the residents in the area, they have more construction questions. When did you come in? You know, what is going on? That type of thing. Are these individuals prepared to answer those types of questions? Well, what should the process be when the construction questions come up?

[01:03:42] So we try to get folks knowledgeable in the construction process to go to these pop-up events. I've been to some but it is primarily a sales function but we do have customer support reps who would normally be on the phone out there in person and we do have other representatives from all points there who are not on the sales team but it is primarily sales folks they try to answer the questions as best they can or take down a constituents information who we can reach back out to later well that was going to be my suggestion sounds like you've already got it

[01:04:19] covered was that if a construction question comes up from the residents that there'd be a contact list and the sales reps put the in and turn it in at the end of the day to somebody yes just to get those questions addressed on the mailers are they going out only in the baddie locations well I know they are going out to the baddie locations I believe they are also going out to other locations on the path that we built to serve the baddie locations and those we call on the ways those folks can sign up for service now I believe they also get

[01:04:59] dealers but I will I'll confirm that for you okay so I just want to make sure I understand the baddie look the baddie locations that geography is included in the mailers if the road has fiber on it it's a path to a baddie location they can sign up now most of the locations on the path can side could sign up now could okay but there's also other areas that other areas beyond that we can't serve today we're not marketing to okay and so if that mailer went into that

[01:05:32] area that would be an error in a survey area if there if that happens that you believe that may be an error please let me know okay we'll do that and then you did touch on a monkey Riverview can you give us just a little update on the Farmington farms you know we've got the yes and agreements turned in a lot of people right and i this these will be specific to these neighborhoods but common themes for all non-private so monkey river farms farmington farms we went out and we got all the easement

[01:06:08] signed we walked the route with the community representative on monday we realized there may be a couple of areas where a handhold would be 17 feet from the edge of the pavement as opposed to 15 feet so we may amend an easement a couple of those but they are out there today white lining so spray painting with white lines where the conduit is going to go we're going to wrap that up we'll call in utility locates we know there's not a lot of utilities out there they still have to go through that process we get that back and we'll start construction so that could be

[01:06:46] you know a week and a half depending on when the the locates come back but that is what's going on now with Pamunkey River Farms. Pamunkey River View, the HOA there, has received our easement document today.

[01:07:03] As soon as they sign that, we'll schedule the time to go out there with the HOA president or their representative and walk the routes the same way, and they'll be in the same process. Well, thank you for answering those, and I would like to make a comment. I think you're aware, but you understand I have a job to do.

[01:07:20] We do have residents across the county who have been signed up. they've been waiting a long time some have signed up in April they're all points customers they pay the fees and I want to make sure that all points continues to prioritize the people who signed up in April and May and June to get those people hooked up because they've been waiting and some of them paid some money over you know marketing into other areas I just want to make sure that these people that have been waiting since April are the priority for us those those are the

[01:07:55] priorities and then in terms of private easement process for us in multiple counties we're finishing hanover before we start this process in other counties so and we're focused on that we have a new fte job posting today for a private easement representative to work in hanover county who would be a notary so we are focused on that for private easements and for the folks who signed up not subject to private easement till and of course i'm always willing to assist in my area mr rook rogers is willing to assist countywide mr killed up is available also and thank you we continue to

[01:08:34] value our partnership with all points broadband as we and we thank you for getting out there and knocking on doors as well well thank you very much sir thanks okay mr dylan bright speed mr chris dylan with bright speed thank you very much for being with us sir thank you mr chairman and board i greatly appreciate the invitation i'm going to go pretty quickly because we're at the end of our project here so i've talked about what bright speed is and who we are um this is our

[01:09:09] ardoff this is our ardoff project but again i'll remind you this is our islet this is a territory where our phone system has has our our footprint in the county so in that i think we just looked We have about 1% of the population of the county in that area currently signed up to our phone line, our plain old telephone.

[01:09:35] What we won was an ARDOF grant. So there used to be funds that would go to, from the federal government, that customers paid a fee. That funding would go to fix copper lines. That was dissolved, and that money went to what they call ARDOF, which is federal funds to build fiber.

[01:09:52] The federal government doesn't support copper lines at all anymore. So this is to build fiber or broadband in these areas with copper lines. So these are the three wire centers that we've done. We have completed all of our RDOF expedited addresses.

[01:10:11] So we assigned an agreement with DHCD that we would do these addresses faster if they agreed to hold back any state money to compete with us in these areas. So Beaverdam, all of the addresses that were expedited are done.

[01:10:27] What we're doing now is we've privately funded additional addresses, which we call pull-through addresses, that are not subsidized addresses. So for Beaverdam, you can go through here. We're still dealing with some railroad issues with flaggers.

[01:10:45] All of our permits are done. All of our buried placement and our aerial placement are just about completed. And our network ready is 53%, but that's because there's so many additional pull-through addresses. but all of the expedited addresses are for sale.

[01:11:02] So Gumtree, same statistics, we've got everything in, all the permits are done. We do have four teams of right-of-way partners in the county going through to get those private roadway easements because we addressed that early in the process that that was going to be an issue in Hanover County that we don't really see in a lot of other counties.

[01:11:26] And Willoughby Homeowner Association was excellent. They're happy. I think 10 out of 16 homes have signed up for us, and that was a private easement. And the same with Montpelier is everything that was expedited, we have completed. We're at 98% complete on the whole project, and 81% of the addresses are available for service.

[01:11:48] So right now we've got 2,800 addresses that have service available, and over half of those have signed up for our fiber service. So you have a very tech appetite population.

[01:12:04] I did want to go into copper. So with copper, like I said, there's no federal or state funds to repair that network. Federal and state funds, and in Virginia it's probably about \$2 billion now, are being paid to competitors, to us, to get rid of that network, to build over that network.

[01:12:23] This is the VATI that you discussed. There's 6,200 addresses in there that is building fiber over top of our copper network in the northwest portion of the county. This is your BEAT award map, as y'all discussed. This will build out your county.

[01:12:41] So if you're on copper, you're going to have some type of fiber broadband satellite available to you. So as that fiber comes online, copper providers are going to stop providing copper. So if we have fiber in front of your house right now in our copper network, we're not going to roll a truck to repair copper anymore.

[01:13:00] We're going to come put fiber in your house. We sell a service, not a technology. So copper is going to be going away very soon. And I met with the SEC this morning. We discussed that. They understand it. So you can't expect federal and state funds to build over our network and us to repair it and completely overhaul it.

[01:13:21] So that's just the reality of where we are with copper. so with that i'll be glad to answer any questions here's our repair lines um but we are excited about the uptake in this community and and our our presence here thank you sir any questions or comments from board members mr sternman good to see you big surprise right no no no well thank you mr dunn for coming in i appreciate uh the opportunity to to speak with you um obviously you know uh the the fiber build out is is is kind of on track and it's a lot you know comparable to

[01:13:59] the the all points uh but the um you know the issue for my citizenry out there is obviously you've you've kind of preempted it a little bit with the copper and you know unfortunately when you bought brightsby you brought the company you bought the copper yes and i i do feel like it's somewhat of a you know you know something that you are responsible to kind of maintain and if if you can't repair it provide them with the the fiber and i and the problem i noticed i'm going speak on behalf of my citizens out in the beaver dam area is getting customer services is difficult

[01:14:34] and i know you've got you know your contact line up there but the problem that they're experiencing is they they schedule a repair they get it two weeks out then on that day they get an email informing them that you know so so it's very challenging so you know i feel like that and i know you know that we're that we have filed a complaint um with the fcc about it and i felt like the response from bright speed was somewhat a little bit of lip service because i know you're headed to getting rid of the fiber and i i mean the copper and i understand that but unfortunately um these constituents out there you know a lot of them are elderly they may not understand

[01:15:11] the whole issue with fiber they may think it's just for internet and not for phone service and so you know i think communication with our citizenry or at least giving us the tools to respond it would be you know helpful to us and so you know I'm just I'm a little concerned about that I mean I think that they need to understand exactly what's before them you know and also too is it my understanding that you have

to get like 180 day written notice when you're going to abandon your copper abandonment is a is an FCC process that's a little bit different than just switching people

[01:15:48] transitioning to a new technology so we might not actually abandon a line until everybody is transitioned but i agree with your point miss supervisor the education is key that's something that i discussed with the sec this morning is you know fiber over voice over fiber is equivalent to pots but better right and with reliability and we have to explain that to the to the boards to the counties to the local leaders and say this isn't just internet this is your phone service your phone line's not going to change it's just going to be more reliable but we did hire two additional

[01:16:25] techs in in Hanover County in the region to deal with copper repair because we know the backlog and we hired two contractors to come in and do the fiber drops so that's not competing with our copper repair so we we have prioritized that and our numbers reflect that in our repair calls so we have a get well plan i can share i shared it with the county staff right but it it's not going to be overnight and it's not going to be a long-term plan it's i mean it's just yeah i mean i understand we can't get there soon enough but in the meantime you know i feel like you know

[01:17:01] that you should be more compelled to to either provide them with a service or repair that copper and and also too when they when they make the appointments i mean there's a reasonable expectation that you might show up and these people have to take the day off in order to be there um for that and so it's really disingenuous to to schedule something that you know there's no chance because that email is probably sitting there with the you know a send date of that day you probably always send them i'm not coming you know but i'm not going to tell you until that day i mean you know something maybe a little more heads up notice would be nicer but you know

[01:17:37] i just feel like that that representation if you had better representation here in this region i realize that you know that's an expense uh but like for all points you know we have somebody here in this region that we can get get in touch with and um and that makes it a little bit easier because if they can't get in touch with you they get in touch with me right and it's not fair to me because i don't run your business and so i i would prefer if you would run your business a little better i understand that frustration is in our leadership as well so thank you and we've heard it yeah well it's like you have to sit here and listen to it from me i have to listen to it from

[01:18:11] them because i'm the only guy around sorry well thank you thank you for your partner any other questions or comments from board members seeing none thank you very much for uh being with us and and i know sometimes you hear tough things but we greatly appreciate your willingness to come thank thank you and thank you for your patience i mean it was a it's an experience to build in this community but once we are in the ground our customers are extremely happy with the service so thank you all for your patience and partnership. So thank you very much. Next on the agenda,

[01:18:47] agenda item nine is a presentation, fiscal year 25 annual comprehensive financial report, also known as Mr. Davis' favorite topic. That's Caffer. Thank you, Mr. Chairman and members of the board. My name is Lauren Dahl. I'm the finance director. I'm very excited to be here today to present the fiscal year 25 annual comprehensive financial report. The financial statements were prepared by our accounting division and audited by our external auditors from PV Mayors and that

[01:19:24] they are here today. Mr. Mike Garber who's a partner with PV Mayors is here today to present the audit results at the conclusion of my presentation. The Virginia Auditor of Public accounts requires

presentation of the financial statements to the board by December 31st each year and a draft of the annual report was reviewed with the finance committee at the meeting last week on the 5th. The annual report was distributed to the board for today's meeting and will be available on the county's website shortly and coincidentally Mr. Davis left the room but the

[01:19:58] audit opinion is dated November 10th this year. All right so a summary of the general fund results is presented on the slide. Fiscal year 25 revenues totaled 395.2 million, which is 6% higher than the appropriated budget. General property taxes and investment income were the primary drivers of the variance. Final year-end expenditures and transfers totaled 377.3 million, or 95% of the appropriated budget. And looking at our budget variances, revenues were 21 million higher than appropriations

[01:20:38] while expenditures and transfers were 20.4 million below appropriations. Revenues increased approximately 160,000 from preliminary due to accruals relating to grants. Expenditures and transfers increased by 745,000 from preliminary due to expenditure accruals offset by additional return from the school board. The county recognized expenditure savings of 15 million and a return from the school board of 5.4 million. The combination of additional revenues and expenditure

[01:21:13] savings results in an operating balance of 41.4 million, which is primarily planned for use in the fiscal 26 county and school budgets and five-year capital plans. The county's non-spendable fund balance at June 30th, 25 is 376,000. Restricted, yes, excuse me, Restricted fund balance is \$2.4 million, and the committed fund balance remains at \$500,000 for economic development purposes.

[01:21:44] The assigned fund balance at June 30th is approximately \$91 million. This amount is \$2.2 million higher than the projected amount reflected in the preliminary year-end report, primarily due to \$1.6 million additional return from the school board, and \$600,000 higher in conferences and reappropriations.

[01:22:03] Of the \$90 million in fund balance assignments, \$19.1 million has already been appropriated by the board for the fiscal year 26 budget. The remaining assignments for education, economic development, reserves, and capital projects total \$68.8 million.

[01:22:20] The unassigned fund balance of \$53.4 million is 13.5% of revenues, which is consistent with fiscal year 24. and it's in compliance with the county's fund balance policy, which requires unassigned fund balance to be maintained at a minimum of 10% of revenues. Total fund balance as of June 30th, 25 for the general fund is \$147.7 million. The calculated debt ratios as of June 30th, 25, as reported in the annual report, are all within debt policy guidelines. Debt to assess value is

[01:22:56] 0.8%. Debt per capita is within the policy limit at \$1,958. Debt service as a percentage of general governmental expenditures is 4.5%. And the county's debt payoff ratios follow policy limits with the five-year debt payoff at 33.9% and 10-year debt payoff at 58.8%. That is the conclusion of my presentation, and I'm happy to take any questions. Any questions or comments from board members?

[01:23:28] Thank you ma'am. Thank you. So at this time I'd like to introduce Mike Garber from PB Mayors to present the audit results. Thank you for being with us sir. Mr. Chairman, members of the board, it's rare that I would go home and talk about my presentation but I will be in trouble if I go home and don't tell my wife about the mimosa trail. So I was glad I was able to be here and to learn about that because I have a feeling I will be back outside of the audit to give a run on your

[01:24:01] your mimosa trail. So that's very unique. As Lauren said, the report was dated the 10th. Today is the 12th. So I know that you have not had a chance to go through these financial statements. They literally are hot off the press this morning on my way down here to bring them to you.

[01:24:20] And as Mr. Badesky said, it is a behemoth effort to put this together. Your financials are almost 200 pages and there is a lot of information in there and so i will be quick to go over some of the highlights for you also knowing that i'm the last on your agenda before i get to go into closed session so but with that i'll start by saying we did issue an unmodified or a clean opinion on your financial statements so that is the good one and behind that opinion if you follow through the

[01:24:55] document will be your management's discussion and analysis. So as if you do want to flip through these financials, you want to hear the highlights and read about it, I would suggest you start with the MD&A. That usually has a really nice job of summarizing the financial statements and the trends and things of that nature. Following behind your MD&A are the financial statements. I won't go through any additional information above what Lauren said, except for one thing, there is a new item in your financials. We did implement GASB 101 this year and 101 has to do with how you measure

[01:25:30] your liabilities for compensated absences, time off, things of that nature. And with the new measurement rule, there is a line at the bottom of your income statements that says we had a restatement. And sometimes when people see restatements of prior year fund balance, they say, well, what happened? Was there an error? Was there a mistake? And the answer is no. We just had to implement a new standard and that is how they told us to do it. So that is why there's a line there that you probably haven't seen for many years as far as a restatement is concerned. Following behind the financial then is your footnotes. Gives you a lot more detail about the numbers and things of

[01:26:07] that nature. Talks a lot about your revenue streams. Talks about your debt. Things that Lauren just had gone over as well. And then after that is another area that actually I think you would probably spend a little time flipping through, you might find interesting, is your statistical section. And that has 10 years worth of data and information strung together. So you can see different trends that have been occurring throughout the county, whether it's your revenue streams and types of revenue, whether it's expenditures, whether it has to do with your debt, debt per capita, things of that nature. You can find that 10-year history there. And I always

[01:26:43] think that's an interesting place. Again, MD&A in the front, maybe your stat tables in the back, just to kind of get a feel for how the county has been doing and growing and changing for the past 10 years. And then behind that section is the compliance section. Again, this is actually very different than what you've seen in the past.

[01:27:02] I'll start by saying the opinion that's in here is on internal control and compliance, and it is a clean opinion as well, so we had no issues with controls and compliance. Typically, along in that section, you would also see our reports on your schedule of federal awards and all your federal dollars and the audit of those federal dollars.

[01:27:24] That is not included in here this year. The Office of Management and Budget in Washington, D.C. has not issued the 2025 compliance supplement. Usually is out in March and April, sometimes as late as May. We cannot issue our reports on your federal dollars until they issue the compliance supplement.

[01:27:46] So we've done all our work. We've done all of our testing. We're ready to issue our opinion. We can't until they issue the compliance supplement because we have to make sure they didn't change anything that we need to go back and do. So until they come back to work and until they issue that document, we cannot issue and opine upon your federal rewards.

[01:28:08] So that will be done. I have no idea when because I don't know when they're going to issue this compliance supplement. It is holding up all of our audits, so it's not just handover. Everybody that we do a single audit for, we are sitting and waiting to issue these reports for everyone.

[01:28:24] Once it's out there, we'll get your reports issued timely. I'm sure they're going to give us extensions for not being late. They always do when they do this type of thing. So I think we'll meet all the deadlines as extended and get everything in and filed timely. We also issue a management letter.

[01:28:42] Usually there's not much in that letter as well. We talk about outstanding standards. We did have just a couple other items in that letter that's been communicated to you as well. I'm not going to go through those unless you have questions on them, but I did just want to point out that we also have that letter that's been issued.

[01:28:59] And with that, I am also happy to answer any questions on anything except broadband. Any questions or comments from board members? Seeing none, thank you very much for being with us, sir, And also, thank you very much, Ms. Null, for your presentation also.

[01:29:17] Thank you all. Next on the agenda, agenda item 10 is closed session. Mr. Davis. Mr. Chairman, is that prepared? Thank you, Mr. Chairman. Is that prepared for that? You're exactly right. This is such an important document, public document for folks in the county to look at and to gather information.

[01:29:38] It helps so often. I've used our annual combined fiscal report in many conversations with constituents, And I'm so happy for the audit results that we had. With that, Mr. Chairman, I move that the Board of Supervisors take this meeting into closed session pursuant to the following authorities.

[01:29:56] First, Virginia Code Section 2.23711A3, discussion of consideration of acquisition of real property for public purpose. GPN notified as 8718-24-0841. And B, Virginia Code Section 2.237-1185, discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the businesses or the industry's interest in locating or expanding its facilities in the community, specifically Hanover County Project Onyx.

[01:30:34] There is a motion and a second. All in favor of entering closed session, please indicate by saying aye. Aye. The board is in closed session.

[01:30:49] Time is 4:48 chair recognizes. Mr. Davis. Thank you, Mr. Chairman. Mr. Chairman. I move that the

[02:51:46] board of supervisors certified that during closed session only public business matters lawfully exempted from the open meeting requirements of the Freedom of Information Act and only such public business matters as were identified in the motion of closed session were discussed second there is a motion in the second all in favor of the motion please indicate by saying aye

[02:52:05] board is back in open session the time is 4:48 we will recess until 6 p.m. time

[02:57:33] Time is 6 o'clock and now the call to Hanover County Board of Supervisors back to order. We will begin with Citizens' Time. Is there anyone here who wishes to address the board during Citizens'

Time?

[02:57:48] Seeing none, Citizens' Time is now closed. Agenda Item 13: Planning Public Hearings. Mr. Andrew Pompey, Deputy Director, Planning Department, thank you for being with us sir.

[02:58:12] So this property is on Old Hickory Drive across from Mechanicsville High School in an area that's designated as highway commercial because there's existing commercial development in this area off of U.S. Route 360. The subject property itself is zone B1, and many of the properties along Old Hickory Drive are zoned commercially, one of our B zoning districts. This is an aerial view and a photo of the property. It's an existing building that the applicant would like to use for an adult daycare. So as I mentioned, this is a request for a special exception to operate an adult daycare center within an existing building. It'll accommodate the daycare itself as well as

[02:58:48] administrative offices, it provides services for adults with developmental disabilities and it operates during the week from 9 a.m. to 3:30 p.m. With all of our special exceptions the applicant is required to submit a sketch plan. This sketch plan shows the site remain pretty much the way it is with some restriping and repaving and then using the existing building. As I mentioned this area is designated highway commercial which is intended to accommodate a mix of commercial uses in the Mechanicsville area and this request aligns with those conference of plan recommendations.

[02:59:19] staff has prepared four recommended conditions the use is a adult daycare with up to 30 participants the use before it operates must obtain all state permits and licensures provide that documentation to the planning department any signage must be a monument sign and then the final condition which is standard for all of our special exceptions is the development we'll hear to all applicable regulations since this is a special exception it was not reviewed by the planning commission it's reviewed only by the board of supervisors that concludes my presentation i'd be happy to answer any questions the board may have the applicant is here as well and to answer any questions but they don't have a formal presentation planned thank you sir for your presentation any

[02:59:57] questions from board members seeing none thank you very much is the applicant present would you like to make a statement okay sir would you be available for questions if there are some okay this is on the agenda for a public hearing we will now open the public hearing is there anyone here who wishes to speak in support of this application seeing none is there anyone here who wishes to speak in opposition of the application seeing none the public hearing is now closed mechanics field

[03:00:36] district mr hudson thank you mr chair i did want to uh personally thank the applicant for having me out to the site and going over the uh interior improvements and things that he's going to make and i feel confident and believe that he will continue to be a good neighbor so thank you for that and with that i move for the approval of se 2025-00024 with recommended conditions second there is a motion and a second any discussion seeing none all in favor please

[03:01:15] indicate by saying aye aye motion of application approved congratulations mr pompey the next planning public hearing is a request to rezone property in the henry district from a1 to ar6 to accommodate a family division. The property is located off of Buck Trail which is a private road off of Studley Road and is outside of our suburban service area in an area designated rural agricultural. There are several other properties along Buck Trail that have been zoned AR6 to accommodate family divisions. This property is currently zoned A1 and they have a

[03:01:52] similar request to rezone to AR6 to create one family division lot. This is the proffered conceptual plan the applicant submitted. The property is just under five acres in each of the proposed lots the lot with the existing house and the new lot for a family member will be just under two and a half acres as i mentioned surrounding properties on buck trailer zone a1 and ar6 and there have been multiple family divisions in the vicinity family divisions are commonly found particularly the ar6 zoning district in the rural parts of our county that are designated rural agricultural the applicant has submitted six proffers which are typical in line with what is

[03:02:27] generally accepted for ar6 family divisions adherence to conceptual plan tree preservation outside of building areas, Brickerstone Foundations, a wetlands delineation and perennality study to be submitted with the family division, and then this is a family division which the eligible family member must own for at least five years.

[03:02:46] The Planning Commission held a public hearing on this request since it is a rezoning. No one spoke during the public hearing, and the Planning Commission recommended approval with a vote of 7-0. That concludes staff's presentation. The applicant's family is here tonight, but they do not have a formal presentation planned.

[03:03:02] Thank you for your presentation, sir. any questions from board members seeing none thank you sir is the applicant present do you wish to make a statement are you available to answer questions thank you very much we will now open the public hearing is there anyone here who wishes to speak in support of the application is there anyone here who wishes to speak in opposition seeing none the public hearing is now closed Henry district mr. Davis thank you mr. chairman the applicant did reach out to

[03:03:42] me earlier this summer has gone through the process as required by the county I am very familiar with this property uh and this is very consistent uh with what's been done on this property down there uh that joe's property and their entire family so um i'm glad that this has gotten to us before the end of the years i know they had some time matters that they were looking at so with that mr chairman i move for approval of rez 2025 dash 00019 second there is a motion and a second any discussion amongst board members seeing none call for the vote all in favor please

[03:04:18] indicate by saying aye aye aye aye aye any opposed none application approved congratulations mr pompeg the next planning public hearing item is a request in the chickahominy district to amend the proffers associated with a approved industrial rezoning request this request was approved back in march of this year and the applicant has some changes to the proffers they would like to request this is in an industrial area off of old rich food road it's designating the conference of plan for industrial development and there's existing industrial uses in the area and on this property. As I mentioned, this property was rezoned M2 with proffer conditions in

[03:04:57] March of this year and the applicant is looking to make some changes to the proffers. The original rezoning that was approved in March allowed for redevelopment of an existing contractor's equipment storage yard into a facility that would be used for heavy equipment sales, service, and storage. That plan and the proffer conditions required that an existing building on the site be demolished. The applicant, after looking at their business plans, would now like to retain a portion of that building to use for storage as well as building a new building. So this is what the site looks like now. There's that existing building on the southern end of the property and then a gravel area. The profit conceptual plan from March and what we remain profit is a new

[03:05:36] building in orange and now the applicant would like to keep a portion of that existing building in purple to use for storage on the site. This is what the new building will look like per the proffered elevations. That's consistent with the previous zoning. This shows the existing building on top, and then there'll be some proposed improvements to accommodate the storage and align the design with the proposed new building. As I mentioned, this area is designated for industrial development in the comprehensive plan, and this amended proposal is still consistent with the comprehensive plan recommendations. In terms of the proffers, there's seven proffers.

[03:06:10] All of these proffers are the same as what was approved in March, except for the previous zoning had a proffer requiring that existing building be demolished and now they would like to save the building so that proffer is removed and then this property is multiple parcels and they've proffered that those parcels will be consolidated during the site plan review process. The planning commission reviewed this request. No members of the public spoke during the public hearing and after that public hearing the planning commission recommended approval with a vote of 7 to 0. That concludes staff's presentation. The applicants representatives are here tonight But they do not have a formal presentation planned. Thank you. Mr. Pompey any questions or comments from board members

[03:06:49] Thank you, sir. The applicant present do you wish to make a statement? Thank you very much This is on the agenda for a public hearing. Is there anyone here who wishes to speak in support?

[03:07:08] We will open the public hearing. Is there anyone here who wishes to speak in support of the application? Anyone here who wishes to speak in opposition of the application? Public hearing is closed check the hominy district supervisor Floyd. Thank you There has been no opposition. I am in support of this. So I motion to approve REZ 2025-00018 with proffers dated October 24th, 2025. Second. There is a motion and a second.

[03:07:40] Any discussion? Call for the vote. All in favor, please indicate by saying aye. Aye. Application approved. Congratulations. Mr. Pompei. The next planning public hearing case is near the previous case also in the Chickahominy District off of Rich Food Road this is request for a conditional use permit to allow vehicle and equipment storage and wholesale motor vehicle auction at a previously developed site again off of Rich Food Road this area which is southwest of the interstate 295 US route 301 interchange is designated for industrial development as heavily

[03:08:18] developed with existing industrial uses the subject property and many of the properties along Ritchfield Road are currently zoned M2. Within the M2 zoning district, the proposed use requires a conditional use permit. This is an aerial view of this site. You can see it's already heavily developed and the applicant will be reusing it for a new use. They are requesting the conditional use permit for vehicle storage as pre-owned motor vehicles and passenger trucks be stored on site within that existing fenced and enclosure and paved area that you saw on the previous screen. There will also be wholesale motor vehicle auctions with sales that occur exclusively in bulk either through an online platform or directly to

[03:08:55] wholesalers no individual retail transactions will occur on the site itself so again if this conditional use permits approved the cycle use for vehicle storage and then motor vehicle auctions with our conditional use permits the applicant must submit a sketch plan this is a sketch plan again most of the site is already developed the applicant will be adding if this request is approved with 3,000 square foot prefabricated building there's some employee parking areas as a blue and then the rest of the site will be

used for vehicle storage. With the sketch plan and the proposed conditions there will be a proposed thoroughfare buffer with enhanced landscaping to help screen the

[03:09:32] site from Richfood Road. This is an image of the prefab building that will be in the middle of the site. As I mentioned this area is designated for industrial development and this type of use blends in with that and is compatible with those existing uses in the comprehensive plan designation in the area. These are the staff recommended conditions. There are five conditions. They specify the use, right-of-way dedication along rich food road because it is one of our major thoroughfares in the comprehensive plan all signage must be monument signs that enhance thoroughfare buffer that was shown on the previous slide then the standard condition with all over conditional use permits compliance with all applicable development regulations the Planning Commission review this

[03:10:11] requested a previous meeting no members of the public spoke during the public hearing and after the public hearing the Planning Commission recommended approval the vote of seven to zero that concludes staff's presentation the Applicants representatives are here tonight, but they do not have a formal presentation plans. Thank you. Mr. Pompey any questions from board members Thank you, sir. It's the applicant present. Would you like to make a statement? This is on the agenda for a public hearing We will now open the public hearing. Is there anyone here who wishes to speak in support or opposition of this application?

[03:10:45] Seeing none public hearing is closed. Chickahominy district supervisor Floyd. Thank you so much There has been no opposition to this case as well. It is in an industrial area. So this is where it fits I motion to approve a C U P two zero two five - zero zero zero one zero as submitted with the recommended conditions second There is a motion and a second any discussion seeing none all in favor, please indicate by saying aye Application approved congratulations. Mr. Pompey

[03:11:19] So all the previous cases have been in the eastern part of the county and now we're to move to the far northwestern corner for a request for a special exception in the Beaverdam district to allow a commercial dog kennel on a large property off of Tyler Station Road. This is just west of Beaverdam Village in an area designated rural agricultural outside the suburban service area. The property is 566 acres known to A1 and many of the properties in this area are also zoned A1. This is an aerial view of the site again it spans 566 acres the yellow is the driveway and the pink square which we'll

[03:11:58] have a zoom in view in a second shows where the house site is as well as the proposed kennel area the kennel area is near the applicant's home and the closest property line is 1500 feet away the other property lines are almost half a mile so again with a property this large the proposed kennel will be a significant distance from any property lines this is a close up view of where the kennels are again the applicant lives in the house which is marked in blue and then the kennel areas those are outdoor fenced areas are in the pink surrounding the home or to the rear of the

[03:12:33] home this is what the kennel areas look like and this is again an area designated rural agricultural and is one of the larger parcels typically with kennels we have concerns with noise traffic and visual impacts due to the size of the parcel and the recommended conditions there those factors are mitigated. The applicant held a community meeting in October and there were some questions and concerns about dogs escaping in the past, dogs not having vaccines, and barking if the facility expands. The applicant addressed those and mentioned that the kennels and fencing have been

[03:13:09] improved to prevent dogs from escaping. All dogs receive vaccinations and with a special exception any expansion wouldn't have to go through the Board of Supervisors beyond the recommended conditions and they have no plans for expansion. The Historic Commission reviewed this request because of cemetery and determine there'd be no impacts so the recommended conditions there are seven in all the use is limited to a dog breeding facility the applicant breeds dogs for competition as well as for sale so the applicant would be allowed to to breed dogs but they cannot board

[03:13:43] dogs as in some other kennels you may see in the area and again the applicant does live on site the number of dogs is limited to 40. customers may not come to the site the applicant if any dogs are purchase meets them off-site so that aligns with their business practices. Employees know more than one non-resident employee. Signage is limited to two square feet. There is one recommended change since the packet went out. Animal control will be the applicant will be required to obtain all necessary kennel license. We have some additional language we'll show you in the next slide.

[03:14:14] And then the standard condition number seven all developments comply with applicable development regulations. The one change to condition six the proposed revision is in addition that the kind of license be purchased directly from handover county so that'll help with tracking to ensure that the condition regarding the limits on the number of dogs 40 dogs total is adhered to that concludes staff's presentation the applicant is here tonight to answer any questions but they do not have a formal presentation planned thank you mr pompey any

[03:14:49] questions from board members supervisor pritchard how long has it been since a dog from those premises has killed an animal from somebody else's property oh excuse me man the question is for the deputy planning director mr. pump the app the applicants indicated that it's been about 20 years and at the neighborhood meeting the person that was concerned about it did indicate that it was quite some long time ago okay I just want to put it in content any other questions

[03:15:23] from board members thank you mr. Pompey is the applicant present would you like to make a statement this is your time to have your say okay would you be available to answer questions if there are any thank you very much this is on the agenda for a public hearing the public hearing is now open is there anyone here who wishes to speak in support or opposition of this application seeing none the application I'm sorry the public hearing is now closed the applications in the Beaverdam district mr. Stoneman thank you mr.

[03:16:00] chair so yes so the applicant has been very forthcoming that to to answer all the questions and to address the concerns of the neighbors. I have visited the site and I'm very confident that they have made the improvements in order to to you know preclude you know any dogs escaping. I mean obviously dogs where they are very ingenious and they can find their way out but I think the applicant's done all they can. Dogs are very happy and they're very well cared for out there so very comfortable with that. Only concern I had was you know the the possibility of kind of

[03:16:36] like a puppy mill type situation and the applicant has addressed that and um they're only breeding you know mainly for the to keep their bloodline going and to uh consider um selling some in order to help fund you know some of the activities they do um as far as the tags uh the uh the question raised about unvaccinated dogs um that's being addressed uh through one of the conditions um that they they obtain their rabies certificate and so when they do that going through the county they buy like a

kennel and they'll have to check in this commercial kennel so i want to make sure that we do that you know that we can kind of track and make sure that everything is on on

[03:17:14] on the level for us there um barking not a problem yeah large piece of property so i feel like all the all the concerns were addressed i think that this is a good project for for beaver dam it's very much uh in line with the agricultural practices out there and i'm very familiar with property um so with that i would like to go ahead and make a motion that we approve se 2025-00016 with conditions as submitted second there is a motion and a second any discussion

[03:17:46] seeing none all in favor please indicate by saying aye aye application approved congratulations mr pompey the last planning public hearing scheduled for the night is a request to amend a planned unit development or a PUD in the Cold Harbor District, the Pebble Creek community.

[03:18:11] This proposed section is off of Walnut Grove Road. So again, this is a request to amend the current zoning associated with Pebble Creek, in particular the properties along Old Estates Way at the intersection with Walnut Grove Road. This is on the edge of the Suburban Service Area in an area designated Suburban Neighborhood Residential, which is one and a half to three units per acre in terms of recommended density and single-family homes. The property is Zone R2, Plan Unit Development, or PUD. That was zoning classification used in the past when this Pebble Creek was originally rezoned in the 1990s, and the applicant is requesting to amend the PUD agreement as well

[03:18:50] as the master plan. The site, even though it was rezoned with Pebble Creek in the 1990s, remains undeveloped and wooded. The PUD, as I mentioned, was originally rezoned in 1990, there have been amendments over over time but this area was originally designated to allow a daycare in an office building however those sites were not developed so the applicant is requesting that the putt agreement and the master plan be amended to allow seven additional residential units in conformance with the conceptual plan this is what the site looks like now looking up and down old

[03:19:26] estates way and this is the conceptual plan showing the seven lots along old estates way a large open space area to the west behind some of the existing homes in pebble creek that are along pond grass road and then there's buffers on the new lots along walnut grove road and these are the proposed building elevations the applicant submitted a traffic impact analysis the uses that are allowed right now the daycare and the office generate almost 600 vehicle trips per day so changing the use to seven single-family homes actually results in a significant reduction in

[03:20:05] the number of vehicle trips in terms of the comprehensive plan recommendations the proposal aligns with many of the recommendations in the comprehensive plan for the suburban neighborhood residential land use designation the recommended density is one and a half to three units per acre and this proposal is 1.4 units per acre open space is provided and there are buffers along walnut grove road originally in the staff report the recommendation regarding sidewalks on both sides of Old Estates Way was not met but today the applicant did submit a revised conceptual plan that shows sidewalks on both sides of the road so now that recommendation has been addressed the

[03:20:42] applicant did hold a community meeting and there were some questions about the proposed area and concerns about traffic and drainage the historic commission reviewed this request because this is in the area of several civil war battlefields but the historic commission determined there'd be no impacts due to the existing development in the area and there's no on-site features so as i mentioned a lot of the larger developments in the county including Pebble Creek that were rezoned in the 1980s and 1990s were

plan unit developments and with plan unit developments instead of having proffers you have a putt agreement which is entered in between the county and the developer

[03:21:21] that specifies how the property will develop and create certain criteria for that. As part of this request the applicant will have to amend the putt agreement. It references a new master plan that shows the seven new lots, increases the total number of lots in Pebble Creek that are permitted from 700 to 707. And then there's specifications or requirements regarding the HOA. These new lots either join the Pebble Creek HOA or create a separate identical HOA that just includes the seven lots. Since the packet went out, the applicant has made some changes. Those changes

[03:21:55] are in the folders, the maroon folders on your desk. The conceptual plan was amended to add a sidewalk on the east side of the street from Walnut Grove Road up to the floodplain area, so now there's sidewalks along both sides of Old Estate's Way. There's a condition in the putt agreement that lot 7 will not have a house wider than 40 feet, and the applicant is proffering \$2,900 per unit to go contribute to road improvements to offset the impacts of the proposed development. The one outstanding concern in the staff report was lot 7. That lot has a

[03:22:32] significant amount of wetlands and floodplain areas on the property. So the building area is only 42 feet with one edge of the building area being the floodplain and wetlands. The applicant agreed to, as part of the PUD agreement, limiting the width of that home to 40 feet to ensure that there is space between the wetlands, floodplain areas, and the new home. The planning commission held a public hearing on this request. There was one speaker. They did not indicate whether they in support or opposition they just had some questions about stormwater impacts they aren't adjacent property owner and they had some questions about how the drainage would be accommodated in this area after hearing from the public the planning commission recommended

[03:23:12] approval the vote of seven to zero that concludes staff's presentation the applicant is here and they also have a presentation planned as well thank you mr pompey any questions from board members seeing none thank you sir mr rogers this is on the agenda for a public hearing we will now open to public hearing mr rogers you and any associate with you you have a total of up to 30 minutes and that includes rebuttal good thank you sir thank you thank you very much thank you members of the

[03:23:46] board and um thank you for staff for uh taking the time to go through our request um for the record my name is todd rogers i represent pmg1 and bcr daycare which are the two property owners of the parcels um in mind there um on there um pebble creek brings back a lot of a lot of memories for me um i see a couple other board members that probably remember some some of those days or what have you um but anyway this parcel here is a parcel on the outside of pebble creek and that was intended originally for some daycare and office uses and we would like to request for that

[03:24:24] to be changed to seven residential lots we've had a couple community meetings with the with the community and Pebble Creek and the clubhouse there well attended I might add they were really a lot of great questions and we tried to address those to the best we have I think the staff went through with the what the questions were but to summarize somewhat the traffic impacts were one of the things that they were concerned about like any rezoning you would be concerned about that with the existing approval of a daycare in general office building

[03:24:58] there the as a staff indicated the overall impact is 85% less on the total number of trips and then on the a.m. and p.m. peak hour they're actually down 94 and 93 percent respectfully so they

were happy to hear that that they realized that it was less impacts but they didn't realize how much it had been less.

[03:25:21] One of the discussions that we had from the beginning was whether we had the ability for these seven lots to be able to join the Pebble Creek Homeowners Association. After a lot of back and forth with the Pebble Creek Homeowners Association's attorneys, it was discovered that in order for that to happen, they would need two-thirds vote of the Homeowners Association in order to allow seven more lots in there.

[03:25:48] talked to staff and worked with council on this is that if the within six months after the rezoning if the Pebble Creek homeowners Association is not successful and getting two-thirds of former affirmative vote then we would establish our own homeowners Association with the identical restrictions and covenants with the exception of they would not have access to the amenity spaces in pebble creek um in there um so we we have submitted that as part of the amended pud agreement to make sure that um a couple of other um more site plan type things that was mentioned

[03:26:28] sorry through this was the buffering along walnut grove road that was very important to the homeowners out there so what we did is went out and did an actual as built or where the existing right-of-ways are in there and I don't know if y'all can see if does this have a maybe not okay if you look at the identification of where the dotted lines are out there the dotted lines around the perimeter or the existing pavement out there and then from the existing pavement to the existing property line

[03:27:06] is approximately 14 feet if you can follow along there we're proffering another 10 feet of dedication of right-of-way and then outside of all that is another 50 feet of buffer and landscaping and that buffer is basically gonna be left untouched so those trees can continue to grow in those areas it's 50 feet on the right side and 20 feet on the left side that allows all those trees to continue to grow and doesn't interfere with their entrance and the way that it looks today the right turn lanes and left turn lanes have already been built in that area so again offsetting some of the traffic impacts no matter if we did the

[03:27:43] daycare or the office building or the seven homes that are there it was mentioned also as far as some of the changes that we made in the pod agreement again this goes through about the six months that i just mentioned before that we would have the restrictions exactly exactly the same or we use the word identical to make sure that it was clear to make sure that it wasn't going to be kind of like or whatever it's identical as far as the restrictions go and the homeowners

[03:28:17] in there were very happy with that also the mentioned the staff report mentioned about the cash proffer the road proffer a lot of discussion about that I'm not going to go into too many details. The end result, the conclusion that we came to is that, yes, we're going to have a traffic impact of somewhat. So we should pay a proffer in doing that. And we have agreed to pay the cash proffer with there. So that has been agreed to. Mentioned some of the architectural and building materials that are there. If you, just for a second, because I know the one lot seven was a

[03:28:57] concern from the width of the house. The home in the middle top, I know it affectionately is called the POW, but anyway, other than that, it's 40 feet wide. I just want to give, we showed this to the residents also to make sure they were comfortable with the kind of elevations that we could put on that particular site there. So again, I respectfully request your approval of this change in Pebble Creek and the change in the PUD agreement and I'm obviously here to answer any

[03:29:33] questions if you'd like if you have any well thank you for your presentation sir since this is a cold harvard district I'll go first and then I'll open up questions to board members okay while you're here at the podium okay yes sir so the question has come up recently I just want to make sure everyone's on the same page the existing pebble creek signs where are they located and what is the plan for them yes so they are located at the entrance and it shows them a little bit here but I can I think I have a better whoops I went too far sorry

[03:30:07] Andrew you showed another document sir I think it was numbered four on the bottom right that showed the location yeah that's what I was trying to get back okay is this this is up and then let me go back the other way kind of go backwards just go start from the beginning start me at the beginning and then i'll fast forward to the one that i need to get to as is the beginning okay yes sir all right let me get to that one um

[03:30:45] there we go there it is so if you see where it says existing entrance sign that those entrance signs currently are in vdot right away we have a letter from vdot that basically says they can remain in there as long as they do not interfere with what they call the clear zone we get surveys done. The clear zones have to be between 10 and 18 feet. We're at 18 and 22 feet. And they said that that would be permissible for those signs to stay there. And I'll be glad to share that with staff, the letters that we got from VDOT, because I'm not sure if they were copied on that. That was back in August. We actually requested in July. They responded in August and then came back in

[03:31:20] October 26th was the actual date that they sent us the formal, yes, you can do that. Who was the original purchaser of the signs. So the original was the developer of Pebble Creek was PMG 1 was the developer of Pebble Creek they're the ones that bought the signs and had them installed. Okay and originally you had showed the community meeting and the public hearing at the Planning Commission sidewalk on the side of the road with lots one two three and four and you've since amended

[03:31:56] that. Yes tell us where the sidewalk will begin on the other side of the road from five to seven yeah it's a plan to begin and terminate the sidewalk yeah so the sidewalk will begin on lot five as indicated and directly across the street the same point it begins on lot four which is directly across street so along the left-hand side of the road we'll go all the way down to the culvert that's existing there so we'll go all the way down to the culvert which is a little bit past the buildable line I know there was discussion to go just to

[03:32:32] buildable line but we had enough room to extend it a little bit further down to the culvert it'll stop there and then you'll have the sidewalk on the other side of the road that'll go all the way into pebble creek and pebble creek existing and again just to note pebble creek obviously was developed how long ago was that um 25 years ago 20 20 years ago or what have you we finished but sidewalks were only on one side of the road and all through pebble creek and again Mistakingly, we thought that was going to be what the

[03:33:06] What we should be doing here, but the comp plan that as updated requested for two sidewalks on both sides of the road So we accommodated that and sir, did you indicate that the? Protective and restrictive covenants for these seven homes would be identical to the existing Restrictive covenants for the existing Pebble Creek HOA, sir, and the key word there is identical. Okay Okay, any other questions from board members? Supervisor Pritchard.

[03:33:37] Thank you, Mr. Chair. You indicated that these houses would be a part of the HOA if, in fact, the existing members of the HOA vote for that by majority. Is there any reason why they wouldn't do that?

Or are we just talking about inertia?

[03:33:57] What I've learned over a lot of years of doing things like this, to get two-thirds of 700 people to agree to anything sometimes becomes a challenge. We're not sure if it will be a challenge. We're just saying if they cannot, we have an alternative to make sure that everybody's good.

[03:34:14] We want them to be part of Pebble Creek. That's our want. The Pebble Creek board has indicated they want that. It's just a matter of physically getting 700 people, or not 700, two-thirds of 700 people to agree. My only concern is that somebody might buy a house not knowing whether or not they have access to the amenities.

[03:34:37] And and we will be very clear in our disclosure packages to confirm that okay, because that Conversely if they are a member and they are allowed we're going to market that obviously So if they're not allowed we want to make sure they know they're not allowed and mr. Rogers I want to make sure that we're all on the same page the Document that we've received at six o'clock here states that the restrictive covenants will be identical

[03:35:13] to the existing Pebble Creek restriction with the exception of the right to use the Pebble Creek HOA owned amenities Which would include the pool. Yes, sir So so these lots and these houses would not be sold with a right to use the pool or the Pebble Creek HOA Amenities certainly. Yes, sir. If the seven if the appropriate amount of votes are not received and I think it's two-thirds of 700 lots Correct, which you could have two owners of a lot written you could have a thousand

[03:35:55] You may have one lot owner who wants and the other says no and it would be a very time-consuming process I would like to point out that mr. Rogers was very agreeable to Making this part of the Pebble Creek HOA and I appreciated that because that would be my preferences just be very challenging I think to get it done. Okay. Any other questions from board members? Mr. Sharon, mr. Davis Where did the proper amount come from?

[03:36:25] We can answer that. Staff recommended it. I thought you would actually volunteer 2306. It would have been my thought is what you would have submitted for nostalgia purposes. Like I said, there's been a lot of discussion about that, but this was the number we were asked.

[03:36:44] Yeah, and sure, it makes sense. I mean, that makes sense. \$21,000, and that's just going to be, you know, you've done the traffic impact. So I just wondered where that number came up. That was you, Mr. Pompey, and your excellent, deep wisdom thought process.

[03:37:02] The existing sections five through eight, they paid a proffer that was roughly \$2,900. Yeah, I just wondered where that calculates. I saw the calculation. So it's consistent with other sections that are adjacent to what's proposed. Yeah, sorry, Mr. Chair brought up, I just wondered where your math came from And how you hey got to the determination before you got to the figure and so that's fine. I think it's appropriate So thank you mr. Chairman. Thank you. Mr. Davis any other questions for more now. Mr. Hudson Mr. Rogers, I just wanted to thank you after our conversation for making that concession for everybody and I know that

[03:37:37] Mr. Herzberg appreciates it as well. So thank you for that. Thank you. Anything else mr. Rogers? No, sir. Okay. Thank you Thank you. Okay. The public hearing is open is there anyone here who wishes to speak in support of the application is there anyone here who wishes to speak in opposition of the

application please approach state your name the district in which you live you will have up to five minutes thank you my name is Marla Posey I'm actually a Pebble Creek homeowner and did attend several of the

[03:38:16] meetings we've met we have met before a couple of things I just wanted to address that as a resident of Pebble Creek and I am particularly concerned because of the location of this particular area it is certainly one of the community's primary entrance and exit points so there are a couple there are three actual major issues I want to highlight one safety another environmental and one of legal and logistical nature so the applicant of course is requesting approval for seven home sites in the parcel in question on the initial meeting

[03:38:52] that was held at the Pebble Creek Clubhouse they had indicated there were going to be seven homes then in subsequent meetings it was discussed as being six but it appears as though we're back to seven again the concerns that were brought up by many of the homeowners including myself were the density in that location particularly adjacent to Walnut Grove it is an a street or a road that I believe has a 50 mile an hour speed limit which we know unfortunately people do not adhere to and drive much faster than that so there

[03:39:30] was a concern with the homes that were actually going to be adjacent which I can't tell from like it's lot 4 and lot 5 adjacent to Walnut Grove and as people are driving in off of Walnut Grove onto old estates where the driveways are located. Will that actually cause a safety issue? While I do, I'm sure that the parking and driving impact is reduced from what the original plan for it to be a daycare. The one thing I want to point out is when it was planned to be a daycare, it is quite likely that the entrance point to those commercial location would be directly off of Walnut Grove. And now the driveways would be on

[03:40:09] old estates which is really a residential road way instead of a major thoroughfare. So that was in terms of safety concerns that is certainly one in terms of visibility. Driveways positioned so close to Walnut Grove would be largely hidden from drivers turning onto old estate roads.

[03:40:29] We actually have that situation currently in what is already developed as part of Pebble Creek in the courtyard section coming right off of Creighton Parkway where that is a concern every day when people are driving in and out of that because of the space is very limited between the edge of the property line and the driveway and Creighton Parkway.

[03:40:52] Also as I think you had mentioned in your presentation, the area adjacent to lot one is already prone to flooding and so removing that existing tree line and adding impervious services such as driveways, roofs, streets will likely worsen the storm water runoff soil erosion impacting both the new lots and also the adjacent properties and then of course i am concerned certainly with the two large masonry stone signs that are at old estates road entrance

[03:41:25] on both there's one on each side of the entrance and also the exit it would seem to me strange for them to stay in the location because as they are markers and monuments to the pebble creek development if these homes are not actually rolled into the HOA and while I am here only as an individual homeowner I actually am on the board of the HOA as well is that for those to stay in that location would seem odd if those homes are not actually rolled into Pebble Creek because it is a monument it's also to to show that this is where the Pebble Creek development begins so it

[03:42:05] would seem to me that if they did not get rolled into the HOA the current Pebble Creek HOA that those would really need to be relocated and then who would be picking up the cost for those. They are

masonry signs. I am in the commercial multifamily real estate world.

[03:42:23] Those typically will range anywhere from \$30,000 to \$50,000 to be rebuilt. I don't think they would probably be able to be relocated. But I appreciate your time and listening to my concerns and I've

[03:42:37] concluded my presentation. Well, thank you very much for your comments, ma'am. Is there anyone else who wishes to speak in opposition of the application? Seeing none, Mr. Rogers, would you like an opportunity for rebuttal? Yes, sir. I think I've stated some of this before, but I did want to point out that there was a mention that if it was developed as a daycare or an office building that the entrances would be on Walnut Grove Road. We weren't allowed to do that. The entrances would have to be internal to the neighborhood. As a matter of fact, we already

[03:43:19] had a site plan I got to get my dates right 15 18 years ago to do a daycare on the right side of this and the entrance was on Old Estates Way and not on Walnut Grove Road so I just wanted to make sure you knew that we that we wouldn't have been allowed to have an entrance on Walnut Grove that they would have to be internal in there the as far as the signs are concerned again VDOT allows them to be there if these seven lots are not part end up being uh incorporated into the hoa and pebble creek we would allow for the we wouldn't have any

[03:43:55] dispute of those signs staying there uh in their present location where they've been for the last 18 to 25 years i guess at this point okay mr rogers uh any other questions from board members for mr rogers i i have a question at the community meeting how many lots did you show seven we never we there was discussion at the community meeting would we go down to six and And we said that we would like to stay at seven because we felt like that the density was still at 1.4 units per acre, which was less than what the comprehensive plan called for.

[03:44:32] So the comprehensive plan is one and a half to three. So I know I didn't misspeak and say that we would go to six lots. There was discussion amongst the community if we would go to six lots, but not agreement on our side. Did you move some of the lots?

[03:44:49] Yes, I'm sorry to point that, didn't point that out. So the lot 7 which seems to be honing in on that that lot is actually a hundred and sixteen feet wide now buildable area that's only 42 feet, but we moved the the common property line between six and seven and also between five and six to accommodate a wider frontage on lot seven than what the original proposed to try to give more room there for the Buildable area and to build up put a larger house on that lot

[03:45:21] Okay, so lot 7 is how many feet did you say? It's actually a hundred and sixteen feet total of road across the front The buildable area once you take out the floodplain and the side yard setback on the left side of that lot is 42 feet that's the area which you are allowed to build in and that's the lot that we said we wouldn't build a home Larger than 40 feet. So if I did the math 116 minus 42 That's about 70 feet of of that lot that will not have a structure on it. That's correct. Yes, sir

[03:45:56] And I've been by there. It's sloped pretty good. Mm-hmm. Is that right? Yeah on the left-hand side It's a nice flat area and does slope down almost exactly where the dotted line is so where the top top of the slope is Okay, can when when you're there, what are you allowed to disturb?

[03:46:14] What are you not allowed to disturb? What about tree preservation? Yeah in that area? We're not allowed to serve anything in the wetland line, which is exactly where that dotted line is We're not allowed to disturb any of that that goes through a pretty extensive review process Not only when we do our

site plan to finish the utilities in this area But also when you fill the house you have to present a site plan to the planning and building inspector's office to make sure you stay out of those areas did you vacate an easement in that area and move it yes so there was a existing utility easement that went right through the wetlands that would

[03:46:52] had been platted there again years ago and we've agreed to move that easement in between lot six and seven so that we won't disturb the trees if the easement is used for utilities so it would be very important not to have a fence on that lot because the water is going to have to go down the slope correct and so do you have any plan to put a fence on that lot in there sir okay that would be good and who what agency would be responsible for making sure the easement

[03:47:26] is moved and the area is not disturbed um part of the site plan review process will have a save tree area that will be designated on there and then also the public utilities is a public utility easement so they we've already had discussions with them, but we would take the easement off the right side of the property and put it on the left side of the property as part of the site plan approval process and when we go through the recordation process also. The sidewalk on the other side of the road, lot one, does that

[03:48:01] go over the existing culvert? Yes, and so that'll go over the existing culvert and extend all the way down to the intersection of Old Estates Way and Pond Grass Road. How many feet is the buffer between lot four and Walnut Grove Road the the pink area that you show and the shrubs what is the that's 50 feet wide and that's in addition to the 10 foot widening and the existing 14 feet of distance between the edge of pavement and the existing property line and there's an existing right turn lane that

[03:48:40] would stay as is yes sir okay and this is this 60 feet total or at least 50 feet Is that wooded now? Yes, sir. Would your plan be to leave that like it is or yes And the way that is written to it for some reason we had to and I'm I'm not suggesting we're need to do this But a dominion power needs to come through there Then we if they had to clear trees to do that then we would come back and plant trees after they went through we don't think they'll have to but we put that in the and the Language to make sure that it would be planted or left in its natural state and

[03:49:22] Heading out of Pebble Creek on Old Estates way. There's a left turn lane and a right turn lane You plan any alterations to those would they remain as is they will remain as is the only difference with those is that We will be striping those because currently the striping has faded away from over the years So we'll stripe those to make those clear and the elevations that you showed. Did they show?

[03:49:46] Garages. Yes, they did. So what will these lots have driveways? Yes, they will. Okay I think that's all the questions. I have any other questions from board members. Well, thank you very much Thank you. Okay with that the applicant the public hearing is now closed. This is in the Cold Harbor district. I Will begin with some background Mr. Rogers did contact me many months ago inquiring about this parcel Two or three years ago. He had called me about putting up some kind of

[03:50:25] multi-floor structure that I didn't like and I think this is much better than that so I appreciate that and he was very clear that he would like to see this in the Pebble Creek HOA and asked if I would agree to that and I thought that would be preferred and that is to bring security to the residents of Pebble Creek that these houses whether it's whether these seven go into the Pebble Creek HOA or not the restrictive covenants are the same and the reason that was important to me was to make sure that the residents of Pebble Creek

[03:51:04] had the same protections on maintenance and other type of HOA issues and I have read the Pebble Creek HOA restrictive covenants and I've seen several of them through the years and they're one of the better well-written covenants so I appreciate that I did want to address the speaker's concern about the signs I know it could be a little confusing there because if the first seven are not into Pebble Creek HOA these signs would indicate when a driver goes in that if

[03:51:41] they're part of the Pebble Creek that condition exists in other places that in the county and give you a perfect example Farmington Farms you go down retreat drive big sign says Farmington Farms Farmington Farms HOA that's the front section there's a second section there's a third section that we went to get the easements for all points we found out that that middle section and back section are not part of the HOA. So this type of condition does occur and I just personal opinion I think the signs can stay in the VDOT right away.

[03:52:15] VDOT has said that and so I think they're nice signs and the applicant was the developer that all the signs and had them put there I think they're owned by the Pebble Creek HOA now. So if the Pebble Creek HOA wanted to move them they'd have to come up with a place to put them. I don't know that anybody would really want those things in their yards on the other side of culver so for me just riding up and down the road I don't think it's a terrible issue I think we

[03:52:50] can make the motion on the application with the signs where they are the the original plan that I saw did have seven I know there was a question about looking at the six I think mr. Rogers addressed that when he moved the lots over while maintaining a strong buffer on Walnut Grove Road. The community meeting was reasonably well attended. I'd like to commend Mr. Rogers on hosting that and paying for that meeting at the Pebble Creek Clubhouse. Why is that important?

[03:53:25] Made it easy for the residents to come out. And I'll say that Mr. Rogers was very professional at the community meeting and he treated the Pebble Creek residents with respect. Now of course there are some they'd rather it stay like it is and mr. Rogers understood that but he also indicated you know we own the property we've had it as it is for 30 years and we think the houses would be a little better use than the commercial at this point because the commercial would bring a lot of additional traffic to the area that we don't have there and as

[03:54:02] someone who rides up and down that section of road almost daily I live a mile from mile and a half from this intersection you know I tend to agree with them I think in 1994 may have made sense to put those buildings there today I think those buildings would be better those commercial retail type buildings would be better on 360 and and Creighton Parkway so if something's going to go here I think this is what makes the most sense 700 houses already there this board didn't do that and all we're looking to do here with this

[03:54:38] application if it's approved and what the applicant wants to do is change it 700 which is the maximum to 707 the housing would be consistent and the elevations are consistent with the existing structures in Pebble Creek I trust public works to do a good job to make sure that the stormwater is managed appropriately and properly and so with that I make the motion to approve with the most recent PUD agreement which is on our place here at the board which chose the \$2,900 cash proffer the additional sidewalks the language to be

[03:55:18] identical to the Pebble Creek restrictive and protective covenants and also lot seven house to be a maximum of 40 feet rez 2025 - 0 0 0 1 2 second there is a motion and a second any discussion amongst

board members seeing none all in favor please indicate by saying aye aye motion passes congratulations mr. Rogers Okay, moving on next on the agenda is announcements and announcements from board members. Mr. Chairman

[03:55:53] Mr. Davis. I just wanted to say a number of years ago when I first got elected Unlike a lot of people They have folks that they've talked to and say, you know, should I win the election? I think you'd serve well here as an appointee so on and so forth My planning commissioner was not known to me until a couple of weeks after I was appointed He was referred to me by someone that I knew a prominent business owner a friend of mine in my church and i went and talked to jerry bailey at boy chick's deli and we talked i had never met mr bailey prior to that uh and then i appointed him to the planning

[03:56:29] commission shortly after uh in 2012 jerry served on the planning commission for many years he was thoughtful uh he he understood land use he communicated very well uh and it is it's just with heavy heavy heart that uh i want to remember jerry as he passed away last week martha uh is now without Jerry and of course y'all know when Jerry had some health issues from time to time he would go to community meetings and Martha would drive him and she'd stay there and then she would drive him back and then you wouldn't see Martha for a month or a year or so Jerry's out on the road like nothing ever happened and so she was certainly as we've talked about before a kind of part of that

[03:57:08] support network for Jerry during his public service and Jerry passed away suddenly last week And we're certainly going to miss him and I really appreciate his service to Hanover County and her citizens Thank you for your comments or anyone else Supervisor Pritchard. Thank you, mr. Chair, you know for the first time in a very long time We have students here tonight. Um, and if this is part of your assignment, you got off really really easy because we never finish in an hour so Congratulations, and we are always glad to see you here any other comments or announcements from board members mr. Badesky

[03:57:48] Okay, with that we will adjourn to Tuesday, Tuesday next week, November, Tuesday, November 18th for a legislative breakfast to be held in the hearings room at ABC headquarters, 7450 Freightway, Mechanicsville. We are adjourned.



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