

COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
July 26, 2016

The Henrico County Board of Supervisors convened a special meeting on Tuesday, July 26, 2016, at 5:30 p.m., in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

**Members of the Board Present:**

Tyrone E. Nelson, Chairman, Varina District  
Richard W. Glover, Vice Chairman, Brookland District  
Thomas M. Branin, Three Chopt District  
Patricia S. O'Bannon, Tuckahoe District

**Member of the Board Absent:**

Frank J. Thornton, Fairfield District

**Other Officials Present:**

John A. Vithoulikas, County Manager  
Joseph P. Rapisarda, Jr., County Attorney  
Joseph T. Tokarz, II, Deputy County Attorney  
Barry R. Lawrence, CMC, Assistant to the County Manager/Clerk to the Board  
Tanya B. Harding, Administrative Assistant/Deputy Clerk to the Board  
Timothy A. Foster, P.E., Deputy County Manager for Community Operations  
Douglas A. Middleton, Deputy County Manager for Public Safety  
Randall R. Silber, Deputy County Manager for Community Development  
Tamra R. McKinney, Director of Public Relations & Media Services

Mr. Nelson called the meeting to order at 5:32 p.m. and announced Mr. Thornton would not be present.

Mr. Vithoulikas referred to the items listed on the special meeting agenda and noted the Board needed to adjourn by approximately 6:30 p.m. to have photographs taken with the County's summer interns in front of the Administration Building.

**J. Sargeant Reynolds Community College Update**

Mr. Vithoulikas recognized Dr. Gary Rhodes, President of J. Sargeant Reynolds Community College, who in turn introduced the following three Henrico County representatives on the Reynolds Board who were present: Fred Babik, Richard Rush and Marcus Martin. Dr. Rhodes narrated a Prezi presentation titled *Reynolds & Henrico County: Partners in Student Success and a*

*Vibrant Community.* He pointed out Reynolds served 17,742 credit students in the 2015-16 academic year and has served 335,077 students since 1972. Dr. Rhodes cited additional enrollment statistics and highlighted several new initiatives, including the Georgiadis Hall renovations on the Parham Road campus, art exhibits in the Conference Center Gallery, and the Reynolds Honor Program. He also identified enrollment challenges, discussed the new economy and changing labor market demand, and offered healthcare industry examples. Dr. Rhodes pointed out community colleges are in the ideal position to provide over 70 percent of tomorrow's workforce with an education combined with applied technical skills, industry-driven credentials, and specific preparation for employment.

Dr. Reynolds mentioned Reynolds' current partnerships with and impact on Henrico County. During the 2015-16 academic year, 5,541 Henrico residents attended Reynolds, 437 of whom were recent graduates of Henrico public schools and 72 percent of whom were from underserved populations. Dr. Rhodes elaborated on the Advance College Academies at J.R. Tucker and Highland Springs High Schools, where outstanding high school students have the opportunity to earn an associate degree while completing the requirements for their high school diploma. He noted Reynolds recently added the Pharmacy Technician Career Studies Certificate as a Career and Technical Education offering at Highland Springs Technical Center. Dr. Rhodes informed the Board that last year the J. Sargeant Reynolds Community College Educational Foundation provided \$311,000 in scholarships for Henrico residents.

Dr. Rhodes concluded his presentation by showing several slides highlighting students during their graduation ceremony and thanking the Board of Supervisors for the County's continued investment in Reynolds. Captain Rush also thanked the Board of Supervisors for the County's support of Reynolds and for providing him with the opportunity to serve on the Reynolds Board. Mr. Nelson commented that the Board of Supervisors is pleased with what is happening at Reynolds and he is personally excited about the developing relationships between the Advanced Career Education Center at Highland Springs High School and Reynolds. He pointed out his son is a student in the Highland Springs High School Advance College Academy. Mr. Glover remarked that he continues to believe that having a convocation center in Henrico County would be a great idea.

The Board recessed for dinner at 5:57 p.m. and reconvened at 6:07 p.m.

### **Potential Zoning Ordinance Changes Relating to Breweries**

Mr. Vithoulkas introduced this topic by noting the County has seen growth in the brewery industry and staff is looking at input from the Board as to whether zoning ordinance changes relating to breweries should be considered. He recognized Ben Blankinship, Principal Planner, who narrated a slide presentation on this item. Mr. Blankinship began his presentation by expressing a concern that the brewery business is booming locally and nationally and outdated zoning ordinances could be holding Henrico back. He reviewed the growth of craft beer nationwide and in Virginia and pointed out the County's zoning ordinance makes no mention of craft breweries, microbreweries, or brewpubs. Mr. Blankinship offered examples of these types of businesses at various locations within Henrico and explained how such businesses are addressed in the zoning ordinances of Chesterfield and Hanover Counties as well as the Cities

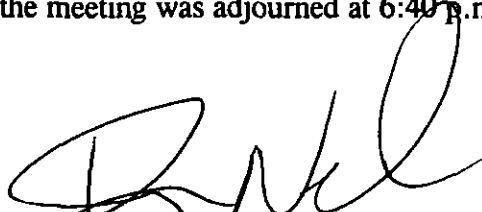
of Richmond and Charlottesville. He proposed a solution, which would involve amending the County Code to define different types and scales of breweries. Mr. Blankinship also suggested the Board consider which types of these businesses should be allowed in which zoning districts while at the same time considering appropriate setbacks, buffers, and other measures to mitigate the impacts of these businesses.

Mr. Blankinship, Planning Director Joe Emerson, and Police Chief Humberto Cardounel responded to a number of questions and comments from the Board regarding Virginia Alcoholic and Beverage Control regulations, distinctions between the various types of brewery businesses and the local economic impact of these businesses, police calls for service at local establishments serving alcohol, potential locations of future breweries, and how breweries are zoned under the County's current ordinance. In light of concerns expressed by Mr. Glover and other members of the Board, Mr. Vithoukas suggested staff could put this issue on hold for a couple of years until it is ready to come forward with recommendations for a more comprehensive update to the zoning ordinance. Mr. Silber and Mr. Vithoukas both stated that staff is seeking greater clarity in the County Code for these types of businesses because the Code is currently open to interpretation. Mr. Nelson ended the discussions by suggesting staff return to the Board with specific recommendations for the Board to consider.

### **Regular Meeting Agenda Items**

Mr. Vithoukas reviewed the agenda for the 7:00 p.m. regular meeting. He advised the Board he would be making three comments, including a public introduction of the new Deputy *County Manager for Administration* who will join the County staff in September, the County's summer internship program for college and high school students, and the appointment of a Senior Assistant County Attorney to the Virginia State Bar Professionalism Course faculty. Mr. Vithoukas also referred to a presentation item on the agenda commending the recently retired Highland Springs High School boys basketball coach. He noted a resignation paper on the agenda and then briefly explained the four public hearing items. Mr. Vithoukas advised the Board that it would be asked to withdraw one of these items, which pertained to quitclaim of a utility easement in the Brookland District's Duncroft subdivision. He concluded his review by mentioning the five items listed on the general agenda.

There being no further business, the meeting was adjourned at 6:40 p.m.



Chairman, Board of Supervisors  
Henrice County, Virginia