

VIRGINIA:

A meeting of the Lancaster County Board of Supervisors was held in the Administrative Building Board/Commission Meeting Room of said county on Thursday, November 17, 2016.

- Members Present: William R. Lee, Chair
Ernest W. Palin, Jr., Vice Chair
F. W. Jenkins, Jr., Board Member
Jason D. Bellows, Board Member
B. Wally Beauchamp, Board Member
- Staff Present: Frank A. Pleva, County Administrator
Don G. Gill, Planning and Land Use Director
Crystal Whay, Building/Land Use Secretary

Mr. Lee called the meeting to order at 7:00 p.m.

PUBLIC INPUT

None.

PRESENTATIONS

None.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Mr. Pleva stated that no one was present from VDOT. He stated that a draft of the six-year plan had been included in the Board’s package. He stated that the public hearing will be held at next month’s meeting on December 12th.

PUBLIC HEARING

1. Application for Special Exception-RAS Ventures, LLC c/o Ryan and Alison Adler

Mr. Lee asked Mr. Gill to present the issue.

Mr. Gill stated that the issue was an Application for Special Exception by RAS Ventures, LLC (Ryan and Alison Adler) to expand/enlarge an existing authorized non-conforming structure on a 0.47-acre parcel described as Tax Map #20D-5-503. He stated that the property is zoned R-1, Residential General and is located at 159 Bayview Drive in the Corrotoman by the Bay Subdivision in District 1.

Mr. Gill stated that the residential structure on this parcel existed prior to the effective date of the Lancaster County Zoning Ordinance and therefore is an authorized non-conforming structure. He stated that Article 12-4-1 allows for the expansion/enlargement of existing non-conforming structures with a special exception, if the setbacks of that zoning district can be met.

Mr. Gill stated that the applicant wishes to replace the existing one-story dwelling with a similar sized two-story dwelling. He stated that the replacement dwelling will not encroach further into the existing non-conforming 13.8' eastern sideyard nor the existing non-conforming 17.9' western sideyard, so no variance is required from the Board of Zoning Appeals. He stated that the replacement dwelling will conform to all other setback requirements of the R-1, Residential General District. He stated that the site plan verifies that the replacement dwelling conforms to the requirements of the Chesapeake Bay Preservation Act for redevelopment and mitigation of existing impervious cover within the 100-foot Resource Protection Area. He stated that the sole reason for this special exception request is that this authorized non-conforming structure is being enlarged from one-story to two-stories. He stated that many similar sized authorized non-conforming lots and structures exist in this neighborhood. He stated that the parcel's existing water and septic system will accommodate the replacement home.

Mr. Gill stated that adjoining property owners had been notified and advertising conducted as required by law and to date, there had been one call from an adjoining property owner who had no problem with the application.

Mr. Lee opened the public hearing.

There was no public input.

Mr. Lee closed the public hearing.

Mr. Jenkins made a motion to Approve the Application for Special Exception for RAS Ventures, LLC.

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye
	F. W. Jenkins, Jr.	Aye

Jason D. Bellows	Aye
B. Wally Beauchamp	Aye

CONSENSUS DOCKET

Motion was made by Mr. Bellows to approve the Consensus Docket and recommendation as follows:

1. Minutes for the October 27th Regular Meeting

Recommendation: Approve minutes as submitted

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye
	F. W. Jenkins, Jr.	Aye
	Jason D. Bellows	Aye
	B. Wally Beauchamp	Aye

CONSIDERATION DOCKET

The Board considered the following item on its Consideration Docket:

1. Approval of November 2016 Salaries and Invoice Listings

The motion was made by Mr. Palin to approve the salaries for November 2016 in the amount of \$251,819.61 and invoice listings for November 2016 in the amount of \$1,334,210.45*.

*Capital Improvements - \$782,498.67
*Greentown/Gaskins Road - \$103,721.50

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye
	F. W. Jenkins, Jr.	Aye

Jason D. Bellows	Aye
B. Wally Beauchamp	Aye

BOARD REPORTS

None.

COUNTY ADMINISTRATOR

None.

CLOSED MEETING

Motion was made by Mr. Bellows to enter into closed meeting to discuss matters exempt from the open meeting requirements of the Virginia Freedom of Information Act. The subject matter to be discussed in the closed meeting is Legal Matters, § 2.2-3711.A.7 of the Code of Virginia, 1950, *as amended*. The purpose of the meeting is to discuss legal matters. The subject and purpose falls within the following exemption under § 2.2-3711.A.7 (for briefings by staff members pertaining to actual or probable litigation regarding the State Corporation Commission application submitted by Dominion Virginia Power, where such briefings in open meeting would adversely affect the negotiating or litigating posture of the public body.)

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye
	F. W. Jenkins, Jr.	Aye
	Jason D. Bellows	Aye
	B. Wally Beauchamp	Aye

RECONVENE

Motion was made by Mr. Palin to reconvene the open meeting.

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye
	F. W. Jenkins, Jr.	Aye

Jason D. Bellows Aye

B. Wally Beauchamp Aye

CERTIFICATION

WHEREAS, the Lancaster County Board of Supervisors convened in a closed meeting on November 17, 2016 pursuant to an affirmative recorded vote on the motion to close the meeting to discuss Legal Matters, § 2.2-3711.A.7 of the Virginia Freedom of Information Act;

WHEREAS, § 2.2-3712 of the Code of Virginia requires a certification by the board of supervisors that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE BE IT RESOLVED that the Lancaster County Board of Supervisors hereby certifies that, to the best of each member’s knowledge, (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were heard, discussed or considered in the closed meeting to which this certification applies and (2) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting to which this certification applies.

Motion was made by Mr. Palin to certify the closed meeting.

Before a vote is taken on this resolution, is there any member who believes that there was a departure from the requirements of number 1 and number 2 above? If so, identify yourself and state the substance of the matter and why in your judgment it was a departure. There was no comment.

Hearing no further comment, Mr. Lee called the question. A roll call vote was taken:

ROLL CALL

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye
	F. W. Jenkins, Jr.	Aye
	Jason D. Bellows	Aye
	B. Wally Beauchamp	Aye

This certification resolution is adopted.

No action taken on the closed meeting matters.

ADJOURNMENT

Motion was made by Mr. Bellows to adjourn.

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye
	F. W. Jenkins, Jr.	Aye
	Jason D. Bellows	Aye
	B. Wally Beauchamp	Aye