

Lebanon Town Council Meeting  
Town Hall, Lebanon, VA  
Monday, December 8, 2014  
6:00 P.M.

Council Members Present: Nelson A. "Tony" Dodi, Mayor  
J. C. Boyd, Vice Mayor  
Bill Bolling, Council Member  
Hassel Kegley, Council Member  
A. G. Griffith, Jr., Council Member  
DeAnna C. Jackson, Council Member  
A. Doyle Fields, Council Member

Staff Members Present: Michael L. Duty, Town Manager  
Jackie L. Hubbard, Controller  
Stephanie Burke, Clerk of Council  
Mark Mitchell, Chief of Police  
Kevin Tiller, Town Attorney

I. The meeting was called to order by Mayor Dodi.

II. Prayer: Mr. Mark Mitchell

III. Pledge of Allegiance

IV. Edit for items not on the agenda:

Upon motion made by Mr. Boyd, seconded by Mr. Bolling, the agenda was unanimously approved. The vote was as follows: Mr. Boyd, Aye; Mr. Bolling, Aye; Mr. Kegley, Aye; Mr. Griffith, Aye; Ms. Jackson, Aye; Mr. Fields, Aye.

V. Edit and approve minutes from the 11/10/14 council meeting:

Upon motion made by Ms. Jackson, seconded by Mr. Griffith, the minutes from the 11/10/14 council meeting were unanimously approved. The vote was as follows: Mr. Boyd, Aye; Mr. Bolling, Aye; Mr. Kegley, Aye; Mr. Griffith, Aye; Ms. Jackson, Aye; Mr. Fields, Aye.

VI. Approve accounts payable for the month of November:

Upon motion made by Mr. Boyd, seconded by Mr. Fields, the accounts payable for the month of November were unanimously approved. The vote was as follows: Mr. Boyd, Aye; Mr. Bolling, Aye; Mr. Kegley, Aye; Mr. Griffith, Aye; Ms. Jackson, Aye; Mr. Fields, Aye.

VII. Public Hearing to consider:

- A. An application submitted by CB Yates, Jr., co-trustee of the Harry B. Salyer Revocable Trust, for a conditional use permit for the multiple-family residential use of commercial property located adjacent to the west side of Curves on West Main Street.

VIII. Planning Commission Members Present:

Ralph Snead, Chairman  
Michael L. Duty, Vice Chairman  
J. S. Easterly, Jr., Clerk  
Donald Ramey, Member  
Stephen Quillen, Member  
Bill Bolling, Member

Planning Commission Members Absent:

Tim Coleman, Member

- A. The Town Council recessed from regular session, 6:04 P.M.
- B. Mr. Snead, Chairman, opened the public hearing, 6:06 P.M.
- C. Mr. Rodney Ray was present and advised the Planning Commission of his plans to purchase the property if the permit was granted. He informed the Planning Commission that he intends to build a 10-unit apartment building on the property. He advised that all units will be 2 bedroom and 1½ bath with at least 30 parking spots available.
- D. Mr. Russell Conley, adjacent property owner, addressed the Planning Commission and requested that, if the permit was granted, that a privacy fence be installed between his home and the apartment building. Mr. Conley also expressed his concern that his water and sewage lines would be disturbed during construction of the apartments. Mr. Duty advised that Mr. Ray would have separate water and sewage lines that would run across his own property to Main Street. Mr. Duty advised Mr. Conley that Mr. Ray's water and sewage lines would not interfere with his existing lines. Mr. Conley also informed the Planning Commission that he felt that there would be too many residents on the lot which could cause privacy issues and that he was not in favor of the application.
- E. Ms. Mary Conley, adjacent property owner, expressed her concern to the Planning Commission that the apartment building would negatively impact her property value.

F. Mr. C B Yates, Jr. was present and confirmed, upon Mr. Tiller's inquiry, that the deed to the property in question would transfer to the Harry B. Salyer Revocable Trust and that the trust would then sell the property.

G. Upon motion made by Mr. Quillen, seconded by Mr. Ramey, the Planning Commission unanimously voted to recommend that the application submitted by CB Yates, Jr for a conditional use permit for the multiple-family residential use of commercial property be approved upon the condition that Mr. Russell Conley's water and sewage line would not be disturbed and that all regulations set forth by the Town of Lebanon Zoning Ordinance would be met. The vote was as follows: Mr. Snead, Aye; Mr. Duty, Aye; Mr. Easterly, Aye; Mr. Ramey, Aye; Mr. Quillen, Aye; Mr. Bolling, Aye.

IX. Mr. Snead closed the public hearing, 6:30 P.M.

X. The Town Council returned to regular session, 6:32 P.M.

XI. Ralph Snead, Planning Commission Chairman, recommended on behalf of the Planning Commission that the application submitted by CB Yates, Jr. for a conditional use permit for the multiple-family residential use of commercial property be approved upon the condition that Mr. Russell Conley's water and sewage line would not be disturbed and that all regulations set forth by the Town of Lebanon Zoning Ordinance would be met.

XII. Upon motion made by Mr. Griffith, seconded by Mr. Boyd, the Town Council unanimously voted to approve the application submitted by CB Yates, Jr for a conditional use permit for the multiple-family residential use of commercial property upon the condition that Mr. Russell Conley's water and sewage line would not be disturbed and that all regulations set forth by the Town of Lebanon Zoning Ordinance would be met. The vote was as follows: Mr. Boyd, Aye; Mr. Bolling, Aye; Mr. Kegley, Aye; Mr. Griffith, Aye; Ms. Jackson, Aye; Mr. Fields, Aye.

XIII. Becki Joyce and Jeff McCracken of the Russell County Chamber of Commerce were present to inform the Council that the Chamber had begun planning for a fall festival to be held in the Town. Mr. Jeff McCracken addressed the Council with the Chamber's preliminary plans for the festival and expressed that the event would be an asset to the Town and would increase the Town's revenue. Mr. McCracken also requested that the Town appoint a representative to be a member of the festival steering committee. Mayor Dodi recommended that Ms. DeAnna Jackson be appointed as the Town's representative. Ms. Jackson accepted the appointment.

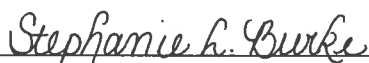
Mr. Boyd informed Mr. McCracken that he was in favor of the festival but that the Town needed to know what obligations would be expected of them before making any commitments. Mr. McCracken advised that, at this time, the Chamber was only requesting a representative for the steering committee, and, once plans were developed, the Town would be informed if any further assistance was necessary.

- XIV. Becki Joyce and Abee Moseley of the Russell County Conference Center were present to request the use of the Farmers Market pavilion and stage for 6 days during 2015 for their Warm Nights Cool Tunes events. Ms. Moseley advised that they are applying for the June 18, 2015 event to be included as part of the Crooked Road Tour. She also inquired if the Council would consider co-sponsoring one or all of the events with support only in name. Ms. Moseley also inquired if the Town could provide or allow a power booster to be used to assist with band performances. Mr. Boyd advised that this would not be feasible since the area was only wired for power to be used by the Veterans Memorial and the Farmers Market. Upon motion made by Ms. Jackson, seconded by Mr. Griffith, the Council unanimously voted to allow the use of the Farmers Market pavilion and stage by the Russell County Conference Center for the 2015 Warm Nights Cool Tunes events on June 18, July 2, July 16, July 30, August 6 and August 20. The vote was as follows: Mr. Boyd, Aye; Mr. Bolling, Aye; Mr. Kegley, Aye; Mr. Griffith, Aye; Ms. Jackson, Aye; Mr. Fields, Aye.
- XV. Public Request: None.
- XVI. Town Manager's Report: Mr. Duty presented the town manager's report for the month of November. Mr. Duty advised the Council that an order to proceed on the Main Street and Route 71 traffic light replacement project would be issued in December 2014 and that the project contractor had 60 days from that date to complete the project.
- A. Police Department Report: Mr. Mitchell presented the police department report for the month of November and informed the Council of the recent arrests in Town.
- XVII. Town Attorney Report: Mr. Tiller provided an update on Mr. Dennis Jones's request at the November meeting for an exchange of property. Mr. Tiller advised that he had received a survey of Mr. Jones's property and that he had spoken to both Mr. Jones and Mr. Brad Kinder, the proposed purchaser of the property. Mr. Tiller was informed that the closing on the property would be completed before an exchange could be made. Mr. Tiller advised Mr. Kinder to contact him if an exchange would need to be completed after the closing. Mr. Tiller informed the Council that he had not been contacted by Mr. Kinder and that he believes Mr. Kinder is comfortable with the existing condition.
- XVIII. Old Business: None.
- XIX. New Business: None.
- XX. Mayor Dodi informed the Council that the Russell County IDA would be making an industrial announcement on Thursday, December 11, 2014 at 10:30 am at the Russell County Industrial Park.
- XXI. Mayor Dodi informed the Council that the Annual Legislative Reception would be held in Richmond in January 2015 and advised the Council to inform him if they plan to attend.

- XXII. Committee Reports and Recommendations: None.
- XXIII. Mr. Boyd and Ms. Jackson complemented and thanked Mr. Duty and the town employees for their hard work throughout the 2014 year.
- XXIV. Mayor Dodi requested an update on the Town's dump truck purchase. Mr. Duty advised that the snow plow, bed cover and other accessories were being installed and that the truck would be delivered within one week.
- XXV. Upon motion made by Mr. Griffith, seconded by Mr. Kegley, the Council unanimously voted to adjourn. The vote was as follows: Mr. Boyd, Aye; Mr. Bolling, Aye; Mr. Kegley, Aye; Mr. Griffith, Aye; Ms. Jackson, Aye; Mr. Fields, Aye.

Adjourn: 7:10 P.M.

  
Nelson A. "Tony" Dodi, Mayor

  
Stephanie L. Burke, Clerk of Council

Minutes recorded by: Stephanie L. Burke, Clerk of Council  
Minutes prepared by: Stephanie L. Burke, Clerk of Council  
Minutes approved by: Michael L. Duty, Town Manager