

Lebanon Town Council  
Reconvened Council Meeting  
Town Hall, Lebanon, Virginia  
Monday, February 28, 2022  
5:00 P.M.

Council Members Present: Nelson A. “Tony” Dodi, Mayor  
DeAnna C. Jackson, Vice- Mayor  
A. Doyle Fields, Council Member  
Scott J. Gilmer, Council Member  
Mary J. Stanley, Council Member  
M. Elijah Leonard, Council Member  
W. Bradley Lambert, Council Member

Staff Members Present: Andrew R. Shortt, Town Manager  
Kevin D. Tiller, Town Attorney  
A. Diane Nunley, Clerk of Council  
Richard Eric Deskins, Chief of Police

- I. The meeting was called to order by Mayor Dodi.
- II. Prayer: Mayor Dodi
- III. Pledge of Allegiance
- IV. Outdoor Seating Discussion-Brent Mosley

Brent Mosley, Owner of Lonesome Pine Brewing Co., presented an outdoor drawing to extend the seating but still leave the required five feet amount of sidewalk in front of his business. He advised that sometimes people go outside to smoke therefore with the extension they could take their drink outside only to the designated area. He advised that his ABC License required the Town Council’s approval before he could move forward with this project. Mr. Mosley stated he would place the black railing around the seating area to match what the Town of Lebanon has.

Upon motion made by Ms. Stanley, seconded by Mr. Leonard, the Town Council unanimously voted to approve the outdoor seating as presented by Mr. Mosley in accordance with the ADA Association. The vote was as follows: Ms. Jackson, Aye; Mr. Fields, Aye; Mr. Gilmer, Aye; Ms. Stanley, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye.

- V. Meet with the Lebanon Planning Commission Regarding the Zoning Ordinance

Stephen Keen, Town Citizen, questioned where in the zoning did it state that a manufactured home couldn’t be place in a R-1 Single Family Dwelling District. Mr. Tiller advised Mr. Keen that this was the purpose of the meeting tonight to clear up some grey areas in the zoning Ordinance. Mr. Tiller referred to Section 21.2.4 states that No land shall be used except for a purpose permitted in the district in which it is located, except those streets, alleys, other public ways, and essential public utilities are permitted in any district. Mr. Tiller advised that R-1 allows a Single-Family Dwelling and R-2 allows individual mobile homes and mobile home

parks. He stated that traditionally the Town has always requested any manufactured home or mobile home be considered only by conditional use permit.

Ms. Svitlana Boyd, Town Citizen, stated that according to the building inspector a manufactured home is a single-family dwelling. Mr. Shortt advised that is only once it becomes Real Estate Property is in single-family dwelling.

Mayor Dodi requested the Planning Commission advise the Town Council of any issues in the zoning ordinance that needs to be discussed. He stated that the R-1 Single Family Dwelling needs some clarification. Mr. Shortt stated that there needs to be a distinct definition of single-family dwelling. Mr. Leonard stated that the single wide mobile home and double wide mobile homes are classified as manufactured home. Mr. Kegley stated that in a R-1 he doesn't think there needs to be any single wide trailers because the frame and axle stay under it which can be moved. He advised that he didn't have a problem with a double wide when it is on permanent foundation with porches on the front and rear in a R-1. Mr. Snead advised that he couldn't separate in his mind a single-family dwelling being a single wide or double wide mobile home because they both provide a dwelling for a single family. Mr. Snead advised that he didn't want to discourage people from moving into the Town because of the zoning issues. He stated maybe look at changing the zoning if there are several acres of land to place a mobile home on. Mr. Gilmer advised that he is interested in clearing up the language in a R-1. He advised that in a R-1 he feels it should state only stick built homes but allow by conditional use permit a mobile home. Mr. Lambert stated that he has issues in the difference between a mobile home which is on a permanent foundation not being considered a single-family dwelling. Mr. Leonard stated that he feels the language needs to be changed to manufactured home instead of mobile home which he feels should not be allowed in R-1 because it is the strictest district. Mr. Shortt advised that the Virginia State Building Code is for stick build and modular homes the Federal Building code is for manufactured homes. Mayor Dodi recommended to the Town that he feels they need to contact the professional group that deals with ordinances to meet with everyone to advise the Town and Planning Commission concerning the zoning ordinance.

Ms. Boyd advised that her home is not on the Town Map that is dated 2015, but the property was annexed in 2014. Ms. Boyd questioned Mr. Leonard to explain in Section 21-III-2. To explain single-family dwelling. Mr. Leonard advised that a single-family dwelling is where one family lived. Ms. Boyd stated that her manufactured home will be placed on a permanent foundation therefore she feels her home is the same as Mr. Shortt's or anyone in the neighborhood. Ms. Boyd advised that she purchased to manufactured home to move her son close to her to help with her sick husband.

VI. Recess: 6:01 P.M.

VII. Resume: 6:20 P.M.

VIII. Meet with Matt Lindamood, Old Mill Ventures LLC. to begin negotiations for the Downtown Revitalization Restaurant Incentive Grant Application

Mayor Dodi advised Mr. Lindamood that last week the Town Council review all of the Downtown Revitalization Restaurant Incentive Grant Applications and they ranked Old Mill Ventures LLC. as the top choice to begin negotiations.

Mr. Gilmer questioned Mr. Lindamood if there were any developments as far as identifying the Head Chef or any movement on having a specific group that would lease the Old Mill property. Mr. Lindamood stated that he met with Joel Jerkins owner of JJ's Restaurant & Sports Bar on Thursday and they had a good in depth conversation. He stated that Mr. Jerkins is interested in some capacity, his possible vision is to get the restaurant up and running then sell to another individual due to staffing issues. Mr. Lindamood stated he had set up a time next week to speak with Jack Barrow owner of 128 Pecan Restaurant. Mr. Lindamood stated that he spoke with Steven Sweet who is a 3.9- or 4-star chef. He advised that Mr. Sweet knows what it takes to open a restaurant and make it successful. He advised that the idea was to have an original Old Mill Restaurant Menu with as many original items as possible and a New Old Mill Restaurant Menu. Mr. Lindamood stated that Steven Sweet continues to be his lead candidate. He stated that his plan to have a turn-key restaurant for someone to run. Mayor Dodi questioned Mr. Lindamood's thoughts on the parking because that has always been an issue for the Old Mill Restaurant. Mr. Lindamood advised that he just signed a contract with Greg Hancock to purchase the Greg Hancock law office building and the Allstate Insurance building plus all the parking to the back of those building plus the parking behind the Old Mill. He advised that the parking in the back of the Old Mill will be surveyed to go with the Old Mill Restaurant. Mr. Lindamood advised the Town Council of all the renovations inside the Old Mill Restaurant with his vision of the remaining renovations. The Town Council agreed that once the performance agreement is met, the grant funds will be released.

Upon motion made by Mr. Leonard, seconded by Ms. Stanley, the Town Council unanimously voted to award the Downtown Revitalization Restaurant Incentive Grant in the amount of \$50,000 to Old Mill Ventures LLC. The vote was as follows: Ms. Jackson, Aye; Mr. Fields, Aye; Mr. Gilmer, Aye; Ms. Stanley, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye.

IX. Enter closed session: 7:07 P.M.

- A. Upon motion made by Mr. Gilmer, seconded by Ms. Stanley, the Town Council unanimously voted to go into closed session under Code Section 2.2-3711(A)(1) for the purpose of personnel issues. The vote was as follows: Ms. Jackson, Aye; Mr. Fields, Aye; Mr. Gilmer, Aye; Ms. Stanley, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye.
- B. Upon motion made by Mr. Gilmer, seconded by Mr. Leonard, the Town Council unanimously voted to return to regular session. The vote was as follows: Ms. Jackson, Aye; Mr. Fields, Aye; Mr. Gilmer, Aye; Ms. Stanley, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye.
- C. A. Diane Nunley, Clerk of Council, presented the Roll Call Vote:

Virginia Code, 1950, Section 2.2-3712(D)

Do you certify that to the best of your knowledge, (1) the Town Council in its' closed session; only discussed public business matters lawfully exempted from open meeting requirements under this Chapter and (2) that 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 by the Town Council. Any member of the Town Council who believes that there was a departure from the requirements of clauses (1) and

(2), shall so state prior to the vote, indicating the substance of the departure that, in their judgment, has taken place.

The roll call vote was as follows: Mayor Dodi, Aye; Ms. Jackson, Aye; Mr. Fields, Aye; Mr. Gilmer, Aye; Ms. Stanley, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Shortt, Aye.

X. Adjourn closed session: 8:15 P.M.

XI. Town Managers Report-Andrew Shortt

Mr. Shortt advised that the Wastewater Plant blower motor went out, the quote to replace it was \$5,250 therefore he requested using ARPA Funds for this purchase. He advised that the tires and wheels for the Roll off truck needs to be replaced, the quote if \$3,114 for this purchase therefore he requested using ARPA Funds for this purchase also.

Mr. Shortt presented a draft for the Town Council to review with explanation of the benefits the Town of Lebanon offers to give to each new employee.

Mr. Shortt presented a supplementary employee work agreement that he would get each new trainee to sign for the Water Plant and Wastewater Plant. He recommended that Class 4 Water/Wastewater Certification should be obtained within one- and one-half year of beginning employment, Class 3 Water/Wastewater Certification should be obtained within three years of beginning employment and Class 2 Water/Wastewater Certification should be obtained within five years of beginning employment.

Mr. Shortt advised that a Water/Wastewater Committee & Finance Committee meeting needed to be scheduled. Mayor Dodi advised the Cuba Porter with the Russell County PSA requested to meet to discuss the last audit regarding the water rate fee.

XII. Upon motion made by Ms. Stanley, seconded by Mr. Leonard, the Town Council unanimously voted to change the April Regular Town Council meeting from April 11, 2022, to April 4, 2022. The vote was as follows: Ms. Jackson, Aye; Mr. Fields, Aye; Mr. Gilmer, Aye; Ms. Stanley, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye.

Mayor Dodi advised that Dr. Wright with Southwest Virginia Community College requested for the Ladies Softball Team to use the Little League field the first two weeks of March due to their field not be completed at the College. Mr. Lambert advised that little league and travel ball will be using the field during that time.

XIII. Old Business

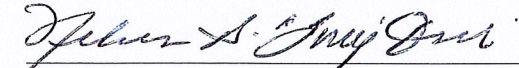
Mr. Leonard presented a draft for the Nuisance Ordinance Procedures and Inoperable Vehicles Procedures. He advised that Mr. Tiller has reviewed both documents. Mr. Leonard advised that these documents are just standard operating procedures. The Town Council discussed the procedures and agreed to review by the next council meeting.

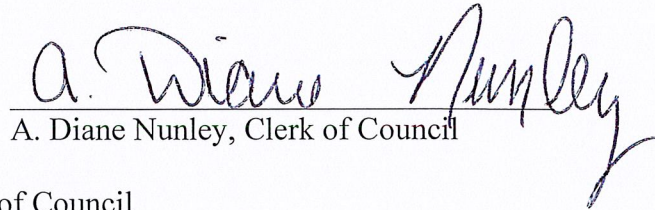
Ms. Stanley requested to clarification regarding the R-1 and R-2 zoning and each council members views. The Town Council discussed the Zoning Ordinance.

XIV. Upon motion made by Mr. Gilmer, seconded by Mr. Leonard, the Town Council unanimously voted to update the Town of Lebanon Personnel Policy to state that any Town of Lebanon Employee cannot take vacation and/or accrued time during their two-week notice. The vote was as follows: Ms. Jackson, Aye; Mr. Fields, Aye; Mr. Gilmer, Aye; Ms. Stanley, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye.

XV. Adjourn: 9:29 P.M.

Upon motion made by Mr. Lambert, seconded by Ms. Stanley, the Town Council unanimously voted to adjourn. The vote was as follows: Ms. Jackson, Aye; Mr. Fields, Aye; Mr. Gilmer, Aye; Ms. Stanley, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye.

  
Nelson A. "Tony" Dodi, Mayor

  
A. Diane Nunley, Clerk of Council

Minutes recorded by: A. Diane Nunley, Clerk of Council

Minutes prepared by: A. Diane Nunley, Clerk of Council