

THE BOARD OF SUPERVISORS HELD A WORK SESSION ON THE 9<sup>th</sup> DAY OF SEPTEMBER, IN THE YEAR TWO THOUSAND TWO OF OUR LORD IN THE COURTROOM OF THE OLD COURTHOUSE IN NEW KENT, VIRGINIA, AT 4:00 P.M.

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IN RE: ROLL CALL

Julian T. Lipscomb	Absent (arrived at 4:01 p.m.)
Rebecca M. Ringley	Present
James H. Burrell	Absent
Dean E. Raynes	Absent (arrived at 4:55 p.m.)
W. R. "Ray" Davis, Jr.	Present

Chairman Davis opened the meeting.

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IN RE: RADIO SYSTEM

Larry Gallaher, Director of Public Safety, reviewed with the Board the history of the radio system. In the beginning, it appeared that the VHF high band would best meet the County's needs. The search for a system began in either 1996 or 1997; a consultant was hired, who also agreed that a VHF high band was the system of choice, but suggested a system that used microwave relays as repeater transmitters placed at opposite ends of the County, which would be a true simulcast system. That system was extremely expensive and the County then began to look at alternative systems. A system was purchased from Radio Communications, which has remote receivers, but no remote transmitters. Receivers are in Barhamsville, Bottoms Bridge, and the Courthouse, and one has since been placed in Providence Forge. The system works fine when personnel are talking to the dispatcher, but the dispatcher cannot talk back to personnel. That is not a problem if staff is in a vehicle with a mobile radio, but it is a problem when staff is alone on a traffic stop, at a fire, or on an EMS call with just a portable radio. This problem has been temporarily remedied by Radio Communications placing repeaters at Bottoms Bridge and Providence Forge, which allow some talk-out to those areas, but personnel has to switch to a different channel to do that. The County needs to have a system that gives full time reliable communications in and out. He then introduced Chief Deputy J. J. McLaughlin, Jr. from the Sheriff's Office.

Deputy McLaughlin reported that they had been working on the physical radio system for about 2 years. He conveyed Sheriff Howard's appreciation to the Board and to Joe Butner from Radio Communications for the help in trying to resolve these problems. Radio Communications has suggested a meeting in the next week or two in order to continue to make improvements to the operation of the system. The secondary channel has helped in Bottoms Bridge and Providence Forge, but staff is still not getting that 95% handheld out-of-car, in-building coverage that they asked for in the RFP. He feels that more improvements are needed, not only for safety of staff, but also for the safety of the public.

Mr. Lipscomb inquired about coverage gaps near the Hanover line. Deputy McLaughlin indicated that there are some spots that intermittently have no coverage, especially during the heat. He then introduced Dave Robinson from Radio Communications.

Mr. Robinson provided a timeline with the history of the radio system. He acknowledged the problems that have been experienced. The first problem resulted from the FCC granting bad frequencies to the County, putting them eight months behind. The first frequencies were adjacent to Chesterfield County's, whose broadcasts "bled over" into New Kent's. Since the time that the system was designed, the FCC has limited power to 100 watts, and there is no way to revert to the greater amount of wattage for which the original system was designed. To compensate for the deficiencies in frequency coverage, sub-

repeaters have been installed at Bottoms Bridge and Providence Forge, which allow the officers to communicate, albeit on a different channel. There is no way to compensate for that, as it is a different frequency, but it does give them the safety net that they need.

The only way to address this, to the satisfaction of the public safety group, would be to add at least one silent site, perhaps on one of the tower sites that were reserved for county use. It is also necessary that that the existing sites broadcast at one time as opposed to one broadcasting and the others receiving. If the work was done in phases (due to financial constraints), he suggested tying in Bottoms Bridge as the first phase. The second phase would be the Eltham/Water Tower, and possibly Providence Forge at a later date.

Chairman Davis indicated that the County paid \$620,000 for the system, and is not getting what it thought it was getting. Mr. Robinson reported that with changing channels, it is probably pretty close, although that is not optimal. Deputy McLaughlin acknowledged that it had made an improvement, but had not resolved the issue. Mrs. Ringley asked that a proposal be prepared to reflect what needs to be done and how much it will cost. In response to Mr. Lipscomb's request for a time frame, Mr. Robinson estimated that it would take 10 - 12 weeks to install a simulcast system, once arrangements have been finalized with the tower site. He emphasized that his company wants to do what is right for New Kent, and has done some of the improvements out-of-pocket because it feels responsible to the County. A simulcast system would solve all of the problems, but he admitted that there is not a radio system in the world that provides guaranteed blanket coverage because of topography, geography, heat and other variables, and that there will always be some areas that have marginal coverage. Larry Gallaher also confirmed that no radio system will provide 100% coverage every minute of every day.

Chairman Davis asked that Radio Communications work with Larry Gallaher, the Sheriff's Office and the County Administrator, to set up a meeting to come up with some facts and figures for the Board's review.

Mrs. Ringley asked if the proposed simulcast system would allow New Kent to be a part of the "inter communications" of Chesterfield, Henrico, Richmond and the Airport for disaster preparedness purposes. Mr. Gallaher reported that this system as provided would not inter-operate with the systems of those localities.

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IN RE: FARMS AT NEW KENT

Pete Johns introduced The Farms at New Kent, a new planned unit development that he and his partners wish to undertake in New Kent County. He reported that for the last two years, his group has been acquiring land in and around the Talleyville area. The property extends to the west along I-64 and runs to the intersection of the New Kent exit and beyond, roughly 3 ¼ miles on the interstate. The property extends inland along 106 and Old Church Road, approximately 1-½ miles. Additionally, his group has also been assembling a team to undertake this project.

There are four basic elements in the master planned community. The largest element is a K. Hovnanian age-restricted development called Four Seasons. An age restricted development is a community where the property owner must be 55 years or older, and no one under 17 may live in the house full time. The next largest element of the development is the large estate property, which contains large homes and the amenities, including the golf course, the vineyard and winery, the country inn and spa, and the equestrian center. An area of primary homes will be located by the interstate. There will be an extensive amount of commercial property both on Route 155 and Route 106. They want to make this very unique to New Kent, embracing the history and heritage of the community and include it in the overall theme of the development. The group has fallen in love with the rural setting and blank canvas of New Kent and pledges to do its best to maintain that image as it moves ahead with this project. The group looks

forward to working with the supervisors, county staff, planning commission and citizens to make this project special. Their aim is to capture “the traditional Virginia experience with a New Kent Flair”.

He then introduced his team, which included his partner, Pace Fonville, an active and successful developer in the area for more than 35 years; Doug Anderson, executive vice president of the Boddie-Noell Corporation, partner (owns Hardees, Texas Steakhouse, and also involved in development industries in North Carolina, and some interests in Richmond); Mickey Hayes, president of Kitty Hawk Land Company, development partner; Bob Howsare, vice president of Kitty Hawk Land (will be on site daily operations manager for the project, specifically dealing with the estate properties and most of the amenities); Alison Perry who is involved in Kitty Hawk Land marketing and bringing new technology to the company with communication skills; Frank Timlin, president of Banbury Investments (has successfully completed several new projects and is undertaking more in the mid-Atlantic region, has development experience and is an expert in communications); Mark Stemen, regional president of Washington Homes, a K. Hovnanian company (8<sup>th</sup> largest homebuilding company in the entire world, fastest growing division is the active adult section); Taylor Moore, local successful business man and entrepreneur (whose company, E T. Moore is the nation’s largest supplier of recycled lumber, specializing in white pine, working for many years behind the scenes to promote New Kent County, and is going to be involved in development of the winery); Shawn Weingast, senior counsel with Best Medical and Best Industries (involved in cutting edge technology in the medical field and entrepreneurial spirit in the land development business, has successful properties in both commercial and residential real estate); David Horsley, a local entrepreneur and successful developer and homebuilder in New Kent County (who will be undertaking some commercial properties on 106); Greg Muirhead, senior designer for Rees Jones Golf (company is rated in the top 5 golf designers in the world, most recently refurbishing of the Golden Horseshoe course in Williamsburg); Keenan Rice, division manager of MuniFinancial (an international company, a specialist in community development authority taxing districts); Peter Crowley, partner in LandDesign, Inc. from Alexandria, Virginia ( known for its work with historical and land projects); Chuck Rothernberg, attorney with Hirshler Fleisher (involved in projects in both New Kent and the west end of Richmond); John Combs, executive vice president of Resource International (whose company has performed many projects in New Kent and is involved because of their expertise and willingness to work in all phases of engineering, and for their ability to see the big picture and how this project will interact with others); Larry Eichman, with Star Group of Carolina (representing an international company that is a funding source for some of the big projects that are undertaken).

Mr. Johns pledged his team’s support to work with the County to make this project something very special and the standard by which all others are judged.

He then introduced Mickey Hayes, president of Kitty Hawk Land Company from the Outer Banks of North Carolina. His company is the development partner with Pete Johns and Pace Fonville. His company is a division of Boddie-Noell Enterprises, a highly successful restaurant and real estate developer from Rocky Mount, North Carolina. His company is the premier developer on the Outer Banks, founded in 1947, and purchased by Boddie-Noell in the mid-80s. Mr. Hayes has been president and general manger for more than 25 years. During that period, they have developed several noteworthy communities on the Outer Banks, including Southern Shores (first planned development on the Outer Banks) and most recently The Currituck Club, a well-known golf course community in Corolla. They are well known for their environmentally safe approach to community building. They are excited about their property in New Kent County and the potential they see here. He also provided a copy of a reprint from a handbook of golf course designs prepared by the Urban Land Institute, a highly regarded association of planners, designers, architects, and developers, which included The Currituck Club as one of their case studies. He promised their complete cooperation with the County in this project. He invited staff and supervisors to visit their communities on the Outer Banks to see their attention to detail.

Mark Stemen from K. Hovnanian next addressed the Board, and described the Four Seasons concept. His company, which markets under several different brand names, is the number one builder in New Jersey, the number two builder in North Carolina, and also builds in Texas, California, Virginia and Maryland. He is the president for the mid-Atlantic active adult division.

The active adult lifestyle community is different from what many think of when they think of residential development. In an age-restricted community, at least one occupant of the home must be 55 or older and no school age children are permitted. They are developed as a lifestyle community that is organized typically around a very large clubhouse and amenities center. Their community in northern Virginia has 800 homes that surround a 16-acre amenity area existing of a 21,000 square foot clubhouse, tennis courts, bocci courts, driving range, and putting green. These developments appeal to empty nesters and retirees that are ready to relax and are interested in lifestyle as opposed to just housing. The major benefit of active adult communities for the local municipalities is that they are tax-positive. Fiscal studies of their current project at Kent Island (1,350 homes, similar to what is anticipated for New Kent), in Maryland, predict revenue, over a 20 year period, of \$80 million, versus \$7 million negative if it were developed as typical market range residential community. That is primarily because there are no school children. Retirees use less water and sewer per person per household, and they create less demand for traffic as they tend to avoid driving during rush hours. It is also a tremendous boost in the local economy, as members of this group are consumers - in Kent Island it is estimated that they will spend annually over \$24 million, resulting in a tremendous benefit in the community. He invited the Board members to the grand opening of their Historic Virginia development later this month in Northern Virginia. The first 70 homes were sold out in less than three months, and the second set has just been released. Most of these communities are gated and the homes are relatively maintenance-free. There are plenty of things to do. He really looks forward to working with New Kent in this project.

Peter Crowley reviewed the Master Plan. His office is in Alexandria, Virginia, and he has had to spend time on the ground, drive the roads, walk the land, and get down into the drainage ways to understand the property. One of the things evident to him was that he is just not dealing with the physical attributes of the land, but with the physical attributes of the land within the context of the community. Their focus has been to plan a community that belongs in New Kent County. The first consideration was the topography. He reviewed maps that showed different ranges of elevation and slope. He explained how they determine where to place sewers, roads, businesses and homes. Watersheds are broken up by Route 249. Generalized studies are done to determine how to create some connections on the site, and how the overall community will be tied all together. From an environmental perspective, there is a fair amount of topography, a series of drainage fingers, that you want to avoid having to cross with roadways. They will work with county staff to develop the best way to create linkages and the best land plan that works for the community, balancing the environment, health, safety, and connectivity. He also shared his idea of locating the clubhouse for the age-restricted community on a hill close to 106 so that it will be visible to traffic along the roadway. This is just one example of their effort to bring a good deal of the community buildings close to the perimeter road system rather than hiding them in the center of the properties.

He also reviewed the generalized land use of each parcel with the use of maps. He suggested that the four corners of the intersection of Route 106 and 249 be developed into a village node or hamlet. Basically, from the interstate, as one moves to the north, there is a decrease in the density and intensity and the number of folks living and working there. Their comprehensive plan has both employment and residential components, a resort component, age restricted, and village center. This will be challenging to bring all of this together.

Greg Muirhead from Rees Jones Inc., Golf Course Architects, expressed his excitement about the overall vision of the project and its location. Selfishly, his company wants to have a greater presence in this area, which has recently emerged as a hot bed of new and exciting high quality golf. With the quality of

the site and the commitment of the developers and the team, this is a real opportunity for them to build on that momentum. Rees Jones is involved in the development of new golf courses and remodeling of existing golf courses, most recently those that are going to host major tournaments. Their philosophy is to be a hands on architect and show up all of the golf courses being built. They operate on a low volume basis and avoid having many jobs going at one time. Their design style is traditional and classic, as well as environmentally sensitive. He feels the proposed site is a very exciting property for golf, the type of site most architects look for in terms of its vegetation as well as topography. It already has a lot of things that other architects want to create on other sites, the topographic variety, rolls, ridges, folds, all unique opportunities for them to create holes that fit the land naturally and eliminates the need for excessive grading and clearing. The holes will all be naturally distinctive, memorable, and will look like they have been there 100 years when the golf course opens - an instant maturity. He pledged their support and cooperation.

Pete Johns spoke about the amenity area of the property. The Cabernet, Merlot and Chardonnay fields have already been planted. As you drive into the area, all four corners will have board fence - they have some old photographs that show a board fence on both sides of the road. Later this week, they are installing 5,000 feet of board fence as the first phase. He reviewed the proposed entrance to the winery along the cedar trees. You will cross a covered bridge over two lakes (best management practices for the field - water will be recycled several times so that any run off from the field disseminates to the bottom before it is ever passed on through the water system). You will then pass the grand lawn, where special events will be hosted. The winery is located at the highest point, 153 feet, with a wonderful view. Within walking distance will be the country inn and spa. This is within walking distance of the clubhouse and the community building. Also within walking distance will be the hunt boxes (small Colonial cottages, 900 - 1200 square feet), weekend getaways rental units. An equestrian center will be located on another high point, overlooking the Chardonnay field - consisting of a very low profile carriage stable and small museum. Carriage trails are planned through one section of the project that will connect with other trails programs, and they hope to work with the parks and recreation division and a national organization to create some unique opportunities. The amenity area will be available for use by all residents, local residents in New Kent County, and by tourists.

Taylor Moore next addressed the Board. He is a lifetime resident of New Kent and is very excited to be a part of this project. He explained that Virginia is close to being the fourth largest wine producing state in the nation, having 80 wineries in the state and over 120 vineyards. His firm has been engaged in the antique lumber business for over 29 years, has supplied many projects around the country, the most recognizable being Colonial Williamsburg. They have supplied materials to Mystic Seaport Connecticut Naval Museum. He has supplied many "pieces" of buildings and the proposed winery is the first opportunity he has had to supply all of the pieces in a cohesive nature, and also have some input into the design. He described the winery - 16,000 square feet in size on two levels. Over 50% of the materials will be recycled in nature. The bottom level is mostly below grade for the wine making process which requires cool temperatures. The lower level will be antique brick, coming from the ruins of a 1904 warehouse in Richmond, as well as granite, arches and lentils over the windows. The siding will be made by his firm and the windows will also be hand-made. There will be a copper roof. Fermenting vats and wine storage will also be located on the first level, along with some offices and a laboratory. The upper level will have the main entrance and reception area, a museum (space will be available to house some of New Kent's historic artifacts), a bridge that looks down into the fermenting tank area, a tasting room and gift shop. There will also be office areas and restrooms, and a room to be used for public functions. It will be a couple of years before their vines mature, so they plan on purchasing grapes from other areas. From a personal standpoint, he would like to see the agricultural aspect of New Kent remain agricultural and this will be the first manufacturing facility that would incorporate an agricultural product, the introduction of a manufacturing process, as well as give an opportunity to the other local farmers to grow grapes and supply the winery.

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Shawn Weingast, with the General Counsel of Best Medical Group, addressed the Board about the property along Route 155/64 corridor. This property was purchased last year from the Chesapeake Corporation. According to the master plan, this is currently a dual use area, with a combination of highway commercial and industrial, and they would like to continue those uses. Their plan is to use the area along 155 for some type of higher intensity retail commercial use, and preserve the back half of the property for a higher industrial use. They are going to try to take advantage of the interchange. There is also an advantage to have a PUD classification will give them the flexibility - they will not be restricted to the specified uses in A-1.

Mr. Johns concluded the presentation, stating his belief that this was the right team and the right project. He looks forward to working with the Board, Planning Commission, and staff in moving forward. Their goal is to create a development of which New Kent and Virginia can be proud.

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RE: ADJOURNMENT

There being no further business, the work session was adjourned at 5:55 p.m.