

1 Minutes of the regular monthly meeting of the Planning Commission of Henrico County  
2 held in the County Administration Building in the Government Center at Parham and  
3 Hungary Spring Roads beginning at 9:00 a.m. Wednesday, December 14, 2011.  
4

Members Present: Mr. C. W. Archer, Chairman, C.P.C. (Fairfield)  
Mr. Tommy Branin, Vice-Chairman (Three Chopt)  
Mr. Ernest B. Vanarsdall, C.P.C. (Brookland)  
Mrs. Bonnie-Leigh Jones, C.P.C. (Tuckahoe)  
Mr. E. Ray Jernigan, C.P.C. (Varina)  
Mr. R. Joseph Emerson, Jr., AICP,  
Director of Planning, Secretary  
Mrs. Patricia O'Bannon, Board of Supervisors' Representative

Others Present: Mr. David D. O'Kelly, Assistant Director of Planning  
Ms. Leslie A. News, CLA, Principal Planner  
Mr. Kevin D. Wilhite, C.P.C., AICP, County Planner  
Mr. Michael F. Kennedy, County Planner  
Ms. Christina L. Goggin, AICP, County Planner  
Mr. Tony Greulich, C.P.C., County Planner  
Mr. Matt Ward, County Planner  
Mr. Gregory Garrison, County Planner  
Mr. Lee Pambid, C.P.C., County Planner  
Ms. Aimee Berndt, County Planner  
Mr. Tommy Catlett, Traffic Engineering  
Ms. Kim Vann, Henrico Police  
Ms. Holly Zinn, Recording Secretary  
Mr. Eric Dykstra, Recording Secretary

5  
6 **Mrs. Patricia O'Bannon, the Board of Supervisors' representative, abstains from**  
7 **voting on all cases unless otherwise noted.**

8  
9 Mr. Archer - The Planning Commission will come to order. Welcome,  
10 everyone, and good morning. This is the December 14, 2011 meeting for Subdivisions  
11 and Plans of Development—the final meeting of the year. With that, let us stand and  
12 pledge allegiance to the Flag.

13  
14 I don't believe there's anyone here from the news media. Before we begin, I would like  
15 to wish everyone a happy holiday season.

16  
17 Mr. Vanarsdall - Mr. Chairman, since you wished me a happy holiday, I wish  
18 you a Merry Christmas.

19  
20 Mr. Archer - Well, thank you, sir, you're very kind, and I didn't say that  
21 with any politically correct intent. This is our last meeting of the year, and I'd like to  
22 individually wish everybody a Merry Christmas, as well as to commend the staff for all of  
23 the fine work that you do during the year to make us look good.

- 24  
25 Mr. Emerson - Thank you, Mr. Chairman.  
26  
27 Mr. Archer - I did get an opportunity this year to say that to the Zoning  
28 staff at the end of the year for the meeting, and all the folks who look out for us  
29 otherwise who are sitting here, they know who they are. I'd like to individually recognize  
30 Mrs. O'Bannon from the Board of Supervisors, Mrs. Jones, Mr. Branin, Mr. Emerson,  
31 Mr. Jernigan, and Mr. Vanarsdall, who is in his 24<sup>th</sup> year, believe it or not. He deserves  
32 some applause for that.  
33  
34 Mr. Vanarsdall - It's the first job I had as soon as I got out of high school.  
35  
36 Mr. Archer - Before we go to the requests for deferrals and withdrawals,  
37 Mr. Jernigan, would you join me at the podium for a second, please?  
38  
39 Mr. Vanarsdall - Day of reckoning.  
40  
41 Mr. Archer - Ray, it has really been a great time. We have enjoyed  
42 working with you. You brought something to us that we otherwise would not have had.  
43 Everybody brings something to the table, and you've brought quite a lot. We appreciate  
44 it, sir.  
45  
46 Mr. Jernigan - I thank you.  
47  
48 Mr. Archer - I would like for you to open the package. We thought you  
49 might not like it.  
50  
51 Mr. Vanarsdall - You can read the card later.  
52  
53 Mr. Jernigan - I want to read everything in there.  
54  
55 Mr. Vanarsdall - We're anxious to see what's in the bag.  
56  
57 Mr. Jernigan - Thank you. You know how many I'll use.  
58  
59 Mr. Archer - Try not to lose them all in one round.  
60  
61 Mr. Vanarsdall - Mr. Jernigan, you have one left over. There are 12 in there,  
62 and you've been here 11 years. There are 12 balls in that box, and you've been here 11  
63 years.  
64  
65 Mr. Jernigan - I want everybody to know it's been a great ride, and we have  
66 a great staff. I've so much enjoyed working with all of you, and it's been great. I  
67 appreciate it, thank you.  
68  
69 Mr. Archer - Now, Ms. News, you may continue.

70  
71 Ms. News - Yes, sir. We have one deferral on our agenda this morning  
72 that is on page 11 of your agenda and is located in the Three Chopt District, SUB-09-  
73 11, Westin (October 2011 Plan). The applicant is requesting a deferral to the January  
74 25, 2012 meeting.  
75

76 **SUBDIVISION (Deferred from the November 16, 2011 Meeting)**  
77

SUB-09-11  
SUB2011-00088  
Westin (October 2011  
Plan) – Axe Handle Lane

**Youngblood, Tyler, and Associates for HHHunt Corporation:** The 49.911-acre site proposed for a subdivision of 40 single family homes is located at the northern terminus of Axe Handle Lane, approximately 280 feet north of Sawdust Drive, on parcel 732-774-7514. The zoning is A-1, Agricultural District. County water and individual on-site sewage disposal system. (**Three Chopt**)  
**40 Lots**

78  
79 Mr. Archer - Thank you. Is there anyone here who objects to the deferral  
80 of SUB-09-11, Westin (October 2011 Plan)? Mr. Branin.  
81

82 Mr. Branin - Mr. Chairman, I'd like to move that SUB-09-11, be deferred  
83 per the applicant's request to the January 25, 2012 meeting.  
84

85 Mrs. Jones - Second.  
86

87 Mr. Archer - Motion by Mr. Branin, seconded by Mrs. Jones. All in favor  
88 say aye. All opposed say no. The ayes have it; the motion passes.  
89

90 At the request of the applicant, the Planning Commission deferred SUB-09-11, to its  
91 January 25, 2012 meeting.  
92

93 Mr. Emerson - Mr. Chairman, that now takes us to the expedited items.  
94 Those will also be presented by Ms. Leslie News.  
95

96 Ms. News - Sir, we have 5 items on our expedited agenda this morning.  
97 The first is found on page 3 of your agenda and is located in the Three Chopt District.  
98 This is a transfer of approval for POD-45-87 and 97-95, Capital One Innsbrook I and II  
99 (Formerly WFS Financial Corporation. Staff recommends approval.  
100  
101

102      **TRANSFER OF APPROVAL**

103

POD-45-87 and 97-95  
POD2011-00049;  
POD2011-00050  
Capital One Innsbrook I  
and II (Formerly WFS  
Financial Corporation) -  
10700 and 10750 Capital  
One Way

**John McCullen for Capital One:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Innsbrook North Assoc. and Rowe Properties/W.F.S. Limited Partnership to Capital One National Association. The 15.67-acre site is located on the northeast corner of the intersection of Nuckols Road and Capital One Way, on parcels 752-766-8796 and 753-767-4034. The zoning is O-3C, Office District (Conditional) and O-2C, Office District (Conditional). County water and sewer. (**Three Chopt**)

104

105      Mr. Archer -                  Is there anyone here who objects to the transfer of approval  
106      for POD-45-87 and 97-95 Capital One Innsbrook I and II (Formerly WFS Financial  
107      Corporation)? All right.

108

109      Mr. Branin -                  Mr. Chairman, I'd like to move approval of transfer of  
110      approval for POD-45-87 and 97-95 Capital One Innsbrook I and II (Formerly WFS  
111      Financial Corporation), on the expedited agenda.

112

113      Mrs. Jones -                  Second.

114

115      Mr. Branin -                  Motion by Mr. Branin, seconded by Mrs. Jones. All in favor  
116      say aye. All opposed say no. The ayes have it; the motion passes.

117

118      The Planning Commission approved the transfer of approval request for POD-45-87  
119      and 97-95 Capital One Innsbrook I and II (Formerly WFS Financial Corporation), from  
120      Innsbrook North Association and Rowe Properties/W.F.S. Limited Partnership to Capital  
121      One National Association subject to the standard and added conditions previously  
122      approved and the following additional condition:

123

124      1.      All deficiencies, as identified in staff's letter dated August 15, 2011, shall be  
125      corrected no later than December 31, 2011.

126

127      Ms. News -                  Next, on page 4 of your agenda and located in the Brookland  
128      District, is transfer of approval for POD-99-83, Residence Inn by Marriott (Formerly  
129      Brock Residence Inn). Staff recommends approval.

130

131

132

133

134

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137

## TRANSFER OF APPROVAL

POD-99-83  
POD2011-00192  
Residence Inn by Marriott  
(Formerly Brock  
Residence Inn) – 2121  
Dickens Road

**Jonathan Greene for Innkeepers USA:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from TMH Hotels to Innkeepers USA and Grand Prix Richmond, LLC. The 2.84-acre site is located at the southwest corner of the intersection of Dickens Road and Dickens Place, on parcel 769-743-1443. The zoning is B-3 Business District. County water and sewer. (**Brookland**)

140  
141 Mr. Archer - Okay. Is there anyone present who is opposed to the  
142 transfer of approval for POD-99-83, Residence Inn by Marriott (Formerly Brock  
143 Residence Inn)?

144  
145 Mr. Vanarsdall - Mr. Chairman, I move that POD-99-83, Residence Inn by  
146 Marriott (Formerly Brock Residence Inn), be recommended for approval on the  
147 expedited agenda.

148  
149 Mr. Jernigan - Second.

150  
151 Mr. Archer - Motion by Mr. Vanarsdall, seconded by Mr. Jernigan. All in  
152 favor say aye. All opposed say no. The ayes have it; the motion passes.

153  
154 The Planning Commission approved the transfer of approval request for POD-99-83,  
155 Residence Inn by Marriott (Formerly Brock Residence Inn), from TMH Hotels to  
156 Innkeepers USA and Grand Prix Richmond, LLC, subject to the standard and added  
157 conditions previously approved.

158  
159 Ms. News - The next item is on page 5 of your agenda and located in the  
160 Brookland District. It is transfer of approval for POD-07-80 and 58-81, Loughridge Office  
161 Building (Formerly General Medical Corporation). Staff recommends approval.

## TRANSFER OF APPROVAL

162  
163 POD-07-80 and 58-81  
POD2011-00326;  
POD2011-00255  
Loughridge Office Building  
(Formerly General Medical  
Corporation) – 5711  
Staples Mill Road (U.S.  
Route 33)

**Loughridge Construction for Westview Investment:** Request for transfer of approval of a Plan of Development as required by Chapter 24, Section 24-106 of the Henrico County Code from General Medical Corporation and Whitten Medical Corporation to Westview Investment. The 1.47-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 200 feet north of the intersection of Staples Mill Road and Northside Avenue, on parcel 774-745-5455. The zoning is O-2, Office District. County water and sewer. (**Brookland**)

166 Mr. Archer - Is there anyone present who is opposed to this transfer of  
167 approval for POD-07-80 and 58-81, Loughridge Office Building (Formerly General  
168 Medical Corporation)? Mr. Vanarsdall.

169  
170 Mr. Vanarsdall - Mr. Chairman, I move POD-07-80 and 58-81, Loughridge  
171 Office Building (Formerly General Medical Corporation), be approved on the expedited  
172 agenda with Condition #1.

173  
174 Mr. Jernigan - Second.

175  
176 Mr. Archer - Motion by Mr. Vanarsdall, seconded by Mr. Jernigan. All in  
177 favor say aye. All opposed say no. The ayes have it; the motion passes.

178  
179 The Planning Commission approved the transfer of approval request for POD-07-80  
180 and 58-81, Loughridge Office Building (Formerly General Medical Corporation), from  
181 General Medical Corporation and Whitten Medical Corporation to Westview Investment,  
182 subject to the standard and added conditions previously approved and the following  
183 additional condition:

184  
185 1. Parking lot paving and striping shall be completed by December 30, 2011.

186  
187 Ms. News - The next item is on page 6 of your agenda and located in the  
188 Brookland District. This is transfer of approval for POD-44-75, Virginia Green Lawn  
189 Care (Formerly Surface Technology Corporation). Staff recommends approval.

190  
191 **TRANSFER OF APPROVAL**

192  
193 POD-44-75  
194 POD2011-00404  
195 Virginia Green Lawn Care  
196 (Formerly Surface  
Technology Corporation) –  
7421 Ranco Road                   **George Grattan for GMWTG, LLC:** Request for transfer  
of approval as required by Chapter 24, Section 24-106 of  
the Henrico County Code from Surface Technology  
Corporation to GMWTG, LLC. The 7.5-acre site is located  
on the east line of Ranco Road, approximately 600 feet  
north of the intersection of Vernon Road and Ranco Road,  
on parcel 774-751-2041. The zoning is M-1, Light  
Industrial District. County water and sewer. (**Brookland**)

197  
198 Mr. Archer - Is there any opposition to this transfer of approval for POD-  
199 44-75, Virginia Green Lawn Care (Formerly Surface Technology Corporation)?

200  
201 Mr. Vanarsdall - I move that transfer of approval for POD-44-75, Virginia  
202 Green Lawn Care (Formerly Surface Technology Corporation), be approved on the  
expedited agenda with Condition #1.

Mrs. Jones - Second.

203 Mr. Archer - Motion by Mr. Vanarsdall, seconded by Mrs. Jones. All in  
204 favor say aye. All opposed say no. The ayes have it; the motion passes.

205  
206 The Planning Commission approved the transfer of approval request for POD-44-75,  
207 Virginia Green Lawn Care (Formerly Surface Technology Corporation), from Surface  
208 Technology Corporation to GMWTG, LLC, subject to the standard and added conditions  
209 previously approved and the following additional condition:

210  
211 1. The overgrown landscaping, as identified in a staff report dated November 8,  
212 shall be pruned and cleaned out by December 31, 2011.

213  
214 Ms. News - The final item is on page 15 of your agenda and is located  
215 in the Three Chopt District. This is SUB-12-11, West Broad Village (December 2011  
216 Plan), which is a resubdivision of Section 1, Blocks A and B. There is an addendum  
217 item on page 2 of your addendum indicating that DPU has received the requested  
218 information regarding the location and cross-section of utilities and no longer has any  
219 objection to the conditional layout plan. Staff recommends approval.

## 220 221 **SUBDIVISION**

222  
SUB-12-11  
SUB2011-00115  
West Broad Village  
(December 2011 Plan) A  
Resubdivision of Section  
1, Blocks A and B – 2650  
Liesfeld Parkway

**Bay Companies, Inc. for West Broad Village, LLC:** The 5.67-acre site proposed for a subdivision 64 residential townhouses for sale is located along the eastern line of John Rolfe Parkway between Old Brick Road (private) and Liesfeld Parkway (private). The revised conditional subdivision plat would reconfigure the layout of unrecorded townhouse lots in Blocks A and B located between John Rolfe Parkway and Redbud Road, as shown on the original conditional West Broad Village (July 2006 Plan) and subsequently revised by the July 2010 reconsideration. There would be no net increase in lots. The affected blocks are located on parcels 741-760-2984, 2573, 2061, 3679, 2461, 4675, 3858, 4655, 5363, 5553, 5875, and part of parcel 744-759-1143. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 64 Lots**

223  
224 Mr. Archer - Is there anyone present who is opposed to SUB-12-11, West  
225 Broad Village (December 2011 Plan), a resubdivision of Section 1, Blocks A and B?

226  
227 Mr. Branin - Mr. Chairman, I'd like to move that SUB-12-11, West Broad  
228 Village (December 2011 Plan), a resubdivision of Section 1, Blocks A and B, be  
229 approved on the expedited agenda with the addendum item.

230  
31 Mrs. Jones - Second.

232  
233 Mr. Archer - Motion by Mr. Branin, seconded by Mrs. Jones. All in favor  
234 say aye. All opposed say no. The ayes have it; the motion passes.

236 The Planning Commission granted conditional approval to SUB-12-11 West Broad  
237 Village (Decernber 2011 Plan), a resubdivision of Section 1, Blocks A and B, subject to  
238 the standard conditions for residential townhouses for sale (RTH) subdivisions and the  
239 following additional condition:

240  
241 15. The proffers approved as part of zoning case C-12C-06 shall be incorporated in  
242 this approval.

That completes our expedited agenda.

246 Mr. Emerson - Mr. Chairman, that now takes us to the Subdivision  
247 Extensions of Conditional Approval, and there are no extensions this month to be  
248 considered by the Commission. That now takes you to page 7 of your regular agenda.

## **250 PLAN OF DEVELOPMENT**

POD-35-11 POD2011-00405 Kraft Foods Truck Parking Expansion – 8750 Park Central Drive (POD-08-96 Rev.)	<b>Townes Site Engineering, P.C. for Becknell Properties:</b> Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct parking lot improvements to an existing 59,328 square-foot distribution center. The 6.46-acre site is located on the east line of Park Central Drive, approximately 700 feet north of the intersection of E. Parham Road and Park Central Drive, on parcel 789-759-0742. The zoning is O/SC, Office Service District (Conditional). County water and sewer. ( <b>Fairfield</b> )
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253 Mr. Archer - Is there any opposition to POD-35-11, Kraft Foods Truck  
254 Parking Expansion? I see no one. Good morning, Mr. Pambid. How are you, sir?

256 Mr. Pamhid - Good morning; I'm fine

The proposal is for a truck parking expansion area consisting of 16 12-foot by 55-foot and 6 11-foot by 30-foot trailer stalls. However, 1 of the 11-foot by 30-foot stalls will be removed to provide a minimum 9-foot landscape island at the entrance to the new expansion area.

In Office/Service zoning, truck parking must be screened, and additional landscaping is needed in the western portion of the project area to compensate for the replacement of a 7-foot berm populated with mature vegetation and landscaping, with a 7-foot-deep BMP. This plan that you see here is for information only.

58 An 8-foot-high wall approximately 183 feet in length, here, will be constructed to provide  
269 screening along the southern property line adjacent to an existing daycare facility. The  
270 wall will match the existing building's colors and materials, which are red brick and dark  
271 grey split-face CMU. Significant landscaping is proposed along this wall. Here is a  
272 picture of the existing southwest corner that will be screened.

273  
274 A 5-foot right-of-way dedication from the property line is proposed along Park Central  
275 Drive, and approximately 3 mature treeform hollies and 2 willow oaks will be located in  
276 the new right-of-way. The Department of Public Works Traffic Division has indicated  
277 there are no immediate plans for road widening or sidewalk for this or any other portion  
278 of Park Central Drive.

279  
280 Staff can recommend approval. This concludes my presentation. I can now field any  
281 questions that you have regarding this. The applicant's representative, Jason Wilkins,  
282 with Townes Site Engineering is here as well.

283  
284 Mr. Archer - Thank you, Mr. Pambid. Are there any questions for Mr.  
285 Pambid? I don't have a question, but I would call attention to the fact that if road  
286 widening should occur in this area, it would call for the removal of some trees. I  
287 understand that we have an idea of some creative ways to provide sidewalks and  
288 necessary access, but I did want to call that to everyone's attention just for the record.  
289 Mr. Pambid, thank you for bringing it to my attention. Does anyone else have a question  
290 for Mr. Pambid? Thank you, sir.

291  
292 I don't think I really have any questions for the applicant, unless the applicant has some  
293 things they want to say. Okay. Well, if there are no further questions, then I will move for  
294 approval of POD-35-11, Kraft Foods Truck Parking Expansion, subject to the staff  
295 recommendation and the additional Conditions #29, #30, and #31.

296  
297 Mr. Vanarsdall - Second.

298  
299 Mr. Archer - Motion by Mr. Archer, seconded by Mr. Vanarsdall. All in  
300 favor say aye. All opposed say no. The ayes have it; the motion passes.

301  
302 The Planning Commission approved POD-35-11, Kraft Foods Truck Parking Expansion,  
303 subject to the annotations on the plans, the standard conditions attached to these  
304 minutes for developments of this type, and the following additional conditions:

- 305  
306 29. Outside storage, including storage of equipment and trailers, shall not be  
307 permitted.  
308 30. The proffers approved as a part of zoning case C-57C-88 shall be incorporated in  
309 this approval.  
310 31. Vegetative screening along the BMP and the southwest corner of the property  
311 shall be provided, as approved by the Director of Planning.

314      **PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION**

315

POD-36-11  
POD2011-00409  
Glen Allen Service Center  
Addition – 3011 Mountain  
Road

**Carter Design for Glen Allen Service Center:** Request for approval of a plan of development and a transitional buffer deviation, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 1,760 square-foot addition to an existing one-story, 1,845 square-foot auto service center. The transitional buffer deviation is requested to reduce the width of the required transitional buffer along the southern and western property lines. The 1.10-acre site is located at the southwest corner of Hamilton Road and Mountain Road, on parcels 770-767-2959 and 4453. The zoning is B-3C, Business District (Conditional). County water and sewer. (**Brookland**)

316

317

Mr. Archer -                  Is there any opposition to POD-36-11, Glen Allen Service Center Addition? No opposition. Go ahead, Mr. Kennedy.

318

319

320

Mr. Kennedy -                  Good morning, Mr. Chairman, members of the Commission.

321

322

The proposed Plan of Development would permit construction of a building addition containing 2 automobile service bays to the rear of the existing building at this location right here. The existing Glen Allen Service Center was originally constructed in 1950 and currently has 3 service bays facing Mountain Road. These 2 service bays face to the west and face the Glen Allen Post Office building.

323

324

325

326

In 2006, the subject property was rezoned from B-1 to B-3C in order to permit the existing use of the property to be conforming, and to permit construction of another 6-bay automobile service and repair shop on the western half of the property.

327

328

In 2007, the applicant submitted a POD to carry out that plan, but due to the economy they were not able to move forward. So, now they're coming back with a more modest addition of 2 bays. The proposed addition complies with the applicable proffers in that case, which require a 7-foot high, brick-crete or a non-white vinyl fence to be provided along the southern and western property lines and a minimum 15-foot wide buffer along the southern property line.

329

330

331

The Zoning Code generally requires a 35-foot wide transitional buffer along the southern and western property lines, which adjoin residentially-zoned properties. In addition to the permitted alternative buffers, the applicant has requested a deviation of the alternative buffers to reduce the buffer along the southern property line to 15 feet, as provided in the proffers. They've also requested the planting be proportionate to the size of the buffer. The service station has existed for over 60 years without any screening whatsoever, so this is actually a major improvement. Therefore, the staff offers no objection to the transitional buffer deviation request.

332

48 The proffers also require the applicant to dedicate additional right-of-way along  
349 Mountain Road if requested by the Director of Public Works, but at this time he has  
350 determined that additional right-of-way or improvements are not required.

351  
352 Should the Commission act on this request, the standard conditions for developments of  
353 this type, the annotations on the plans, and Conditions #29 through #33 on the agenda  
354 are recommended. If you have any questions I'll be happy to answer them.

355  
356 Mr. Archer - Thank you, sir. Are there any questions for Mr. Kennedy  
357 from the Commission?

358  
359 Mr. Vanarsdall - I don't have any, Mr. Chairman.

360  
361 Mrs. Jones - I have an informational question. Condition # 29 states, "All  
362 repair work shall be conducted entirely within the enclosed building." Does that affect  
363 whether doors are open or doors are closed?

364  
365 Mr. Kennedy - Technically, it doesn't, but the proffers require that space be  
366 air conditioned. The intention is that people will close it and be more confined.

367  
368 Mrs. Jones - Heated and air conditioned. Yes. That will be a good  
369 incentive.

370  
371 Mr. Archer - Anyone else?

372  
373 Mr. Jernigan - Can I make a comment? We had a special meeting on  
374 Condition #29 earlier this year because we had some problems. Do you remember,  
375 Joe?

376  
377 Mr. Emerson - Yes, sir.

378  
379 Mr. Jernigan - That should be *major* work because you can change bolt-on  
380 items, tires, and all that on the outside. Do you remember, Bonnie-Leigh, we had a big  
381 discussion on this, and I called a special meeting because we had some problems in  
382 Mechanicsville in the Varina District?

383  
384 Mr. Emerson - In B-3, yes, sir, you can. You're correct.

385  
386 Mr. Jernigan - You can replace parts outside of a building, but if you're  
387 pulling engines, transmissions, rear-ends, and major work that ties you up for a few  
388 days, that's supposed to be done inside. As far as air conditioning compressors, power  
389 steering pumps, stuff like that, that can be done outside.

390  
391 Mrs. Jones - I don't think Condition #29 is allowing that.

392  
393 Mr. Emerson - It wouldn't.

- 394  
395 Mrs. Jones - Which is what I think the goal is—to keep everything  
396 enclosed.
- 397  
398 Mr. Jernigan - Yes, but what you're doing is you're singling out this one  
399 person and changing everything for them, where other people can work outside.
- 400  
401 Mr. Vanarsdall - I remember one of our inspectors picked that up, and I  
402 believe he picked it up incorrectly.
- 403  
404 Mr. Jernigan - Right. They were interpreting the Code wrong. That's the  
405 reason I called the special meeting.
- 406  
407 Mr. Vanarsdall - It almost affected everybody in the East End.
- 408  
409 Mr. Jernigan - Right.
- 410  
411 Mrs. O'Bannon - You can foresee that they have a vehicle in the bay and it's  
412 maybe up on the lift and then another vehicle is in the parking lot and they're changing  
413 the windshield wipers and maybe a light bulb or something. That would have to go  
414 inside?
- 415  
416 Mr. Jernigan - Even under the hood. If you're changing an air conditioning  
417 compressor, some vehicles are easier to do on a lift, but for the majority of cars, it's  
418 easier to do outside. Plus, you have to elevate it, so you have heavy equipment. You  
419 don't want to tie up a bay. If this has a lift in it, you don't want to tie up a bay for an A/C  
420 job when you can be doing a brake job on that lift. Time is money.
- 421  
422 Mr. Vanarsdall - He's right. Thank you, Mr. Jernigan.
- 423  
424 Mr. Archer - Does that mean we want to change that condition or reward  
425 it?
- 426  
427 Mr. Jernigan - I would strike Condition #29, if I was the applicant.
- 428  
429 Mr. Emerson - Either that or you could put, "All major repair work shall be  
430 conducted entirely within the enclosed building." I guess I would ask Mr. Vanarsdall,  
431 since this is located in Glen Allen, whether or not he's concerned regarding any type of  
432 repair taking place outside.
- 433  
434 Mr. Vanarsdall - I would rather just delete Condition #29 altogether. Then  
435 we're not going to have a problem, right?
- 436  
437 Mrs. Jones - I think that would be too open-ended, in my view.
- 438

439 Mr. Jernigan - Mrs. Jones, that's what the Code is. That's the reason we  
440 had the special meeting, to get the County Attorney to take the ordinance and work it  
441 out.

442  
443 Mr. Emerson - The Code is very specific in this area, so I don't think it  
444 would be a problem if you took that out, unless Mr. Vanarsdall has a specific concern.

445  
446 Mr. Vanarsdall - I'd rather take it out.

447  
448 Mrs. Jones - Well, my suggestion would be all "major" repair work. The  
449 reason I say that is because you do have a situation where there is a replacement of a  
450 battery or replacing windshield wipers. According to the way this is worded, that is not  
451 allowed unless it's in a bay. I'm willing to let that kind of thing happen outside of the  
452 enclosure because I think that's practical. Unfortunately, I think we need to make sure  
453 that there is no major work being done outside for the good of the neighborhood. That's  
454 why I would suggest Condition #29 stay in there with the insertion of the word "major."

455  
456 Mr. Jernigan - Well, that's what the Code says.

457  
458 Mrs. Jones - So, there's no harm in leaving it.

459  
460 Mr. Jernigan - Right. Engine rebuilding, transmission—all major work that  
461 ties you up for a few days and has the car completely disabled has to be done inside.

462  
463 Mr. Branin - Per Code.

464  
465 Mr. Jernigan - Per Code.

466  
467 Mr. Branin - So our Code already covers your concern.

468  
469 Mr. Jernigan - The replacement of bolt-on parts with the hood open on the  
470 outside is legal by Code.

471  
472 Mrs. Jones - Okay. I would rather leave it in there, but that's Mr.  
473 Vanarsdall's place.

474  
475 Mrs. O'Bannon - If I may offer one other thing. I know there are several gas  
476 stations or service stations in the Tuckahoe District that are close to residential areas.  
477 With those I know they have a condition that says that at the end of the day all vehicles  
478 must either be gone from the lot or be parked in a certain portion of the lot. In other  
479 words, the idea is to clean it up every day. I don't know how that's worded; I haven't  
480 read it recently. They do work both inside and outside, but at the end of the day it looks  
481 neat. I think that is their intent. I'm just pointing it out that I do know that there are a  
482 couple service stations. One is next to the Tuckahoe Elementary School, and they have  
483 the condition that at the end of the day it has to look good.

485 Mr. Jernigan - Let me enlighten you on what happens because I've been in  
486 this business for years. People bring you a car and they say they have to have it right  
487 now. You get it fixed, and then you call them and they say they'll be back in 2 weeks to  
488 get it because they didn't have the money. This happens every day. I've been through it  
489 for 40 years. I've been in the repair business and the parts business, and that's what  
490 happens. People always tell you to fix it right now, but sometimes they'll take a month to  
491 pick a car up.

492  
493 Mr. Archer - Mr. Vanarsdall, you'll have to make that decision as to  
494 whether we insert a word or delete the condition.

495  
496 Mr. Vanarsdall - All right, I'll make it; thank you. Do you have anything else,  
497 Mr. Kennedy?

498  
499 Mr. Kennedy - The proffers are also with the intention of addressing those  
500 uses. The proffers require the bays to be facing east and west.

501  
502 Mr. Vanarsdall - All right. I have this in 2 motions. I want to approve the POD  
503 first. I recommend POD-36-11, Glen Allen Service Center Addition, be approved with  
504 the standard conditions for developments of this type, Condition #29 deleted, and  
505 additional Conditions #30, #31, #32, and #33.

506  
507 Mr. Jernigan - Second.

508  
509 Mr. Archer - Motion by Mr. Vanarsdall, seconded by Mr. Jernigan. All in  
510 favor say aye. All opposed say no. The ayes have it; the motion passes.

511  
512 Now, I recommend approval of the transitional buffer deviation on POD-36-11.

513  
514 Mr. Jernigan - Second.

515  
516 Mr. Archer - Motion by Mr. Vanarsdall, seconded by Mr. Jernigan on the  
517 deviation. All in favor say aye. All opposed say no. The ayes have it; the motion passes.

518  
519 The Planning Commission approved POD-36-11, Glen Allen Service Center Addition,  
520 subject to the annotations on the plans, the standard conditions attached to these  
521 minutes for developments of this type, and the following additional conditions:

- 522  
523 29. **DELETED** ~~All repair work shall be conducted entirely within the enclosed~~  
524 ~~building.~~  
525 30. Outside storage shall not be permitted except as shown on the approved plan.  
526 31. The proffers approved as a part of zoning case C-33C-06 shall be incorporated in  
527 this approval.  
528 32. The location of all existing and proposed utility and mechanical equipment  
529 (including HVAC units, electric meters, junctions and accessory boxes,  
530 transformers, and generators) shall be identified on the landscape plan. All

31 building mounted equipment shall be painted to match the building, and all  
532 equipment shall be screened by such measures as determined appropriate by  
533 the Director of Planning or the Planning Commission at the time of plan approval.

- 534 33. The limits and elevations of the Special Flood Hazard Area shall be  
535 conspicuously noted on the plan and labeled "Limits of Special Flood Hazard  
536 Area." In addition, the delineated Special Flood Hazard Area must be labeled  
537 "Variable Width Drainage and Utility Easement." The easement shall be granted  
538 to the County prior to the issuance of any occupancy permits.

539  
540 Mr. Vanarsdall - I want to point out that this garage is now owned by Jimmy  
541 and Ellen McMillan in Glen Allen. Mrs. McMillan, Ellen, is here this morning. Thank you  
542 for being here. She's in good hands. On her left is Michelle Carter, who has her  
543 engineering firm and can help. Although you didn't build what you began to build, you're  
544 still going to have a nice place.

## 545 **PLAN OF DEVELOPMENT**

546  
547 POD-34-11  
POD2011-00375  
Walgreens at W. Broad  
Street and Pouncey Tract  
Road - 11500 W. Broad  
Street (U.S. Route 250)  
(POD-169-85 and 93-90  
Rev.)

**Vanasse, Hangen, Brustlin, Inc. for Breez-In  
Associates, LC, The John J. and Ima M. Liesfield  
Family, LLC, and Mid-Atlantic Commercial Properties,  
LLC:** Request for approval of a plan of development, as  
required by Chapter 24, Section 24-106 of the Henrico  
County Code, to construct a one-story, 12,144 square foot  
pharmacy with drive-through facilities. The 1.62-acre site is  
located at the northwest corner of the intersection of W.  
Broad Street (U.S. Route 250) and Pouncey Tract Road  
(State Route 271), on parcels 739-762-8217 and 740-762-  
0017. The zoning is M-1, Light Industrial District and  
WBSO, West Broad Street Overlay District. County water  
and sewer. (**Three Chopt**)

548  
549 Mr. Archer - Thank you, Mr. Secretary. Is there any opposition to POD-  
550 34-11, Walgreens at West Broad Street and Pouncey Tract Road? I see no opposition.  
551 Good morning, Ms. Goggin.

552  
553 Ms. Goggin - Good morning.

554  
555 This request includes demolition of the vacant Wachovia bank and existing Breeze-In  
556 convenience store and gas station to construct a new drugstore with drive-through  
557 facilities. For your information on the aerial, this is the bank and the gas station. The  
558 applicant will dedicate right-of-way on Pouncey Tract Road to construct a right turn lane  
559 onto West Broad Street and complete the sidewalk section tying both roads together.

560  
561 Because both sites were developed over 20 years ago, any redevelopment is subject to  
562 the West Broad Street Overlay. The schematic landscape plan in your handout

563 addendum—as seen there—was submitted to support the request. The Director of  
564 Planning has granted a waiver in the width of the buffer, but not the plant quantity.

565  
566 VDOT has granted a waiver to allow the existing entrance on Pouncey Tract Road to  
567 remain. However, VDOT has now indicated that a waiver of access management  
568 spacing and standards is required to permit the West Broad Street entrance as shown  
569 on the plan to remain. That is this entrance right here. For your information, there are  
570 currently 2 entrances from West Broad Street. One is into the old bank site they are  
571 closing, and they are reconfiguring the gas station entrance to meet today's entrance  
572 requirements. This waiver is currently under review at the District to keep that West  
573 Broad Street entrance open. The Public Works Traffic Division has no objection to the  
574 entrance and supports the developer's waiver request.

575  
576 As of the preparation date of the agenda, staff has received information from the  
577 shopping center's legal counsel that they are willing to enter into legal agreements for  
578 joint access, maintenance, and construction easements prior to approval of the  
579 construction plan. Staff has modified Condition #36 to require that recorded legal  
580 documents must be submitted prior to Planning signing the construction plan. For your  
581 information, what we're talking about is a retaining wall along this side that will need to  
582 be built from the shopping center portion of the property. The applicant would like to  
583 work with the shopping center to create an entrance/exit from the shopping center at  
584 this point.

585  
586 For your information, this was the color rendering submitted at the time of the  
587 application. Since that time, staff has received revised architectural plans that  
588 incorporate some of staff's recommendations by including some of the colors of the  
589 adjacent shopping center and by providing some architectural detail on the West Broad  
590 Street frontage, which is this elevation side; and the drive-thru side of the building as  
591 seen from Pouncey Tract Road, which would be this side as you're driving down  
592 Pouncey Tract to get to West Broad Street. This is the elevation that would be seen.

593  
594 I'd like to also just state for the record that, unfortunately, these trees will not work there  
595 due to the tight spacing of the site.

596  
597 Staff would like the applicant to incorporate some additional architectural details as in  
598 the adjacent shopping center. I do have some photos if the Commission would like to  
599 see those.

600  
601 Should the Commission act on this request, the staff recommends approval subject to  
602 the annotations on the plan, the standard conditions for developments of this type,  
603 Condition #9 amended, due to the West Broad Street Overlay deviation, additional  
604 Conditions #20 through #37 in the agenda, and Conditions #30 and #36 as modified in  
605 the handout addendum. Scott Chapman from VHB is here to answer any engineering  
606 questions, and Trey Morgan, the developer, is also here should you have any questions  
607 for him, as I am also.

608

69 Mr. Archer - Thank you, Ms. Goggin.  
610  
611 Ms. Goggin - You're welcome.  
612  
613 Mr. Archer - Are there questions from the Commission?  
614  
615 Mr. Branin - Not for Ms. Goggin, but I would like to hear from the  
616 applicant.  
617  
618 Mrs. Jones - I did want to just clarify. The entrance on West Broad Street,  
619 you're still awaiting the waiver?  
620  
621 Ms. Goggin - Yes, ma'am. Unfortunately, this waiver request has to go to  
622 the Central District Office and can take a minimum of 30 days in normal time periods,  
623 much less during holiday time periods.  
624  
625 Mrs. Jones - Realistically, do you expect a problem?  
626  
627 Ms. Goggin - I don't know, personally and professionally, but, hopefully,  
628 we can work through this. That access would be nice to keep considering they have  
629 eliminated 1 access point already and provided a turn lane.  
630  
31 Mr. Branin - Mr. Secretary, do you foresee an issue?  
632  
633 Mr. Emerson - Of course, it is VDOT, so I can't say with 100 percent  
634 certainty that we will clear this up, but I'm very confident that we will.  
635  
636 Mrs. Jones - It's just that it is a critical piece.  
637  
638 Mr. Emerson - It is a very critical piece of it. There is an existing entrance  
639 there. I think common sense will prevail and that entrance will remain.  
640  
641 Mrs. Jones - I would hope. Thank you.  
642  
643 Mr. Archer - All right. Anything further for Ms. Goggin? Thank you,  
644 ma'am. Will the applicant come forward, please?  
645  
646 Mr. Redmond - Good morning, Mr. Archer and members of the Commission.  
647 I'm Dave Redmond and I'm counsel to Mid-Atlantic Commercial Properties, the contract  
648 purchaser of the 2 parcels that are being joined for this development.  
649  
650 We have all of our staff here; we have all the help we need. We have Scott Chapman  
651 with VHB. Clark Jones is here. Mr. and Mrs. Morgan are here to answer any questions,  
652 and frankly, they have better information on this type of thing than I do.  
653

654 One key thing we were talking about is looking at what can be done with the elevations.  
655 This Walgreens is their first new prototype. This is the first in Virginia and one of the first  
656 in the country. This is their new building, and so there are limitations imposed by the  
657 user for some consistency. We can work with colors, apparently, and we can modify  
658 some colors. I'll let them decide how they're going to work with the colors, but,  
659 nevertheless, we can do that. Hopefully, that will be sufficient from your standpoint.

660  
661 This has come together very quickly, and we appreciate the help.  
662

663 Mr. Branin - I have a real quick question. Staff has wanted and requested  
664 that wall that's facing Broad Street—the glass you can see comes back a third of the  
665 way—then you would have blocked out to break up that wall. You guys would be able to  
666 change that up giving a little bit more characteristic, or breaking that wall up some using  
667 brick and—

668  
669 Mr. Morgan - We can use different types of inset and different types of  
670 color modifications, within reason, but, yes, that can be achieved.  
671

672 Mr. Branin - Okay. With doing that, I think it would address the staff's  
673 concerns by breaking that wall up and making it a little bit more appealing. I want to  
674 thank you all for changing your original that you came in with. I don't know why  
675 everything in Short Pump is beige, but for the most part it's beige. The shopping center  
676 that you guys are going to be adjoined to, you've matched up fairly well to that color. I'm  
677 excited to have the first prototype for Walgreens' new product on this corner. Thank you  
678 for working with us on that turn lane. I will include in my motion that they will work on  
679 breaking up that wall and come back to—do you want me to put an additional condition  
680 in, Mr. Secretary?

681  
682 Mr. Emerson - I think it might be wise to add a condition that might say  
683 something along the lines of, "Final elevations shall be submitted to the Director of  
684 Planning for approval, to include additional articulation to break up the expanse of wall."  
685 Something along those lines. I think we understand the intent, using some additional  
686 color brick for banding.  
687

688 Mr. Branin - I'd make that Condition #38, correct?  
689

690 Mr. Emerson - Yes, sir.  
691

692 Mr. Branin - And you're okay?  
693

694 Mr. Morgan - We're okay with that. I think you're really going to be pleased  
695 with this building. We've only seen one of them built, and they're very attractive. The  
696 glass doesn't show well on this elevation, but it really pops on the streets. We like the  
697 entrance. It's a much more attractive kind of focal point. We can definitely work with the  
698 colors and the type of inset, perhaps some of that design. I just want to caution that if  
699 we're going to make a condition—there was discussion previously about maybe cornice

700 work and some other things—Walgreens can't go down that road, but colors and the  
701 type of inset we certainly can. I just wanted to mention that so we're all on the same  
702 page.

703  
704 Mr. Branin - We're going to break up the wall a little bit.

705  
706 Mr. Morgan - Perfect.

707  
708 Mr. Branin - We're going to make it a little bit more appealing. It's going  
709 to come back to Mr. Secretary, who will bring it back through me. I feel confident we can  
710 hit a homerun.

711  
712 Mr. Redmond - Great. We're excited about it. Thank you.

713  
714 Mr. Branin - One thing, you didn't state your name for the record.

715  
716 Mr. Morgan - Oh, Trey Morgan, Mid-Atlantic Commercial Properties.

717  
718 Mr. Branin - Thank you.

719  
720 Mr. Archer - Are there any other questions from the Commission?

721  
722 Mrs. Jones - Yes. This may be for Mr. Secretary. This is for my  
723 information. As we're looking at the plan in front of us, we envision having the Pouncey  
724 Tract entrance; we envision having a West Broad Street entrance; and hopefully an  
725 entrance to the shopping center, which would allow a really nice flow. There is a possibility  
726 the shopping center entrance may not happen. There is a possibility—since  
727 it's not been approved—that the West Broad Street entrance may not happen. What  
728 then?

729  
730 Mr. Emerson - I think you're approving this with these entrances on the  
731 plan. If those don't happen, I believe that alters Walgreens position on this property, and  
732 the plans possibly would have to come back to you.

733  
734 Mrs. Jones - Okay. I just wondered.

735  
736 Mr. Emerson - At this point, if those entrances don't occur we would have to  
737 revisit that. I do believe those entrances will occur.

738  
739 Mr. Branin - Mr. Morgan, would you brief us quickly on the agreement  
740 with the adjoining shopping center?

741  
742 Mr. Morgan - Yes. It's not shown clearly; it may be shown on an underlay.  
743 There actually is an existing cross-access point by recorded deed with this project and  
744 the shopping center. It's really not an acceptable location. You can't see it on here, but  
745 the point is actually right where the current dumpster for McAllister's Deli is. It's right

746 here. The current deeded point tracks like this; it kind of goes around here. So, rather  
747 than go to them and say please move all those parking spaces and dumpsters, we've  
748 said this is a point that really works well for circulation. I think the Traffic people at the  
749 County didn't really want it in this area anyway. I think this is the best of all possible  
750 worlds. The shopping center owner, DDR, has agreed to that as well. We're just going  
751 through the paperwork. It's a large company, so they had lots of paperwork. For  
752 everybody involved, we think this is a win-win scenario.

753  
754 Mr. Branin - Mr. Morgan, there's also an island that separates the in-and-  
755 out?

756  
757 Mr. Morgan - Right here.

758  
759 Mr. Branin - So, that would be a right-turn only, and a right-out only?

760  
761 Mr. Morgan - That is correct.

762  
763 Mr. Branin - So, that will prevent the movie theater traffic from cutting  
764 through to get to the traffic light?

765  
766 Mr. Morgan - No, let me qualify that. This median as you see here exists  
767 today. As part of doing this, we will reduce this median to about 180 feet. This will  
768 actually become a full-movement cut, which we reviewed with VDOT and Traffic, and I  
769 think everybody is okay with it. Just so you know what was here before, when we  
770 showed putting this access point here, people were very worried about this movement  
771 here, this cut-through for the movie theater people. By moving it here, you now have  
772 someone who is probably not going to come in, go like this, come around, come around,  
773 come around, and go up and come out like this. I think that the placement of the cut  
774 lends itself to truly back and forth between shopping center and Walgreens as opposed  
775 to cut-through, which is one of the reasons why I think Traffic was very supportive of  
776 putting it here.

777  
778 Mr. Branin - Okay.

779  
780 Mr. Morgan - That's the history there.

781  
782 Mrs. Jones - Thank you.

783  
784 Mr. Morgan - You're welcome.

785  
786 Mr. Archer - All right. Thank you, sir.

787  
788 Mr. Vanarsdall - Mr. Jones, did you want to say anything?

789  
790 Mr. Jones - No, sir.

92 Mr. Morgan - You all know that Clark Jones is one of the best brokers in  
793 town here, a good, longstanding Richmonder and Virginian. He's a pleasure to work  
794 with.

795  
796 Mr. Branin - Mr. Jones, is this your first time in this room? I thought it  
797 was.

798  
799 Mr. Archer - All right, Mr. Branin.

800  
801 Mr. Branin - Mr. Chairman, I would like to move that POD-34-11,  
802 Walgreens at West Broad Street and Pouncey Tract Road, be approved with the  
803 standard conditions for developments of this type; the following additional Conditions #9  
804 amended, #29, #30, #31, #32, #33, #34, #35, #36 modified, #37, and #38, with final  
805 elevations coming to the Director of Planning and myself for final review, and the  
806 annotations on the plans.

807  
808 Mr. Vanarsdall - Second.

809  
810 Mr. Archer - Motion by Mr. Branin, seconded by Mr. Vanarsdall. All in  
811 favor say aye. All opposed say no. The ayes have it; the motion passes.

812  
813 The Planning Commission approved POD-34-11, Walgreens at West Broad Street and  
14 Pouncey Tract Road, subject to the annotations on the plans, the standard conditions  
815 attached to these minutes for developments of this type, and the following additional  
816 conditions:

- 817  
818 9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of  
819 Planning for review and Planning Commission approval prior to the issuance of  
820 any occupancy permits.
- 821 29. The right-of-way for widening of Pouncey Tract Road (State Route 271) as  
822 shown on approved plans shall be dedicated to the County prior to any  
823 occupancy permits being issued. The right-of-way dedication plat and any other  
824 required information shall be submitted to the County Real Property Agent at  
825 least sixty (60) days prior to requesting occupancy permits.
- 826 30. **MODIFIED** - The entrances and drainage facilities on Pouncey Tract Road (State  
827 Route 271) and W. Broad Street (U.S. Route 250) shall be approved by the  
828 Virginia Department of Transportation and the County.
- 829 31. A notice of completion form, certifying that the requirements of the Virginia  
830 Department of Transportation entrances permit have been completed, shall be  
831 submitted to the Department of Planning prior to any occupancy permits being  
832 issued.
- 833 32. A concrete sidewalk meeting VDOT standards shall be provided along the west  
834 side of Pouncey Tract Road (State Route 271) and the north side of W. Broad  
835 Street (U.S. Route 250).
- 836 33. The loading areas shall be subject to the requirements of Chapter 24, Section  
837 24-97(b) of the Henrico County Code.

- 838       34. In the event of any traffic backup which blocks the public right-of-way as a result  
839           of congestion caused by the drive-up facilities, the owner/occupant shall close  
840           the drive-up facilities until a solution can be designed to prevent traffic backup.  
841       35. Approval of the construction plans by the Department of Public Works does not  
842           establish the curb and gutter elevations along the Virginia Department of  
843           Transportation maintained right-of-way. The elevations will be set by the  
844           contractor and approved by the Virginia Department of Transportation.  
845       36. Evidence of a joint ingress/egress and maintenance agreement must be  
846           submitted to the Department of Planning and approved prior to issuance of a  
847           certificate of occupancy for this development.  
848       36. **MODIFIED** - Evidence of a joint ingress/egress, and maintenance agreement,  
849           **and construction easements** must be submitted to the Department of Planning  
850           and approved prior to ~~issuance of a certificate of occupancy~~ **signature of**  
851           **construction plans** for this development.  
852       37. The location of all existing and proposed utility and mechanical equipment  
853           (including HVAC units, electric meters, junctions and accessory boxes,  
854           transformers, and generators) shall be identified on the landscape plan. All  
855           building mounted equipment shall be painted to match the building, and all  
856           equipment shall be screened by such measures as determined appropriate by  
857           the Director of Planning or the Planning Commission at the time of plan approval.  
858       38. **ADDED** - Building elevations shall be submitted to the Director of Planning for  
859           final approval of the architectural details and finishes prior to final approval of the  
860           construction plans.

861  
862       Mr. Morgan -                          Thank you very much.

863  
864       Mr. Emerson -                          Mr. Chairman, the next item on your agenda is consideration  
865           of approval of the minutes from your November 16, 2011 meeting.

866  
867       APPROVAL OF MINUTES: November 16, 2011

868  
869       Mr. Archer -                          Alright.

870  
871       Mrs. Jones -                          I have something.

872  
873       Mr. Archer -                          Mrs. Jones, before you mention that. The minutes when they  
874           are approved will be approved as written and as revised to by the staff, the Planning  
875           staff.

876  
877       Mrs. Jones -                          Okay. Alright. Just a couple of quick things. This is on page  
878           6, line 218. I was addressing Ms. Woodward and I said sometimes—and it's "boots on  
879           the ground," as opposed to "roots". I had one other, and that was—and I'm really not  
880           sure but Mr. Archer can probably tell me. Page 21, line 865. "The revised  
881           recommendation that is noted on the addendum," I would guess, as opposed to the  
882           plural.

- 84 Mr. Archer - I'm sure you are correct.  
885  
886 Mrs. Jones - Well, good. I wasn't sure.  
887  
888 Mr. Archer - There was just one.  
889  
890 Mrs. Jones - Okay.  
891  
892 Mr. Archer - Thank you, Mrs. Jones.  
893  
894 Mrs. Jones - That's it.  
895  
896 Mr. Archer - May we have a motion to approve the minutes as amended  
897 today and as amended to staff?  
898  
899 Mr. Branin - So moved.  
900  
901 Mr. Vanarsdall - Second.  
902  
903 Mr. Archer - Motion by Mr. Branin, seconded by Mr. Vanarsdall. All in  
904 favor say aye. All opposed say no. The ayes have it; the motion passes.  
905  
906 The Planning Commission approved the November 16, 2011 minutes as amended  
907 today and as amended to staff.  
908  
909 Mrs. O'Bannon - Mr. Chairman, before we adjourn, I wanted to say that I very  
910 much enjoyed this year with the Planning Commission. I also did have something to  
911 add, and it was a comment that was made in a session last night at the Board meeting.  
912 This is concerning the R-5 zoning classification. At last night's meeting we, of course,  
913 had a public hearing about a property in Varina that was requesting a rezoning of R-5.  
914 The comment that was made I thought was revealing, and I just wanted to mention it to  
915 the Planning Commission.  
916  
917 A gentleman stood up and he began to talk about that case. He talked about it from the  
918 viewpoint that he lived across the street in an R-5 area and that the houses where he  
919 lived were a cluster configuration. He indicated that when you place the houses in a  
920 clustered configuration, yes, it is beautiful and it leaves a lot of grassy and green area,  
921 but his concern was that for his subdivision it was costing them a lot of money  
922 collectively to mow that grass. I believe he said it was costing them something like  
923 \$25,000 a year.  
924  
925 Mr. Emerson - I think it was a little higher than that, Mrs. O'Bannon.  
926  
927 Mrs. O'Bannon - Okay.  
928  
929 Mr. Emerson - It was quite high.

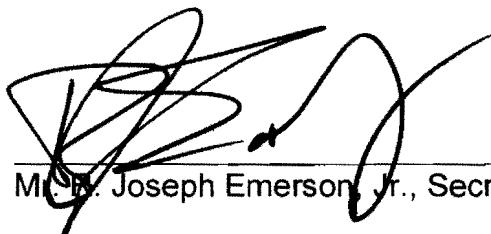
- 930  
931 Mrs. O'Bannon - With his comment on that, I took note simply because I know  
932 that there are concerns with the State that we leave more open space, which everyone  
933 loves—common areas and that sort of thing. His comment about the cost left to the  
934 community once it is developed did impress me. So, I would just leave it with the  
935 Planning Commission and the Director of Planning that perhaps this is a topic we might  
936 want to discuss in the future, both with the Planning Commission and Board, with the  
937 idea that I thought his concern was well taken. Thank you.
- 938  
939 Mr. Archer - Thank you, Mrs. O'Bannon.
- 940  
941 Mrs. O'Bannon - And I do appreciate this year. I have learned a lot myself,  
942 and I've really enjoyed the Planning Commission and their comments - a very  
943 professional Planning Commission and staff. Thank you very much.
- 944  
945 Mr. Archer - Thank you, ma'am.
- 946  
947 Mr. Jernigan - Mr. Chairman, can I add on to what Mrs. O'Bannon said? I  
948 spoke to Mr. Donati this morning, and he was also telling me about that. Also, this  
949 person was saying that when you do a zero-lot-line case, sometimes you're walking on  
950 somebody else's property to cut on your water faucet or one was so close that they  
951 didn't have an electrical outlet on that side of the building because it was actually  
952 hanging over. Most of the Varina cases, the lots have been 61-feet wide. We do that so  
953 you have a little bit of fluff. Even though it's a zero-lot-line case, you don't have to build  
954 it on the lot line. With a 61-foot lot, if you construct a 40-foot house, you still have 20  
955 feet to the property line. We've made it that way so you could have a little bit of room,  
956 maybe a foot or whatever you need on the property line side.
- 957  
958 Mr. Emerson - A maintenance easement is what you have. The gentleman  
959 has a concern, but I don't know that he was completely clear on how the R-5A actually  
960 functions.
- 961  
962 Mrs. O'Bannon - I believe you can see the concern Mr. Donati had; he's  
963 obviously talked to Mr. Jernigan since last night. We left at midnight, and we arrived  
964 here at 9:00 a.m., and he's already spoken to you. So, I think that does indicate a  
965 concern just for discussion about R-5A.
- 966  
967 Mr. Jernigan - Mr. Archer, it's really been a pleasure working you all of you.  
968 You are a great Commission, and I think we've come a long way in 11 years. Mr.  
969 Vanarsdall, since he's been out of school, it's 24 years, but it's been great working with  
970 everybody, and I'm going to miss you. I might come up once in a while and say "hi," but  
971 I'll miss working with you.
- 972  
973 Mrs. Jones - Yes. We'll miss you as well.
- 974  
975 Mr. Vanarsdall - We're going to miss you.

- 76  
977 Mr. Branin - Because of what Mrs. O'Bannon said, I want to compliment  
978 the Varina District. You have 2 outgoing officials—one elected and one appointed. I  
979 believe that was Mr. Donati's last meeting, and this is Mr. Jernigan's last meeting.  
980 They're done, but they still took the time to discuss it back and forth because of the  
981 concern for their district.
- 982  
983 Mr. Jernigan - I have a couple of things I still have to work on today.
- 984  
985 Mrs. Jones - He's not done yet.
- 986  
987 Mr. Jernigan - As they say, as one door of opportunity closes, somewhere  
988 another door of opportunity will open. We just look for that. I've enjoyed it.
- 989  
990 Mrs. Jones - We've enjoyed being with you.
- 991  
992 Mr. Jernigan - I appreciate it. Really enjoyed it.
- 993  
994 Mr. Archer - All right. Is there anything further to bring before the  
995 Commission, other than to wish everybody a Merry Christmas and Happy New Year  
996 and many years to come?
- 997  
998 Mr. Emerson - Again, another thank you to Mr. Jernigan from staff. We  
999 appreciate the opportunity of working with him. He's been a real pleasure to work with.
- 1000  
1001 Mr. Jernigan - Thank you.
- 1002  
1003 Mr. Archer - Alright. With that, meeting adjourned.
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Mr. C. W. Archer, Chairman



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Mr. B. Joseph Emerson Jr., Secretary

