

1 Minutes of the regular monthly meeting of the Planning Commission of the County of Henrico,
2 Virginia, held in the Board Room of the County Administration Building in the Government Center
3 at Parham and Hungary Springs Roads, Beginning at 9:00 a.m. Wednesday, November 15, 2000.

4

5 Members Present: Mr. Ernest B. Vanarsdall, C.P.C., Chairman (Brookland)
6 Mrs. Debra Quesinberry, C.P.C., Vice Chairman (Varina)
7 Mr. C. W. Archer, C.P.C. (Fairfield)
8 Mr. Allen Taylor, P. E., C.P.C. (Three Chopt)
9 Ms. Elizabeth G. Dwyer, C.P.C. (Tuckahoe)
10 Mrs. Patricia S. O'Bannon, C.P.C., Board of Supervisors
11 Representative (Tuckahoe)

12

13 Others Present: Mr. Randall R. Silber, Assistant Director of Planning
14 Mr. David D. O'Kelly, Jr., Principal Planner
15 Ms. Leslie A. News, CLA, County Planner
16 Mr. James P. Strauss, CLA, County Planner
17 Mr. E. J. (Ted) McGarry, III, County Planner
18 Mr. Kevin D. Wilhite, County Planner
19 Mr. Michael F. Kennedy, County Planner
20 Mr. Todd Eure, Assistant Traffic Engineer
21 Ms. Diana B. Carver, Recording Secretary

22

23 Other Absent: Mr. John R. Marlles, AICP, Director of Planning, Secretary

24

25 **Mrs. Patricia S. O'Bannon, the Board of Supervisors Representative, abstains on all cases**
26 **unless otherwise noted.**

27

28 Mr. Vanarsdall - Good morning everybody. The Planning Commission will now come to
29 order. I will welcome the press but I don't see anybody from the press but welcome anyway. And
30 in case some of you have already gone, I hope everyone enjoys and have a happy Thanksgiving and
31 that includes everybody up here also and the staff. I'll now turn the meeting over to our Acting
32 Secretary, Mr. Silber.

33

34 Mr. Silber - Thank you, Mr. Chairman. Good morning everyone. We do have a quorum
35 this morning. Mrs. O'Bannon will be arriving shortly, but we do have a quorum so we can conduct
36 business. The first item of business would be the requests for deferrals and withdrawals.
37 According to the list, it looks like we have two. Mr. McGarry.

38

39 Mr. McGarry - We have three now.

40

41 Mr. Vanarsdall - Good morning, Mr. McGarry.

42

43 Mr. McGarry - Good morning, Mr. Chairman, members of the Commission, ladies and gentlemen.
44 The first item is on page 3 of your agenda.

45 **TRANSFER OF APPROVAL**

46

POD-91-98
Office Max/Just for Feet @
Virginia Center Commons
Shopping Center

Wilton Partners/Peter Thyssen, GmbH: Request for a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from North Park Peripheral Associates, L. P. and Wilton partners Virginia Commons, LLC to Wilton Partners Virginia Commons LLC and Peter Thyssen, GmbH. The 4.84 acre site is located on an internal access road for the shopping center at the northeast corner of the intersection of Brook Road (U.S. Route 1) and J.E.B. Stuart Parkway on parcels 24-A-7R and 24-A-7U. The zoning is B-3C, Business District. County water and sewer. **(Fairfield)**

47

48 Mr. Vanarsdall - Is there anyone in opposition to the deferment of POD-91-98, Office
49 Max/Just for Feet @ Virginia Center Commons Shopping Center, to the December 13, 2000,
50 meeting? No opposition. Mr. Archer.

51

52 Mr. Archer - Mr. Chairman, I move deferral of POD-91-98 to the December 13 meeting.

53

54 Mrs. Quesinberry - Second.

55

56 Mr. Vanarsdall - The motion was made by Mr. Archer and seconded by Mrs. Quesinberry.
57 All in favor say aye...all opposed say nay. The motion carries.

58

59 Pursuant to the applicant's request, the Planning Commission deferred POD-91-98, Office
60 Max/Just for Feet @ Virginia Center Commons Shopping Center, to the December 13, 2000,
61 meeting.

62

63 Mr. McGarry - The next case is on page 5 of your agenda, POD-95-00, Superstar, Inc. Service
64 Center.

65

66 **PLAN OF DEVELOPMENT (Deferred from the October 25, 2000, Meeting)**

67

POD-95-00
Superstar, Inc. Service Center
- 9999 Brook Road
(POD-3-96 Revised)

Foster & Miller, P.C. for Superstar, Inc.: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 969 square foot service bay addition. The 1.316 acre site is located at 9999 Brook Road at the southeast corner of Brook Road (U.S. Route 1) and J.E.B. Stuart Parkway on parcel 33-A-3C. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

68

69

70 Mr. Vanarsdall - Is there anyone in opposition to the deferment of POD-95-00, Superstar,
71 Inc. Service Center, to the January 24, 2001, meeting? No opposition. Mr. Archer.

72

73 Mr. Archer - Mr. Chairman, I move deferral of POD-95-00, Superstar, Inc. to the January
74 24, 2001, meeting at the applicant's request.

November 15, 2000

-2-

75

76 Mr. Taylor - Second.

77

78 Mr. Vanarsdall - The motion was made by Mr. Archer and seconded by Mr. Taylor. All in
79 favor say aye...all opposed say nay. The motion carries.

80

81 Pursuant to the applicant's request, the Planning Commission deferred POD-95-00, Superstar, Inc.
82 Service Center - 9999 Brook Road (POD-3-96 Revised), to the January 24, 2001, meeting.

83

84 Mr. McGarry - The third deferral, of which staff is aware of is on page 16 of your agenda. This is
85 the Oak Hill Manor Subdivision.

86

87 **SUBDIVISION (Deferred from the October 25, 2000 Meeting)**

88

Oak Hill Manor
(June 2000 Plan)

**Schmidt & Associates for English Street Development,
L.L.C.:** The 5.021 acre site is located on Tonoka Road and
Tonoka Court, approximately 200 feet west of the intersection on
parcels 128-A-55 and part of 128-A-44A. The zoning is R-4,
One-Family Residence District. County water and sewer.
(Fairfield) 19 Lots

89

90 Mr. Vanarsdall - Is there anyone in opposition to the deferment of subdivision Oak Hill
91 Manor to the December 13, 2000, meeting? No opposition. Mr. Archer.

92

93 Mr. Archer - Mr. Secretary, are we aware whether or not if we have used our deferral on
94 this, as of this point?

95

96 Mr. Silber - I'm not aware, but staff is saying yes we have. Kevin, can you tell me how
97 many times they have deferred?

98

99 Mr. Wilhite - This will be their 5th deferral on this case. One has been at our request; the
100 other four were at the applicant's request. We have used our deferral.

101

102 Mr. Archer - Okay. No problem.

103

104 Mr. Silber - And this is by the request of the applicant?

105

106 Mr. Archer - Yes. And I have the permission to do that. Mr. Chairman, I move
107 deferment of Oak Hill Manor to the December 13th meeting at the applicant's request.

108 Mrs. Quesinberry - Second.

109

110 Mr. Vanarsdall - The motion was made by Mr. Archer and seconded by Mrs. Quesinberry.
111 All in favor say aye...all opposed say nay. The motion carries.

112

113 Pursuant to the applicant's request, the Planning Commission deferred subdivision Oak Hill Manor
114 (June 2000 Plan), to the December 13, 2000, meeting.

November 15, 2000

-3-

115

116 Mr. McGarry - The next item on your agenda is the Expedited Agenda. There are a total of 10
117 expedited cases. The first one is on page 4 of the regular agenda.

118

119 **LANDSCAPE PLAN (Deferred from the October 25, 2000, Meeting)**

120

LP/POD-96-99	Stockner's Rockville Nurseries: Request for approval of a
Impala Drive Office/Warehouse	landscape plan as required by Chapter 24, Sections 24-106 and
-	24-106.2 of the Henrico County Code. The .69 acre site is
Putney Place	located on the northwest corner of Impala Drive and Lafayette
	Avenue on part of parcel 82-18-A-9. The zoning is M-1, Light
	Industrial District. (Brookland)

121

122 Mr. Vanarsdall - Is there anyone in the audience in opposition to the landscape plan for
123 LP/POD-96-99, Impala Drive Office/Warehouse? No opposition. I move LP/POD-96/99, Impala
124 Drive landscape plan be recommended for approval with the annotations on the plans and the
125 standard conditions for landscape plans.

126

127 Mrs. Quesinberry - Second.

128

129 Mr. Vanarsdall - The motion was made by Mr. Vanarsdall and seconded by Mrs.
130 Quesinberry. All of those in favor say aye...all opposed say nay. The motion carries.

131

132 The Planning Commission approved the landscape plan for LP/POD-96-99, Impala Drive
133 Office/Warehouse - Putney Place, subject to the standard conditions attached to these minutes for
134 landscape plans and the annotations on the plan.

135

136 Mr. McGarry - The next case is on page 7 of your agenda, POD-96-00, Wawa. You also have two
137 additional conditions on your addendum.

138 **PLAN OF DEVELOPMENT**

139

POD-96-00
Wawa - Staples Mill Road

Jordan Consulting Engineers, P. C. for F. G. Pruitt, Jr., O. J. Pruitt, R. I. Pruitt, E. Blay Bryan and Wawa, Inc.: 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, 5,757 square foot convenience store with gas pumps. The 4.72 acre site is located on the southeast corner of the intersection of Staples Mill Road (U.S. Route 33) and Old Staples Mill Road on part of parcel 61-A-67 and 61-A-66. The zoning is B-1C, Business District (Conditional), M-1C, Light Industrial District (Conditional) and M-1, Light Industrial District. County water and sewer. **(Brookland)**

140

141 Mr. Vanarsdall - Is there anyone in the audience in opposition to POD-96-00, Wawa? No
142 opposition. I move POD-96-00, Wawa - Staples Mill Road, be approved with the annotations on
143 the plans, additional conditions Nos. 23 through 31, Nos. 32 and 33 on the addendum and the
144 standard conditions for developments of this type.

145

146 Mrs. Quesinberry - Second.

147

148 Mr. Vanarsdall - The motion was made by Mr. Vanarsdall and seconded by Mrs.
149 Quesinberry. All of those in favor say aye...all opposed say nay. The motion carries.

150

151 The Planning Commission approved POD-96-00, Wawa - Staples Mill Road, subject to the
152 standard conditions attached to these minutes for developments of this type, the annotations on the
153 plans, and the following additional conditions:

154

155 23. The developer shall provide fire hydrants as required by the Department of Public Utilities
156 in its approval of the utility plans and contracts.

157 24. The proffers approved as a part of zoning case C-43C-90 shall be incorporated in this
158 approval.

159 25. Any necessary off-site drainage easements must be obtained in a form acceptable to the
160 County Attorney prior to final approval of the construction plans by the Department of
161 Public Works.

162 26. Deviations from County standards for pavement, curb or curb and gutter design shall be
163 approved by the County Engineer prior to final approval of the construction plans by the
164 Department of Public Works.

165 27. Insurance Services Office (ISO) calculations must be included with the utilities plans and
166 contracts and must be approved by the Department of Public Utilities prior to the issuance
167 of a building permit.

168 28. Approval of the construction plans by the Department of Public Works does not establish
169 the curb and gutter elevations along the Henrico County maintained right-of-way. The
170 elevations will be set by Henrico County.

171 29. Approval of the construction plans by the Department of Public Works does not establish
172 the curb and gutter elevations along the Virginia Department of Transportation maintained

213 Planning Office for review and approval prior to recordation of the plat.
214 15. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of
215 the common area by a homeowners association shall be submitted to the Planning Office
216 for review. Such covenants and restrictions shall be in form and substance satisfactory to
217 the County Attorney and shall be recorded prior to recordation of the subdivision plat.
218 16. Any necessary off-site drainage easements must be obtained prior to final approval of the
219 construction plans by the Department of Public Works.

220
221 Mr. McGarry - The next case is on page 10 of your agenda. This is also a subdivision. The Greens
222 @ Crossridge Revised (November 2000 Plan).

223
224 **SUBDIVISION**

225
The Greens @ Crossridge
Revised
(November 2000 Plan)

Jordan Consulting Engineers, P.C. for Staples Mill, L. C.: The
66.65 acre site is located on the north side of Hungary Road
approximately 320 feet west of its intersection with Honey Lane
on part of parcel 50-A-20. The zoning is R-2AC, One-Family
Residence District (Conditional). County water and sewer.
(Brookland) 167 Lots (Previously 143 Lots)

226
227 Mr. Vanarsdall - Is there anyone in the audience in opposition to The Greens @ Crossridge
228 Revised (November 2000 Plan)? No opposition. I move that The Greens @ Crossridge Revised
229 be approved with the annotations on the plan, the standard conditions for subdivisions and
230 additional conditions Nos. 12 through 18.

231
232 Mrs. Quesinberry - Second.

233
234 Mr. Vanarsdall - The motion was made by Mr. Vanarsdall and seconded by Mrs.
235 Quesinberry. All of those in favor say aye...all opposed say nay. The motion carries.

236
237 The Planning Commission granted conditional approval to subdivision The Greens @ Crossridge
238 Revised (November 2000 Plan), subject to the standard conditions attached to these minutes for
239 subdivisions served by public utilities, the annotations on the plans, and the following additional
240 conditions:

241
242 12. The proffers approved as part of zoning case C-17C-00 shall be incorporated in this
243 approval.
244 13. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of
245 the common area by a homeowners association shall be submitted to the Planning Office
246 for review. Such covenants and restrictions shall be in form and substance satisfactory to
247 the County Attorney and shall be recorded prior to recordation of the subdivision plat.
248 14. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia
249 Power stating that this proposed development does not conflict with its facilities.
250 15. Each lot shall contain at least 13,500 square feet, exclusive of floodplain areas.
251 16. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on
252 the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate

253 floodplain as a "Variable Width Drainage & Utility Easement."
254 17. Any necessary off-site drainage easements must be obtained prior to final approval of the
255 construction plans by the Department of Public Works.
256 18. The recorded plat shall contain a statement that the common area is dedicated to the
257 common use and enjoyment of the homeowners of Crossridge and is not dedicated for use
258 by the general public. This statement shall refer to the applicable article in the covenants
259 recorded with the plat.

260

261 Mr. McGarry - Your next case is on page 11 of your agenda, POD-99-00, Crossridge Parkway.

262

263 **PLAN OF DEVELOPMENT**

264

POD-99-00

Crossridge Parkway

Jordan Consulting Engineers, P. C. for Courtney, L. C.:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a project access roadway and ancillary drainage improvements. The 5.35 acre site is located on the west line of Staples Mill Road (U.S. Route 33), approximately 1,250 feet south of its intersection with Courtney Road on part of parcel 50-A-20. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Brookland)**

265

266 Mr. Vanarsdall - Is there anyone in the audience in opposition to POD-99-00, Crossridge
267 Parkway? No opposition. I move POD-99-00, Crossridge Parkway, be approved on the
268 expedited agenda with the annotations on the plans, the standard conditions for developments of
269 this type and additional conditions Nos. 23 through 37.

270

271 Mrs. Quesinberry - Second.

272

273 Mr. Vanarsdall - The motion was made by Mr. Vanarsdall and seconded by Mrs.
274 Quesinberry. All of those in favor say aye...all opposed say nay. The motion carries.

275

276 The Planning Commission approved POD-99-00, Crossridge Parkway, subject to the standard
277 conditions attached to these minutes for developments of this type, the annotations on the plans and
278 the following additional conditions:

279

280 23. The easements for drainage and utilities as shown on approved plans shall be granted to
281 the County in a form acceptable to the County Attorney prior to any occupancy permits
282 being issued. The easement plats and any other required information shall be submitted to
283 the County Real Property Agent at least sixty (60) days prior to requesting occupancy
284 permits.

285 24. The entrances and drainage facilities on Staples Mill Road (U.S. Route 33) shall be
286 approved by the Virginia Department of Transportation and the County.

287 25. A notice of completion form, certifying that the requirements of the Virginia Department of
288 Transportation entrances permit have been completed, shall be submitted to the Planning
289 Office prior to any occupancy permits being issued.

November 15, 2000

-8-

- 290 26. The developer shall provide fire hydrants as required by the Department of Public Utilities
291 in its approval of the utility plans and contracts.
- 292 27. A standard concrete sidewalk shall be provided along the west side of Staples Mill Road
293 (U.S. Route 33).
- 294 28. The proffers approved as a part of zoning case C-17C-00 shall be incorporated in this
295 approval.
- 296 29. Any necessary off-site drainage easements must be obtained in a form acceptable to the
297 County Attorney prior to final approval of the construction plans by the Department of
298 Public Works.
- 299 30. Deviations from County standards for pavement, curb or curb and gutter design shall be
300 approved by the County Engineer prior to final approval of the construction plans by the
301 Department of Public Works.
- 302 31. The pavement shall be of an SM-2A type and shall be constructed in accordance with
303 County standard and specifications. The developer shall post a defect bond for all
304 pavement with the Planning Office - the exact type, amount and implementation shall be
305 determined by the Director of Planning, to protect the interest of the members of the
306 Homeowners Association. The bond shall become effective as of the date that the
307 Homeowners Association assumes responsibility for the common areas.
- 308 32. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage
309 plans.
- 310 33. Approval of the construction plans by the Department of Public Works does not establish
311 the curb and gutter elevations along the Virginia Department of Transportation maintained
312 right-of-way. The elevations will be set by the contractor and approved by the Virginia
313 Department of Transportation.
- 314 34. The owners shall not begin clearing of the site until the following conditions have been
315 met:
- 316
- 317 (a) The site engineer shall conspicuously illustrate on the plan of development or
318 subdivision construction plan and the Erosion and Sediment Control Plan, the limits
319 of the areas to be cleared and the methods of protecting the required buffer areas.
320 The location of utility lines, drainage structures and easements shall be shown.
- 321 (b) After the Erosion and Sediment Control Plan has been approved but prior to any
322 clearing or grading operations of the site, the owner shall have the limits of
323 clearing delineated with approved methods such as flagging, silt fencing or
324 temporary fencing.
- 325 (c) The site engineer shall certify in writing to the owner that the limits of clearing
326 have been staked in accordance with the approved plans. A copy of this letter shall
327 be sent to the Planning Office and the Department of Public Works.
- 328 (d) The owner shall be responsible for the protection of the buffer areas and for
329 replanting and/or supplemental planting and other necessary improvements to the
330 buffer as may be appropriate or required to correct problems. The details shall be
331 included on the landscape plans for Planning Commission approval.
- 332 35. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the
333 Planning Office and approved prior to issuance of a certificate of occupancy for this
334 development.
- 335 36. The conceptual master plan, as submitted with this application, is for planning and

336 information purposes only. All subsequent detailed plans of development and construction
337 plans needed to implement this conceptual plan may be administratively reviewed and
338 approved and shall be subject to all regulations in effect at the time such subsequent plans
339 are submitted for review/approval.

340 37. Prior to issuance of a building permit, the developer must furnish a letter from Dominion
341 Virginia Power stating that this proposed development does not conflict with their
342 facilities.

343

344 Mr. McGarry - The next case is on page 13, this is POD-97-00, The Pavilion @ Crossridge, also
345 on Staples Mill Road. Also on the addendum you have a revision for a revised plan.

346

347 **PLAN OF DEVELOPMENT**

348

POD-97-00

The Pavilion @ Crossridge

Jordan Consulting Engineers, P.C. for Courtney, L. C.:

Request for approval of a plan of development and as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 8,791 square foot accessory multi-use recreational facility. The 5.0 acre site is located on the west line of Staples Mill Road, approximately 1,250 feet south of its intersection with Courtney Road on part of parcel 50-A-20. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Brookland)**

349

350 Mr. Vanarsdall - Is there anyone in the audience in opposition to POD-97-00, The Pavilion
351 @ Crossridge? No opposition. I move POD-97-00, The Pavilion @ Crossridge, be approved on
352 the expedited agenda with the annotations on the plans, the standard conditions for developments
353 of this type, additional conditions Nos. 23 through 34 and the revised plans as stated on the
354 addendum.

355

356 Mrs. Quesinberry - Second.

357

358 Mr. Vanarsdall - The motion was made by Mr. Vanarsdall and seconded by Mrs.
359 Quesinberry. All of those in favor say aye...all opposed say nay. The motion carries.

360

361 The Planning Commission approved POD-97-00, The Pavilion @ Crossridge, subject to the
362 standard conditions attached to these minutes for developments of this type, the annotations on the
363 plans and the following additional conditions:

364

365 23. The easements for drainage and utilities as shown on approved plans shall be granted to
366 the County in a form acceptable to the County Attorney prior to any occupancy permits
367 being issued. The easement plats and any other required information shall be submitted to
368 the County Real Property Agent at least sixty (60) days prior to requesting occupancy
369 permits.

370 24. The developer shall provide fire hydrants as required by the Department of Public Utilities
371 in its approval of the utility plans and contracts.

372 25. The proffers approved as a part of zoning case C-17C-00 shall be incorporated in this

- 373 approval.
- 374 26. All exterior lighting fixtures shall be designed and arranged so the source of light is not
375 visible from the roadways or adjacent residential properties. The lighting shall be low
376 intensity, residential in character, and the height or standards shall not exceed 15 feet.
- 377 27. Prior to issuance of a building permit, the developer must furnish a letter from Dominion
378 Virginia Power stating that this proposed development does not conflict with their
379 facilities.
- 380 28. Any necessary off-site drainage easements must be obtained in a form acceptable to the
381 County Attorney prior to final approval of the construction plans by the Department of
382 Public Works.
- 383 29. Deviations from County standards for pavement, curb or curb and gutter design shall be
384 approved by the County Engineer prior to final approval of the construction plans by the
385 Department of Public Works.
- 386 30. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage
387 plans.
- 388 31. Insurance Services Office (ISO) calculations must be included with the utilities plans and
389 contracts and must be approved by the Department of Public Utilities prior to the issuance
390 of a building permit.
- 391 32. The owners shall not begin clearing of the site until the following conditions have been
392 met:
- 393 (a) The site engineer shall conspicuously illustrate on the plan of development or
394 subdivision construction plan and the Erosion and Sediment Control Plan, the limits of
395 the areas to be cleared and the methods of protecting the required buffer areas. The
396 location of utility lines, drainage structures and easements shall be shown.
- 397 (b) After the Erosion and Sediment Control Plan has been approved but prior to any
398 clearing or grading operations of the site, the owner shall have the limits of clearing
399 delineated with approved methods such as flagging, silt fencing or temporary fencing.
- 400 (c) The site engineer shall certify in writing to the owner that the limits of clearing have
401 been staked in accordance with the approved plans. A copy of this letter shall be sent
402 to the Planning Office and the Department of Public Works.
- 403 (d) The owner shall be responsible for the protection of the buffer areas and for replanting
404 and/or supplemental planting and other necessary improvements to the buffer as may
405 be appropriate or required to correct problems. The details shall be included on the
406 landscape plans for Planning Commission approval.
- 407 33. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the
408 Planning Office and approved prior to issuance of a certificate of occupancy for this
409 development.
- 410 34. The conceptual master plan, as submitted with this application, is for planning and
411 information purposes only. All subsequent detailed plans of development and construction
412 plans needed to implement this conceptual plan may be administratively reviewed and
413 approved and shall be subject to all regulations in effect at the time such subsequent plans
414 are submitted for review/approval.

415

416 Mr. McGarry - The next case is on page 15, the lighting plan for the McDonald's at Town Center @
417 Twin Hickory, LP/POD-78-00.

418

419 **LIGHTING PLAN (Deferred from the October 25, 2000, Meeting)**

420

LP/POD-78-00
McDonald's - Town Center @ Twin Hickory

CEGG Associates, L.C. for Retlaw 100 L.L.C. and McDonald's Corporation: Request for approval of lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code. The .972 acre site is located on the southwest corner of Nuckols Road and Old Nuckols Road on part of parcel 18-A-22E. The zoning is B-2C, Business District (Conditional).
(Three Chopt)

421

422 Mr. Vanarsdall - Is there anyone in the audience in opposition to the lighting for LP/POD-78-
423 00, McDonald's - Town Center @ Twin Hickory? No opposition. Mr. Taylor.

424

425 Mr. Taylor - Mr. Chairman, I recommend that LP/POD-78-00, McDonald's Town Center
426 @ Twin Hickory be approved on the expedited agenda, subject to the annotations on the plans and
427 the standard conditions for lighting plans.

428

429 Mr. Archer - Second.

430

431 Mr. Vanarsdall - The motion was made by Mr. Taylor and seconded by Mr. Archer. All in
432 favor say aye...all opposed say nay. The motion carries.

433

434 The Planning Commission approved the lighting plan for LP/POD-78-00, McDonald's - Town
435 Center @ Twin Hickory, subject to the annotations on the plans and the standard conditions
436 attached to these minutes for lighting plans.

437

438 Mr. McGarry - The next case is on page 17 of your agenda, LP/POD-111-98, Hillcrest Phase II,
439 landscape plan. On your addendum you have a revised recommendation for approval.

440

441 **LANDSCAPE PLAN**

442

LP/POD-111-98
Hillcrest Phase II

Higgins & Gerstenmaier: Request for approval of a phase II landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 16.55 acre site is located at the terminus of Bayberry Court approximately 150 feet north of Glen Forest Drive on parcel 81-15-A-5. The zoning is O-3C Office District (Conditional). **(Three Chopt)**

443

444 Mr. Vanarsdall - Is there anyone in the audience in opposition to the landscape plan for
445 LP/POD-111-98, Hillcrest Phase II? No opposition. Mr. Taylor.

446

447 Mr. Taylor - Mr. Chairman, I recommend that LP/POD-111-98, Hillcrest Phase II be
November 15, 2000

448 approved on the expedited agenda, subject to the annotations on the plans and the standard
449 conditions for landscape plans.

450

451 Mr. Archer - Second.

452

453 Mr. Vanarsdall - The motion was made by Mr. Taylor and seconded by Mr. Archer. All in
454 favor say aye...all opposed say nay. The motion carries.

455

456 The Planning Commission approved the landscape plan for LP/POD-111-98, Hillcrest, Phase II,
457 subject to the annotations on the plans and the standard conditions attached to these minutes for
458 landscape plans.

459

460 Mr. McGarry - Our next case is on page 19, a landscape plan, LP/POD-83-99, The Creeks @
461 Virginia Center - Brook Road. On your addendum you have a revised recommendation for
462 approval and a revised plan.

463

464 **LANDSCAPE PLAN**

465

LP/POD-83-99

The Creeks @ Virginia
Center - Brook Road
(U. S. Route 1)

Balzer & Associates, P.C.: Request for approval of a landscape
plan as required by Chapter 24, Sections 24-106 and 24-106.2 of
the Henrico County Code. The 32.5 acre site is located on the
southwest corner of Brook Road (U.S. Route 1) and J.E.B. Stuart
Parkway with frontage along Virginia Center Parkway on parcel
33-A-1A. The zoning is B-2C, Business District (Conditional)
and B-3C, Business District (Conditional). **(Fairfield)**

466

467

468 Mr. Vanarsdall - Is there anyone in the audience in opposition to the landscape plan for
469 LP/POD-83-99, The Creeks @ Virginia Center - Brook Road? No opposition. Mr. Archer.

470

471 Mr. Archer - Mr. Chairman, I move approval of LP/POD-83-99, The Creeks @ Virginia
472 Center, subject to the revised plan on the addendum and the standard conditions for landscape
473 plans.

474

475 Mrs. Quesinberry - Second.

476

477 Mr. Vanarsdall - The motion was made by Mr. Archer and seconded by Mrs. Quesinberry.
478 All in favor say aye...all opposed say nay. The motion carries.

479

480 The Planning Commission approved the landscape plan for LP/POD-83-99, The Creeks @
481 Virginia Center - Brook Road (U S. Route 1), subject to the annotations on the plans and the
482 standard conditions attached to these minutes for landscape plans.

483

484 Mr. McGarry - The last item on your expedited agenda is on page 20. Hampshire South
485 (November 2000 Plan). You have a revised recommendation and an added condition on your
486 addendum.

November 15, 2000

487

488 **SUBDIVISION**

489

Hampshire South
(November 2000 Plan)

Foster & Miller, P. C. for JAD, L.L.C.: The 15.253 acre site is located on the west line of Shady Grove Road, opposite the intersection of Old Nuckols Road on parcels 10-A-17D, 18-A-8 and 18-A-9. The zoning is R-2C, One-Family Residence District (Conditional). County water and sewer.
(Three Chopt) 34 Lots

490

491 Mr. Vanarsdall - Is there anyone in the audience in opposition to Hampshire South
492 (November 2000 Plan)? No opposition. Mr. Taylor.

493

494 Mr. Taylor - Mr. Chairman, I recommend approval of Hampshire South, subject to the
495 standard conditions for subdivisions and additional conditions Nos. 12 through 16 and No. 17 on
496 the addendum.

497

498 Mrs. Quesinberry - Second.

499

500 Mr. Vanarsdall - The motion was made by Mr. Taylor and seconded by Mrs. Quesinberry.
501 All in favor say aye...all opposed say nay. The motion carries.

502

503 The Planning Commission granted conditional approval to Hampshire South (November 2000
504 Plan) subject to the annotations on the plans and the standard conditions attached to these minutes
505 for subdivisions served by public utilities and the following additional conditions:

506

507 12. The detailed plant list and specifications for the landscaping to be provided within the 30-
508 foot-wide buffer along Shady Grove Road shall be submitted to the Planning Office for
509 review and approval prior to recordation of the plat.

510 13. A County standard sidewalk shall be constructed along the west side of Shady Grove
511 Road.

512 14. The proffers approved as part of zoning case C-40C-00 shall be incorporated in this
513 approval.

514 15. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of
515 the common area by a homeowners association shall be submitted to the Planning Office
516 for review. Such covenants and restrictions shall be in form and substance satisfactory to
517 the County Attorney and shall be recorded prior to recordation of the subdivision plat.

518 16. The developer shall provide signage, the wording and location as deemed appropriate by
519 the Director of Public Works, which addresses the possible future extension of any stub
520 street.

521 17. If an on-site BMP is constructed to serve this development, as shown in "alternative A," lot
522 1 shall be converted to common area and no portion of the BMP shall be located on any
523 lot.

524

525 Mr. Vanarsdall - Now that does it for the expedited agenda. Thank you, Mr. McGarry. Mr.
526 Secretary.

November 15, 2000

527

528 Mr. Silber - Yes, sir, Mr. Chairman. It looks like our agenda might be nice and short
529 this morning. Before we get into the regular agenda items, I would like to make one announcement
530 if you would allow me.

531

532 Mr. Vanarsdall - Yes, sir.

533

534 Mr. Silber - You may recall that we lost a Planner I, Mikel Whitney to a planning office
535 in Colorado. We now have replaced Mr. Whitney with another very qualified planner. Christina,
536 if you wouldn't mind standing. Christina Goggin comes to us from King William County where she
537 was the zoning administrator. Prior to that, she worked in Hanover County and she worked for the
538 City of Richmond. She has a Bachelors from VCU and a Masters in Urban and Regional Planning
539 from VCU as well. So, I just wanted to introduce Christina to the Planning Commission and to the
540 public and to welcome her to the Planning Office.

541

542 Mr. Vanarsdall - Welcome. We are glad to have you. We have had people from Prince
543 William and we have had people from King George, but I don't think we've ever had anybody from
544 King William.

545

546 Ms. Goggin - Thank you very much.

547

548 Mr. Silber - The next item on the agenda would be the subdivisions extensions of
549 conditional approval. We have two for the Planning Commission information and I believe there
550 is a change to one of those, Mr. Wilhite, on the remaining lots.

551 Mr. Wilhite - Yes. On Wyndham Forest (October 1999 Plan) there are 119 remaining
552 lots as opposed to the 181 shown on your agenda.

553

554 Mr. Silber - So, that is for Planning Commission information. Secondly, we have
555 items that would require Commission action on extension of conditional approval and there are
556 two of those. Mr. Wilhite, is there anything you would like to share on that?

557

(FOR INFORMATIONAL PURPOSE ONLY)

558

559

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

560

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Wilton View (August 1997 Plan)	Varina	40	40	2	1 Year 11/14/01
Wyndham Forest (October 1999 Plan)	Three Chopt	181	181 119	0	1 Year 11/14/01

561

562

FOR PLANNING COMMISSION APPROVAL

563

564

November 15, 2000

565 **SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**

566

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Clarendon Farms Parcel C (October 2000 Plan) Controlled Density FORMERLY	Fairfield	210	210	0	1 Year 11/14/01
Clarendon Farms Parcel C -1 (March 1995 Plan)	Fairfield	195	195	7	0
Clarendon Farms Parcel C-2 (July 1995 Plan)	Fairfield	24	24	6	0
Fairlawn (Oct. 1993 Plan)	Varina	69	10	6	1 Year 10/24/01 11/14/01

567

568 Mr. Wilhite - Clarendon Farms Parcel (October 2000 Plan). This is a combination of
569 Clarendon Farms Parcel C-1 and Parcel C-2. Parcel C-1 and Parcel C-2 would be allowed to
570 expire. What we are approving here is the extension of the revised plat. The total lots and Parcel
571 C-1 and C-2 was 219 and that's going to be reduced down to 210 with the revision. As far as the
572 Fairlawn (October 1993 Plan), staff is recommending one year and that is November 14, 2001,
573 instead of October 24, 2001.

574

575 Mr. Vanarsdall - Are there any questions of Mr. Wilhite on this? If not, we need a motion to
576 approve this section.

577

578 Mrs. Quesinberry - I make a motion to approve the subdivision extensions of conditional
579 approval.

580

581 Mr. Archer - Second, Mr. Chairman.

582

583 Mr. Vanarsdall - The motion was made by Mrs. Quesinberry and seconded by Mr. Archer.
584 All in favor say aye...all opposed say nay. The motion carries.

585

586 The Planning Commission approved the subdivision extensions for Clarendon Farms Parcel C
587 (October 2000 Plan) Controlled Density and Fairlawn (October 1993 Plan) until November 14,
588 2001.

589

590 Mr. Vanarsdall - All right, Mr. Secretary, our next item.

591

592 Mr. Silber - Mr. Chairman, the first item of business on the regular agenda is on page 2.
593 This is a transfer of approval for several PODs.

594

595 **TRANSFER OF APPROVAL (Deferred from the October 25, 2000, Meeting)**

596

POD-46-00, POD-43-97, POD-30-78, POD-15-76 and POD-42-72 Sheraton Richmond West @ Brookfield (Formerly Hyatt Richmond @ Brookfield)	The Procaccianti Group for PVA I, L. P.: Request for a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Lend Lease Real Estate Investments to PVA I, L. P. The 12.7 acre site is located at the southeast intersection of W. Broad Street (U.S. Route 250) and Interstate 64 on parcel 92-A-22. The zoning is O-3, Office District. County water and sewer. (Brookland)
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597

598 Mr. Vanarsdall - Is there anyone in the audience in opposition to this transfer request, POD-
599 46-00, POD-43-97, POD-30-78, POD-15-76 and POD-42-72? This is when the Sheraton took
600 over the Hyatt Richmond. No opposition. Mr. Wilhite.

601

602 Mr. Wilhite - Thank you, Mr. Chairman. We received confirmation yesterday afternoon
603 that the new owner has reviewed all of the conditions of those previous PODs and they agree to
604 abide by those conditions. Staff can recommend approval at this time.

605

606 Mr. Vanarsdall - I appreciate you working on getting that letter too. I know you worked on it
November 15, 2000

607 right up to closing time. Where is the igloo? Is that going to go away some day?

608

609 Mr. Wilhite - With the POD-46-00, we granted an extension of that approval through the
610 spring I believe. There is an option for another year. So, we do have a time limit on that.

611

612 Mr. Vanarsdall - Okay. I move that the transfer of approval for POD-46-00, POD-43-97,
613 POD-30-78, POD-15-76 and POD-42-72, Sheraton Richmond West @ Brookfield (Formerly
614 Hyatt Richmond @ Brookfield) be approved with the annotations on the plans and the standard
615 conditions of this type.

616

617 Mrs. Quesinberry - Second.

618

619 Mr. Vanarsdall - The motion was made by Mr. Vanarsdall and seconded by Mrs.
620 Quesinberry. All in favor say aye...all opposed say nay. The motion carries.

621

622 The Planning Commission approved the transfer of approval request for POD-46-00, POD-43-97,
623 POD-30-78, POD-15-76 and POD-42-72, Sheraton Richmond West @ Brookfield (Formerly
624 Hyatt Richmond @ Brookfield) subject to the annotations on the plan and the new owner accepting
625 and agreeing to be responsible for continued compliance with the conditions of the original
626 approval.

627

628 Mrs. O'Bannon - I have a question on that. There's a tent that's been there fairly permanently,
629 have they said anything about that?

630

631 Mr. Vanarsdall - That's what we were talking about when I asked about the igloo. I think
632 Angela Harper named it the igloo. Mr. Wilhite, go head and explain to her again what you said.

633

634 Mr. Wilhite - Yes. With the last POD for ballroom expansion, we also covered the
635 extension of the time that the tent could be there and it runs through the spring or summer of next
636 year with a possible extension by the Director of Planning.

637

638 Mrs. O'Bannon - But they did indicate that they were going to build there, right?

639

640 Mr. Wilhite - At some point, yes. They want to keep all of the approvals current at this
641 point. They are still examining their options.

642

643 Mrs. O'Bannon - They had indicated that they were going to build a permanent structure right
644 there. Okay. Thank you.

645

646 Mr. Vanarsdall - Are there any other questions? Mr. Secretary.

647

648 Mr. Silber - Mr. Chairman, the next case is on page 18. We are making good progress
649 this morning.

650 **LANDSCAPE, LIGHTING & ALTERNATIVE FENCE HEIGHT PLAN**

651

Springhill Suites @ Virginia Center

lighting and alternative fence height plan as required by Chapter 24, Sections 24-106, 24-106.2 and 24-95(1)(5) b. and c. of the Henrico County Code. The 5.2 acre site is located on the east line of Brook Road (U.S. Route 1), 400 feet south of its intersection with Virginia Center Parkway on part of parcels 33-A-47A and part of 33-A-47. The zoning is B-3, Business District and O-3C, Office District (Conditional). **(Fairfield)**

652

653 Mr. Vanarsdall - Is there anyone in the audience in opposition to the landscape, lighting and
654 alternative fence height plan for LP/POD-125-98, Springhill Suites @ Virginia Center? No
655 opposition. Ms. News.

656

657 Ms. News - Good morning, Mr. Chairman, members of the Commission. The applicant
658 has now requested a deferral of the lighting plan to the December 13 Planning Commission hearing
659 and is seeking approval today for only the landscape plan and the alternative fence height plan.
660 The alternative fence height approval is required for the section of 6-foot ornamental iron fencing
661 proposed along the southern property line adjacent to the Bundle of Joy Daycare and located
662 between the front of the hotel and Brook Road. The fence will serve to control pedestrian access
663 along this limited access VDOT road. VDOT has agreed to allow landscaping provided along
664 Route 1 to meet the requirement for limited access along Brook Road in front of the hotel. The
665 applicant has agreed to the staff's annotations regarding landscaping around the hotel as well as
666 around the BMP and within the 15-foot proffered landscape strip along Virginia Center Parkway.
667 Staff recommends deferral of the lighting plan and approval of the landscape plan and the
668 alternative fence height plan, subject to the annotations on the revised plan and the standard
669 conditions for landscape plans. I'll be happy to answer any questions and the applicant is also
670 present as well.

671

672 Mr. Vanarsdall - Are there any questions for Ms. News? Mr. Archer, do you need to hear
673 from the applicant?

674

675 Mr. Archer - I don't believe so, Mr. Chairman, unless someone else has a question.

676

677 Mr. Vanarsdall - All right. We will entertain a motion.

678

679 Mr. Archer - How many pieces do we have to chop this up into? The alternative fence
680 height, the lighting plan, the landscape plan. Do we need separate motions?

681

682 Mr. Silber - Mr. Archer, I think it would be appropriate to, yes, have a separate motion
683 for the lighting plan, which that is a request for a deferral to the December 13 meeting and the
684 landscaping and alternative fence height could then be acted on.

685

686 Mr. Archer - Okay. Well, let's do the easy one first. I move deferral of the lighting plan
687 to the December 13 meeting, at the applicant's request.

688

689 Mrs. Quesinberry - Second.

690

691 Mr. Vanarsdall - The motion was made by Mr. Archer and seconded by Mrs. Quesinberry to
692 defer the lighting plan of this case to December 13, by the applicant. All in favor say aye...all
693 opposed say nay. The motion carries.

694

695 Pursuant to the applicant's request, the Planning Commission deferred the lighting plan for
696 LP/POD-125-98, Springhill Suites @ Virginia Center, to the December 13, 2000, meeting.

697

698 Mr. Archer - And now I move approval of the landscape plan, subject to the revised plan
699 received today and subject to the annotations to the plans.

700

701 Mrs. Quesinberry - Second.

702

703 Mr. Vanarsdall - The motion was made by Mr. Archer and seconded by Mrs. Quesinberry to
704 approve the landscape plan for LP/POD-125-98. All in favor say aye...all opposed say nay. The
705 motion carries.

706

707 The Planning Commission approved the landscape plan for LP/POD-125-98, Springhill Suites @
708 Virginia Center, subject to the standard conditions attached to these minutes for landscape plans
709 and the annotations on the plans.

710

711 Mr. Archer - And lastly I move to approve the alternative fence height plan, subject to the
712 annotations.

713

714 Mrs. Quesinberry - Second.

715

716 Mr. Vanarsdall - The motion was made by Mr. Archer and seconded by Mrs. Quesinberry.
717 All in favor say aye...all opposed say nay. The motion carries.

718

719 The Planning Commission approved the alternative fence height plan for LP/POD-125-98,
720 Springhill Suites @ Virginia Center.

721

722 **PLAN OF DEVELOPMENT & LIGHTING PLAN**

723 **(Deferred from the October 25, 2000, Meeting)**

724

POD-76-00
O'Charley's Restaurant -
The Creeks @ Virginia
Center Shopping Center
(POD-83-00 and POD-79-00
Revised)

Design & Engineering, P.C. for Richmond Developers, LLC:
Request for approval of a plan of development and lighting plan,
as required by Chapter 24, Section 24-106 of the Henrico County
Code to construct a one-story, 7,062 square foot restaurant. The
1.98 acre site is located on an outparcel at The Creeks at
Virginia Center Shopping Center on part of parcel 33-A-1A. The
zoning is B-2C, Business District (Conditional). County water
and sewer. **(Fairfield)**

725

726 Mr. Vanarsdall - Is there anyone in the audience in opposition to POD-76-00, O'Charley's
727 Restaurant, The Creeks @ Virginia Center Shopping Center? No opposition. Ms. News.

728

729 Ms. News - Revised plans have just been distributed which address staff's concerns
730 regarding the site layout and architectural issues. A key concern to staff was the building
731 materials. The applicant has agreed to match the shopping center brick. They will be providing
732 brick by the same manufacture in the same color but will be using a smaller size brick to meet their
733 architectural requirements. They have also agreed to match the green metal roofing approved for a
734 previous outparcel and have enclosed the exterior freezer in brick and have indicated that all
735 rooftop equipment will be screened by the parapet wall. The applicant was seeking to have a
736 revised lighting plan approved with this submission but additional information is needed to
737 complete the review so the applicant is now requesting a deferral of the lighting plan only to the
738 December 13 meeting. Staff recommends approval of the revised POD subject to the annotations
739 on the plan and the added conditions listed on your agenda.

740

741 Mr. Vanarsdall - Are there any questions of Ms. News by Commission members? Mr.
742 Archer.

743

744 Mr. Archer - Mr. Chairman, first I will move to defer the lighting plan to the December
745 13, at the applicant request.

746

747 Mrs. Quesinberry - Second.

748

749 Mr. Vanarsdall - The motion was made by Mr. Archer and seconded by Mrs. Quesinberry.
750 All in favor say aye...all opposed say nay. The motion carries.

751

752 Pursuant to the applicant's request, the Planning Commission deferred the lighting plan for POD-
753 76-00, O'Charley's Restaurant - The Creeks @ Virginia Shopping Center (POD-83-00 and POD-
754 79-00 Revised) to the December 13, 2000, meeting.

755

756 Mr. Archer - Ms. News, do any of the conditions affect the lighting plan?

757

758 Ms. News - No, they do not.

759 Mr. Archer - All right. Mr. Chairman, I move approval of POD-76-00, O'Charley's

November 15, 2000

-21-

760 Restaurant, subject to the annotations on the plans, the standard conditions for developments of this
761 type, and additional conditions Nos. 23 through 38.

762

763 Mrs. Quesinberry - Second.

764

765 Mr. Vanarsdall - The motion was made by Mr. Archer and seconded by Mrs. Quesinberry.

766 All in favor say aye...all opposed say nay. The motion carries.

767

768 The Planning Commission approved POD-76-00, O'Charley's Restaurant - The Creeks @ Virginia

769 Center Shopping Center (POD-83-00 and POD-79-00 Revised) subject to the standard conditions

770 attached to these minutes for developments of this type, the annotations on the plan and the

771 following additional conditions:

772

773 23. The easements for drainage and utilities as shown on approved plans shall be granted to
774 the County in a form acceptable to the County Attorney prior to any occupancy permits
775 being issued. The easement plats and any other required information shall be submitted to
776 the County Real Property Agent at least sixty (60) days prior to requesting occupancy
777 permits.

778 24. The developer shall provide fire hydrants as required by the Department of Public Utilities
779 in its approval of the utility plans and contracts.

780 25. The proffers approved as a part of zoning case C-115C-88 and C-47C-95 shall be
781 incorporated in this approval.

782 26. The developer shall install an adequate restaurant ventilating and exhaust system to
783 minimize smoke, odors, and grease vapors. The plans and specifications shall be included
784 with the building permit application for review and approval. If, in the opinion of the
785 County, the type system provided is not effective, the Commission retains the rights to
786 review and direct the type of system to be used.

787 27. Any necessary off-site drainage easements must be obtained in a form acceptable to the
788 County Attorney prior to final approval of the construction plans by the Department of
789 Public Works.

790 28. Deviations from County standards for pavement, curb or curb and gutter design shall be
791 approved by the County Engineer prior to final approval of the construction plans by the
792 Department of Public Works.

793 29. Insurance Services Office (ISO) calculations must be included with the utilities plans and
794 contracts and must be approved by the Department of Public Utilities prior to the issuance
795 of a building permit.

796 30. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the
797 Planning Office and approved prior to issuance of a certificate of occupancy for this
798 development.

799 31. The Conceptual master plan, as submitted with this application, is for planning and
800 information purposes only. All Subsequent detailed plans of development and construction
801 plans needed to implement this conceptual plan may be administratively reviewed and
802 approved and shall be subject to all regulations in effect at the time such subsequent plans
803 are submitted for review/approval.

804 32. The ground area covered by all buildings and canopies shall not exceed in the aggregate
805 25% of the total site area.

- 806 33. No merchandise shall be displayed or stored outside of the building or on the sidewalk.
807 34. Deliveries to all units shall be only between the hours of 7:00 a.m. and 11:00 p.m.
808 35. All dumpsters shall be serviced and grounds maintenance shall occur between the hours of
809 7:00 a.m. and 7:00 p.m.
810 36. All rooftop equipment shall be screened from view.
811 37. Any outdoor activities permitted in the shopping center (except outdoor dining) shall end at
812 12 midnight, and any sound producing equipment used shall be located, arranged, and
813 controlled so that no sound is produced that will exceed 65 decibels at the residential
814 boundaries of The Villas at Virginia Center.
815 38. Any freestanding sign located on Virginia Center Parkway and any sign attached to the
816 buildings which is directed toward Virginia Center Parkway shall be internally lighted, if
817 lighting is provided, and shall not emit a light level in excess of 1/2 foot candle at the
818 residential boundaries of The Villas at Virginia Center.

819
820

821 Mr. Silber - Mr. Chairman, this is our last plan for today is a lighting plan and it's on
822 page 23.

823

824 **LIGHTING PLAN**

825

LP/POD-24-00

Wawa, Inc. - Mountain Road
and Brook Road
(U.S. Route 1)

Jordan Consulting Engineers, P.C.: Request for approval of a lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code. The 3.1 acre site is located at the north west corner of the intersection of Brook Road (U.S. Route 1) and Mountain Road on parcels 53-A-40 and 53-A-41. The zoning is B-3, Business District. **(Fairfield)**

826

827 Mr. Vanarsdall - Is there anyone in the audience in opposition to the lighting plan for
828 LP/POD-24-00, Wawa, Inc.? No opposition. Ms. News.

829

830 Ms. News - The revised lighting plan just distributed addresses the majority of staff's
831 concerns. The applicant has reduced the height of the light poles to 20 feet and is providing flat
832 lens canopy fixtures. The only remaining concern is that there are some foot candle readings
833 below the canopy which appears to be higher than staff normally likes to see. The applicant feels
834 strongly that the light levels should remain as shown and that they will not be excessive. At the
835 applicant's request, the staff visited an existing site in Chesterfield, which they indicated was
836 identical in light levels. While the light levels were bright under the canopy, the spill light was
837 very well controlled and the design of the canopy completely shielded any glare from view from
838 the road. The lighting design for the canopy was actually much better than most canopies that staff
839 has recently seen. Based on this fact, that the fact that the site is generally an industrial business
840 area, staff recommends approval subject to the annotations for lighting plans.

841

842 Mr. Vanarsdall - Are there any questions for Ms. News? Would you like to hear from the
843 applicant, Mr. Archer?

844

845 Mr. Archer - I don't think so, Mr. Chairman. But, I would like to say something. I

November 15, 2000

846 discussed this with Ms. News and I appreciate you going out there to Chesterfield to visit that
847 other site. And as she indicated, even though the light is quite bright, there is no light spillage but I
848 would like to point out that we don't particularly want this case to be a precedent for other Wawa's
849 or similar stores that might open up in the area. So, we kind of reserve the right to revisit this, I
850 suppose, if we have to. But, depending on the area. The area that this one is in is highly industrial
851 and I don't think that the intensity of the light won't bother them and I think it might be a help to
852 some degree, to help prevent crime.

853

854 Mr. Vanarsdall - It's too bright under the canopy, is that what it is?

855

856 Mr. Archer - Right. In other words, if you drop your change on the ground you can find
857 it.

858

859 Mr. Vanarsdall - I appreciate you mentioning that. Thank you.

860

861 Mr. Archer - Are there any other problems with that, Ms. News?

862

863 Ms. News - No, sir.

864

865 Mr. Archer - You know, I mentioned that because I suspect that there will be more of
866 these coming. So with that, I will move approval of LP/POD-24-00, Wawa, Inc. at Mountain
867 Road and Brook Road, subject to the standard conditions for lighting plans and the annotations on
868 the plan.

869

870 Mrs. Quesinberry - Second.

871

872 Mr. Vanarsdall - The motion was made by Mr. Archer and seconded by Mrs. Quesinberry.
873 All in favor say aye...all opposed say nay. The motion carries.

874

875 The Planning Commission approved the lighting plan for LP/POD-24-00, Wawa, Inc. - Mountain
876 Road and Brook Road (U.S. Route 1) subject to the standard conditions attached to these minutes
877 for lighting plans and the annotations on the plans.

878

879 Mr. Vanarsdall - That's the end of the cases and now we will take the minutes, Mr. Secretary.

880

881

882 Mr. Silber - These are the minutes from the September 27, 2000 meeting.

883

884 **APPROVAL OF MINUTES: September 27, 2000**

885

886

887 Mr. Vanarsdall - Does anyone have any changes to the minutes?

888

889 Ms. Dwyer - I had some changes that I gave to Diana.

890

891 Mr. Taylor - Mr. Chairman, I have one change on Page 38, Line 1462, there's a misspelling of

November 15, 2000

-24-

892 the word "now withstanding" and it should be "not withstanding."

893

894 Mr. Vanarsdall - Are there any more changes by anybody? If not, we need a motion to approve the
895 minutes for September 27, 2000.

896

897 Mrs. Quesinberry - I move to approve the minutes with the changes noted for the Wednesday,
898 September 27, 2000, meeting.

899

900 Mr. Taylor - Second.

901

902 Mr. Vanarsdall - The motion was made by Mrs. Quesinberry and seconded by Mr. Taylor to approve
903 the September 27, 2000, minutes. All in favor say aye...all opposed say nay. The motion carries.

904

905 The Planning Commission approved the minutes with the changes for September 27, 2000.

906

907

GIS PRESENTATION & UPDATE

908

909

910

911 Mr. Silber - Mr. Chairman, the next item on the agenda is a presentation by Jim Uzel
912 who is on our staff. Has the Planning Commission had the pleasure of meeting Jim Uzel? Perhaps
913 not. Jim Uzel has been with us for... Jim what, a year?

914

915 Mr. Uzel - A little over a year.

916

917 Mrs. Quesinberry - Where have you been hiding, Jim?

918

919 Mr. Silber - Behind the computer. Jim is our GIS, which stands for Geographic
920 Information System and technology coordinator in the Planning Office. He has been sort of the man
921 behind the scenes doing a fantastic job with helping the Planning Office become integrated with the
922 rest of the County on the GIS system that's being developed. He will give you a presentation to
923 show you where we are, how far we have come, where we hope to go with GIS. The future looks
924 very positive on the ability for us to be able to show information and data on a geographical basis,
925 analyzing things in all different formats. So, this is a very exciting time and Jim came to us to help
926 us come into the next century, technology wise, and I think you will be excited by what he has to
927 show you. We are probably still not all the way there but we are getting closer. We want the
928 Commission to be aware of some of the capabilities we can now do and what we will hope to be
929 able to do in the future. Jim, will you also be making this presentation to the Board of Zoning
930 Appeals?

931

932 Mr. Uzel - Yes, but I haven't set a date yet.

933

934 Mr. Silber - I'll now turn it over to Jim Uzel.

935

936 Mr. Vanarsdall - We are glad to have you, Jim.

937

938 Mr. Uzel - Thank you, Mr. Chairman, members of the Commission, Mr. Silber. GIS
939 allows us to look at the County on a countywide basis or parcel by parcel. So, it's a very strong
940 tool for doing analysis throughout the County. The main feature of Geographic Information
941 Systems, is the information system is part of that. Besides providing a picture that you can look at,
942 behind that picture are the databases, the information that you need to make decisions by; that the
943 Board of Supervisors needs to do an analysis of the County.

944

945 What I would like to do today, first of all, is give you an idea of some of the types of data that we
946 have presently, then I'll show you some of the features and some of the things that we can do with
947 that.

948

949 First of all, if you would look at your screen. On the left side is a table of contents of different
950 types of data that we presently have loaded into the system. For instance at the top we have
951 wetlands, and we can look at that Countywide. The Major Thoroughfare plan has been put in by
952 one of the staff members. It's now available in this GIS system. I'll slip down towards the bottom

953 (referring to screen). The future Land Use, the mapping that was done as a part of the Land Use
954 Update Comprehensive Plan is available in GIS system format. We have magisterial districts.
955 Our zoning... this is probably the first time that we could look at the County as a whole when we
956 look at the zoning, in the zoning districts. Let me zoom in to one area. This next feature is data that
957 we are presently working on. That is the existing land use. This gives you an idea of parcels that
958 are built upon or that are vacant, and the type of uses that occur on those parcels. So, we can start
959 looking at all of the features, existing land use, what the land is zoned as and also what the future
960 land use plan calls for. So, we can compare the present to what our plans are for each area of the
961 County.

962 Mrs. O'Bannon - Can I just ask a question?

963 Mr. Uzel - Sure.

964 Mrs. O'Bannon - The dark purple, of course, is government but that lighter purple, it says
965 semipublic. What is that?

966 Mr. Uzel - That would be churches, schools, those sorts of things.

967 Mrs. O'Bannon - Okay. But something like a fire station would be government or something
968 like that.

969 Mr. Uzel - That's correct.

970 Mrs. O'Bannon - Okay.

971 Mr. Uzel - Some of the other types of data that we have include parcel information, and
972 I'll just turn on a section of the County here (referring to screen). If we turned on all the parcels
973 some 98,000 of them, it would take quite a while to regenerate. We have parcels, address
974 numbers, street names. We have subdivision delineations. The thicker lines are the subdivisions,
975 the parcel lines in the lighter color. Other features, planimetric features, roadways, parking lots,
976 hydrology, streams and lakes, building footprints, driveways and the topography, that's also on the
977 system. We have numerous layers of data, of course the more you get on it the harder it is to see
978 visually, but in the computer you can start analyzing many layers even though it might be hard to do
979 that with your eyes. If you have the databases behind that, you could let the computer do that sort
980 of analysis for you.

981 We are also in the process of updating our planimetrics, the building, footprints, parking lots, those
982 sort of features, that were actually derived from 1998 aerial photography.

983 Mrs. O'Bannon - And you can distinguish between the paved and unpaved driveways too.

984 Mr. Uzel - Yes.

985 Mr. Silber - Jim, you may want to go to an area of the County that has maybe some more
986 commercial development.

987 Mr. Uzel - Yes. That's what I was trying to do. Okay. Let me do this. I'll go back out
988 and turn everything off and go back out to the Countywide and zoom into another area. What it's
989 doing now (referring to the computer) it's doing some processing behind the scenes. Whenever I
990 switch an area of the County, it needs to go find that data and then bring it in. While it's doing that,
991 let me tell you what it is doing. It is connecting the parcel information to the Real Estate Computer
992 Aided of Mass Appraisal system. That system is a database that contains information on each
993 parcel, the owner of the parcel, the address, size. It contains some information on the use of the
994 parcel. The assessed value. The improvement value of any structures on that parcel.

995 Mrs. O'Bannon - One of the things that always comes up has to do with privacy and the fact
996 that folks live in the County are concerned that anybody can access this either on the internet or
997 even coming in.

998 Mr. Uzel - I'll speak a little bit more about that later as far as the future plans, but to
999 touch on it now, right now this is all just available to staff in the County office complex. In the
1000 future, we do plan to distribute some of this information on the internet. We have been talking with
1001 the Board of Supervisors about those type of issues and how we would restrict some data, make
1002 other data accessible and so before we do deploy it to the internet we will have very tight controls
1003 to address those types of issues.

1004 Mr. Silber - Right now he is showing the Innsbrook area. He's focusing now on the Cox
1005 Road/Broad Street intersection.

1006 Mrs. O'Bannon - All that yellow is parking, isn't it?

1007 Mr. Uzel - That's correct. You will notice since 1998 there have been several plans of
1008 development that show that building's parking lots are planned for these areas. So, we are using
1009 those plans of development to update the planimetric features, the buildings and parking lots so that
1010 we will have the most current information available when we start looking at specific parcels. If
1011 we were to look at the aerial photograph for this area (referring to screen). This will take a couple
1012 of seconds to load that image.

1013 Mr. Silber - So, Jim, where your arrow is pointing was a POD that's been approved for
1014 that building but it's shaded differently to show that it is not there yet.

1015 Mr. Uzel - To show that it is either not there.... That the plan of development has been
1016 approved. We would actually have to do a site visit to see if it has been built yet or not, or use our
1017 local knowledge to know whether it's been built or not. So the plan for the aerial photographs is to
1018 have the County flown every five years so that every five years we will then capture any new
1019 structures that are built in the County and put those into the system. In the meantime, we will rely
1020 on the PODs to indicate where there are plans for a structure, plans for a parking area. Since it
1021 was flown in February 1998, we have a little bit over two years before the County will be flown
1022 again. Okay. The other thing I wanted to show you, I mentioned a link to the Real Estate database.

1023 Mrs. O'Bannon - Are those ponds or water features on those edges?

1024 Mr. Taylor - I think those are BMPs in the Westerre area. The main building is Holiday

1025 Inn Express. The long road, that's almost vertical, is Gaskins and Mayland cuts across.

1026 Mr. Uzel - I will add the parcel lines to this. You can now see the property lines. And
1027 if we query that, or select a certain parcel, it will then connect it to the County's database, bring up
1028 that record in that database and tell us the, for instance, the land value 880,100, the improvement
1029 value 0 at the time because there was no building on it. It can tell us the owner and some other
1030 information, the address, those sorts of things. Using that we can start doing analysis looking at
1031 vacant land in the County. Comparing vacant land with the zoning districts. We have done some
1032 analysis by magisterial districts looking at the amount of land zoned R-5, R-6 that is vacant.

1033 Mrs. O'Bannon - One of the things I asked in a Board meeting was the number of acres
1034 agricultural, say in Tuckahoe, and there was quite a lot but there are some churches built on the
1035 agricultural land. So, just asking for a particular zoning is not sufficient, it's like you said, whether
1036 it's developed or not.

1037 Mr. Uzel - Now we can look at it and see if there are improvements on that parcel and
1038 then determine that it is truly vacant. Okay. Some of the other things... There are several ways to
1039 search throughout the County and let me turn off some of these features that take awhile to load and
1040 I'll turn on addresses. What I will do now is show a couple of features that we can query the
1041 system by address and find the location that way.

1042 Mr. Silber - Do you want to look up somebody's address from here?

1043 Mr. Uzel - Yes. I'm going to put in Mr. Vanarsdall's if that is okay with him.

1044 Mr. Silber - We can zoom in on that new deck you built.

1045 Mr. Uzel - If you will notice what it does, it will put a little symbol there, and let's
1046 zoom into that area. We can put the parcel in and the address numbers and it's a few feet off, but it
1047 searches along the center line along the address ranges along the road center line. So, it's about
1048 100 feet off or so. But it gets us in the general vicinity. Let's turn on the aerial photographs.

1049 Mr. Taylor - This gives new meaning to "Big brother is watching."

1050 Mrs. O'Bannon - Well, I think that's what people are concerned about, especially if it goes on
1051 the internet. Anybody from your local burglar who wants to check out the best entry and exit to....
1052 I mean, you don't even have to walk outside you could just go on the internet. So, these are the
1053 privacy issues that are the biggest concern.

1054 Mr. Uzel - All right. Anyone else care to see their address?

1055 Mr. Archer - What have you got in that shed back there, Ernie?

1056 Mr. Silber - There's Effie cutting the grass.

1057 Mr. Uzel - We can only zoom in but so far and then we start losing some of the
1058 definition of it. Some of the tools that this allows us, as staff, is to start using some of the tools

1059 where we can do measurements for setback and it provides a distance down in the lower... you
1060 can do a side yard, about 32 feet from the side. We also recognize that the data is not perfect. The
1061 parcel lines were taken from the existing paper maps. So there is some error in that, plus or minus
1062 10 feet or so. So, we you use this data you will have to realize that it is not absolute, you still need
1063 to go out in the field.

1064 Mr. Archer - Is this the extent of the clarity? Could that be cleared up a little bit?

1065 Mr. Uzel - This is as clear as it gets for the aerial photograph. The pixel size, the
1066 squares that make up the pixels are six inches in resolution on the ground. So, that is as clear as it
1067 gets. If you zoom in further you will see that it really boxes up into squares like that (referring to
1068 picture on the screen).

1069 Mr. Archer - I feel a little safer now.

1070 Mrs. O'Bannon - I think part of the intent was that you couldn't read license plates or
1071 something, it's there some kind of legality involved in here?

1072 Mr. Uzel - The technology to get that type of resolution is very expensive and really
1073 beyond the needs of what the County needs at this point to delineate features. The purpose of the
1074 aerial photograph is to define the buildings, the driveways, structures, to give the visual in a more
1075 general fashion.

1076 Mrs. O'Bannon - One of the features that I know you can click on is find out like the square
1077 footage of a house and things like that. The reason I asked that is because I know real estate agents
1078 like to use that information. You know, like if there is a house for sale they would put like 2,300
1079 square feet or something on the sign. And I know they have come in and... I think it was MLS that
1080 came in and downloaded just about all of the information or loaded in all this information and put
1081 it separately into their computer.

1082 Mr. Uzel - That's probably taken from the Real Estate CAMA database, which of
1083 course this can link to. As far as the GIS, we can look at the square footage of the footprint, but if
1084 it is two stories you can make some inferences to that, but we can actually identify to see how
1085 large this shed or garage might be. It's around 130 square feet as the footprint.

1086 Mr. Vanarsdall - Very interesting.

1087 Mr. Uzel - Okay. I mentioned some of the analysis. Some of the future things that we
1088 will be able to do, let me just brief you on that real quickly.

1089 Mr. Vanarsdall - Jim, let me ask you one thing.

1090 Mr. Uzel - Sure.

1091 Mr. Vanarsdall - Can you pull up again the land use?

1092 Mr. Uzel - Yes. Once we are on a site, we can look at the existing land use for that.

1093 Mr. Vanarsdall - No. I mean for the whole County, the land use plan for the County.

1094 Mr. Uzel - Oh, okay.

1095 Mr. Silber - The 2010 Land Use Plan?

1096 Mr. Vanarsdall - Yes, the 2010 Land Use Plan.

1097 Mr. Uzel - All right. Let me turn off some of these.

1098 Mr. Silber - Do you want to blow something up on that?

1099 Mr. Vanarsdall - No. I just wanted to get a color scheme. There is a lot of environment in
1100 this, a lot green. Thank you.

1101 Mr. Uzel - In the future, this coming winter and spring, we should be receiving the
1102 2000 Census data and that will be useful in doing demographic work in the County. And, also, of
1103 course, the redistricting. We will be working with that using GIS to look at the district lines and
1104 work with those issues. The County's water and sewer lines will be put into a digital format and
1105 should be available by next summer. The permit center will be coming on line around the spring
1106 of next year and they will be able to provide digital files and maps to the public using the GIS
1107 system. Currently we are providing digital files in AutoCAD format for developers if they are
1108 interested in receiving or getting this data and using it in their plan development so that they can
1109 use the information that the County has.

1110 Mrs. O'Bannon - Can I ask you another question?

1111 Mr. Uzel - Sure.

1112 Mrs. O'Bannon - Often school groups come in and organizations come in and they view this.
1113 They get a big kick out of and I know they print out a color photo of the aerial view, say of their
1114 school or something, could the County charge for those?

1115 Mr. Uzel - We do have a policy as far as the charges for aerial, well basically based
1116 on the size of the color print, whether it's an aerial print or whether, for instance, something like
1117 this (referring to picture on the screen). We do have a charge. I think it's \$25.00 for a large format
1118 print and maybe \$15.00 for an 8 1/2 x 11.

1119 Mrs. O'Bannon - So, if you just wanted to come in and get one, as a citizen, you think it
1120 would be neat to get one of your house or something.

1121 Mr. Uzel - We can do that.

1122 Mrs. O'Bannon - That's just an alternative source of income, right?

1123 Mr. Uzel - Right. As I mentioned before, we are working toward providing some of
1124 this data on the internet. We have the software to do that and the data server computers to do that
1125 and we are now at the point where we need to look at the types of data that we want to put out and

1126 actually construct the site to do that. And please feel free to contact me or any of the staff in the
1127 Planning Office. Our staff is coming along and getting very comfortable with using this system.
1128 We are developing some custom tools to make it easier for staff and eventually for the public to
1129 use this type of information. So, if you have any type of analysis needs, we plan on using this
1130 information heavily in updating the Comprehensive Plan in the next year or so. And, we will be
1131 working toward developing a zoning map series based on the digital format and we all will be
1132 bring those products and issues before you and the Board of Supervisors. I'll be glad to answer
1133 any other questions.

1134 Mr. Vanarsdall - Are there any questions for Jim?

1135 Mr. Archer - I have just one. Do you have any idea what the time line will be when some
1136 of this might be on the internet?

1137 Mr. Uzel - I would say within the next year.

1138 Mr. Taylor - I would just like to ask another question, just to gage the utility of it,
1139 because one of the areas that each of the Commissioners faces is in our planning activity,
1140 particularly with regard to the zoning. There is a question of wetland intrusion. Is the system
1141 sophisticated enough so that if we came to you with a specific zoning plat that involved wetland
1142 areas or stream areas, could you depict that for us in terms of environmental sensitive areas in
1143 terms of color?

1144 Mr. Uzel - Yes. Right now we have the National Wetlands Inventory on the system so
1145 that provides a pretty good delineation of wetlands by site. It's not exact, but it will give you a
1146 good idea of where there might be wetlands. And the streams were taken from the aerial
1147 photographs so those were delineated based on the features that could be seen from the
1148 photographs. We also have the soil survey for the County that we can look at by site or in a larger
1149 section of the County.

1150 Ms. Dwyer - From that soil survey, could you look at areas that are subject or suspect, I
1151 should say, of the shrink swell?

1152 Mr. Uzel - Yes. If we know what soils those are, we can pull those out and show that
1153 on a Countywide basis.

1154 Mrs. Dwyer - The other thing I would be interested to know is in your sample on the sheet
1155 under analysis, how do you determine a vacant parcel that's in two acres? Is there a building on
1156 there?

1157 Mr. Uzel - Well, we can look at the Real Estate database where there is no
1158 improvements, meaning no buildings, so we can query that database and look at those parcels that
1159 have no improvements on it. So, that gives us the vacant part. Then there is an area, square
1160 footage of each parcel, that we can of course convert to acres and do the query that way.

1161 Ms. Dwyer - So, if I want to know all of the vacant parcels in Tuckahoe that are greater
1162 than two acres, then I could get that?

1163 Mr. Uzel - We can do that.

1164 Mr. Silber - One of the challenges is, although it's not too hard to overcome, but one of the
1165 challenges is that you may have a piece of property, say it's 12 acres in size, and there may be a
1166 small dilapidated house on it and it would show up in the records as been an improved piece of
1167 property because there is a house on it, but it is very viable to have that developed. So, we can
1168 some time screen some of that by saying, okay, give us parcels that maybe have improvements of
1169 less than 100,000 and sometimes weed that out, or put different variables in there. We have done
1170 that before and came up with some pretty good information.

1171 Mrs. Quesinberry - In Varina, I notice, and this is a clarification in the colors, the bright yellow
1172 is suburban residential, right? I'm looking at Varina because there is a lot of green to the east.

1173 Mr. Silber - The bright yellow would be suburban residential one.

1174 Mrs. Quesinberry - What is the medium green, it's not a dark green?

1175 Mr. Silber - Prime agricultural is right there.

1176 Mrs. Quesinberry - Okay. Because the key on the left looks yellow. I apologize, I was trying to
1177 figure out the difference between those two. Okay.

1178 Mr. Uzel - When the colors get confusing we can also click on it and it will tell us
1179 exactly what it is or we can label it also.

1180 Mr. Silber - It really gets to be a challenge when you start to map the zoning because the
1181 future land use colors, there are maybe 12 or 15 colors, for zoning there are like 40 different
1182 colors.

1183 Mrs. O'Bannon - One of the questions, and I'll just throw this out so the Planning Commission
1184 can hear it, but one of the things that's come of course with.... After the Bond Referendum some
1185 people have said once they get I-895 into Varina that's really going to develop fast, isn't it now that
1186 there will be good access to it. I often say that it is a difficult area to develop because it is flat and
1187 I've notice that we have got a lot of agricultural. Just to let you that. They said how soon are we
1188 going to be asked for another Bond Referendum, and that's in seven years, but I'm hoping.... But,
1189 just to let you know that's the kind of question they are asking. It looks like prime agricultural but
1190 there is still a lot of suburban residential in there.

1191 Mr. Vanarsdall - Jim, this has really been nice. I'm really amazed at how far we have come
1192 with it and how far you can go with it.

1193 Mr. Uzel - There's a lot you can do with it.

1194 Mr. Silber - Thank you very much, Jim.

1195 Mr. Vanarsdall - Thank you very much. Is there anything else, Mr. Secretary?

1196 Mr. Silber - Yes. I do have a couple of announcements. Maybe just to fill you in on the
1197 status on a couple of projects that have been recommended by the Planning Commission and are at
1198 the Board level. The Board had a work session last night on two Planning related items. The first
1199 was the single-family residential setbacks from major roads. If you may recall, that was an
1200 ordinance amendment that was recommended by the Planning Commission back in the summer.
1201 The Board had a work session last night and reviewed it very favorably and has suggested that this
1202 go to public hearing in January, the second meeting in January.

1203 Mr. Vanarsdall - Did they set a date for that?

1204 Mr. Silber - It looks as though it's going to be the 23rd of January.

1205 Mr. Vanarsdall - Okay.

1206 Mr. Silber - There was also a work session to discuss the West Broad Street Land Use
1207 Plan Study, that appeared to be favorably received by the Board. The County Manager thought that
1208 that could not be scheduled before the first meeting in February. So, that will be February 13.

1209 Mr. Taylor - Randy, on that one, what does that entail? Is that just the Liefeld Tract or is
1210 that the tract from Broad down along the whole John Rolfe right-of-way?

1211 Mr. Silber - It's the larger tract. It's about 255 acres, Mr. Taylor, and it runs from the
1212 south side of Broad Street from I-64 interchange, westward passing over John Rolfe Parkway to
1213 Pump Road.

1214 Mr. Taylor - And also bordered by Three Chopt.

1215 Mr. Silber - Bordered by Three Chopt with the exception of the parcel of land owned by
1216 Dr. Brown on the south side of Three Chopt between John Rolfe and Pump.

1217 Mr. Taylor - Okay.

1218 Mr. Silber - So, that will be going to public hearing on February 13, 2001. We were
1219 hoping to get that to public hearing sooner because we have been receiving some calls on possible
1220 development opportunities out there. So, that's kind of hanging out there for about another three
1221 months. The third item, we may have informed you of this but just to remind you, the multi-family
1222 ordinance amendment has gone to several work sessions with the Board and a public hearing have
1223 been scheduled for the 28th of November, in two weeks.

1224 Mr. Vanarsdall - And we got a memo from John Marlles on that. And that's one we can come
1225 to if we want to.

1226 Mr. Silber - Right. This is just a reminder. That's all of the announcements that I have.
1227 Is there anything from the staff that needs to be discussed?

1228 Mr. Vanarsdall - Anybody else got anything? All right, we need a motion to adjourn.

1229 Mrs. Quesinberry - Having no more business before the Commission, I'll move for adjournment.

1230 Ms. Dwyer - Second.

1231 On a motion by Mrs. Quesinberry and seconded by Ms. Dwyer the Planning Commission
1232 adjourned its meeting at 10:15 a.m.

1233

1234

Ernest B. Vanarsdall, C.P.C., Chairman

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Randall R. Silber, Acting Secretary

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