

1 Minutes of the Work Session of the Planning Commission of the County of
2 Henrico held in the County Manager's Conference Room, County Administration
3 Building in the Government Center at Parham and Hungary Spring Roads,
4 beginning at 5:15 p.m. on February 11, 2016.
5

Members Present: Mr. C. W. Archer, C.P.C., Chairman (Fairfield)
Ms. Bonnie-Leigh Jones, C.P.C., Vice-Chairman (Tuckahoe)
Mrs. Sandra M. Marshall (Three Chopt)
Mr. Eric S. Leabough, C.P.C. (Varina)
Mr. Robert H. Witte, Jr., (Brookland)
Mr. R. Joseph Emerson, Jr., AICP,
Director of Planning, Secretary

Members Absent: Mr. Frank J. Thornton, (Fairfield)
Board of Supervisors' Representative

Also Present: Mr. Joseph Rapisarda, County Attorney
Ms. Jean M. Moore, Assistant Director of Planning
Mr. James P. Strauss, PLA, Senior Principal Planner
Ms. Leslie A. News, PLA, Senior Principal Planner
Mr. Michael Kennedy, County Planner
Ms. Sylvia Ray, Recording Secretary

6
7 **The Commission convened a work session in the County Manager's**
8 **Conference Room at 5:15 p.m.**

9
10 Mr. Archer - I call this work session of the Henrico Planning
11 Commission to order. Mr. Secretary, I do believe that we have a closed session
12 scheduled for today.

13
14 Mr. Emerson - Yes, Mr. Chairman, we do have a special closed
15 session, and it is to receive consultation from the County Attorney's office
16 regarding specific legal matters requiring the provision of legal advice in regard to
17 the Plan of Development for Dollar General. If someone would like to make a
18 motion, we can proceed into that session.

19
20 Ms. Jones - I move we go into a closed meeting for consultation
21 with the County Attorney regarding specific legal matters requiring the provision
22 of legal advice pertaining to a plan of development, pursuant to Section 2.2-
23 3711(A)(7) of the Code of Virginia, 1950, as amended.

24
25 Mr. Witte - Second.
26
27

28 Mr. Archer - We have a motion by Ms. Jones, a second by
29 Mr. Witte. All in favor say aye. All opposed say no. The ayes have it; the motion
30 passes.

31

32 **THE PLANNING COMMISSION RECONVENED FROM THE CLOSED**
33 **SESSION.**

34

35 Mr. Witte - I move we end the closed meeting for consultation
36 with the County Attorney regarding specific legal matters requiring the provision
37 of legal advice pertaining to a plan of development, pursuant to Section 2.2-
38 3711(A)(7) of the Code of Virginia, 1950, as amended.

39

40

CERTIFICATE OF CLOSED MEETING

41

42 **WHEREAS**, The Henrico County Planning Commission has convened a closed
43 meeting on this date pursuant to an affirmative recorded vote and in accordance
44 with the provisions of The Virginia Freedom of Information Act; and

45

46 **WHEREAS**, Section 2.2-3712 of the Code of Virginia requires a certification by
47 this Commission that such closed meeting was conducted in conformity with
48 Virginia law;

49

50 **NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission certifies
51 that, to the best of each member's knowledge, (i) only public business matters
52 lawfully exempted from open meeting requirements by Virginia law were
53 discussed in the closed meeting to which this certification resolution applies, and
54 (ii) only such public business matters as were identified in the motion convening
55 the closed meeting were heard, discussed, or considered by the Planning
56 Commission.

57

58 Mr. Leabough - Second.

59

60 Mr. Archer - We have a motion by Mr. Witte, a second by Mr.
61 Leabough. All in favor say aye. All opposed say no. The ayes have it; the motion
62 passes.

63

64 The Planning Commission recessed at 5:59 p.m.

65

66

67

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70 **THE PLANNING COMMISSION RECONVENED AT 6:08 P.M. FOLLOWING A**
71 **WORK SESSION.**

72
73 **PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM:**
74

75 Minutes of the Capital Improvement Program presentation held in the County
76 Administration Building in the Government Center at Parham and Hungary
77 Spring Roads, beginning at 6:00 p.m., Thursday, February 11, 2016. Display
78 Notices having been published in the Richmond Times-Dispatch on January 25,
79 2016 and February 1, 2016.
80

Members Present: Mr. C. W. Archer, C.P.C., Chairman (Fairfield)
Ms. Bonnie-Leigh Jones, C.P.C., Vice-Chairman (Tuckahoe)
Mrs. Sandra M. Marshall (Three Chopt)
Mr. Eric S. Leabough, C.P.C. (Varina)
Mr. Robert H. Witte, Jr., (Brookland)
Mr. R. Joseph Emerson, Jr., AICP,
Director of Planning, Secretary

Members Absent: Mr. Frank J. Thornton (Fairfield)
Board of Supervisors' Representative

Also Present: Mr. John A. Vithoukas, County Manager
Mr. Eugene H. Walter, Finance Director
Mr. Brandon Hinton, Budget Director
Other Department Heads and Key Officials
Ms. Jean M. Moore, Assistant Director of Planning
Mr. James P. Strauss, PLA, Senior Principal Planner
Mr. Ben Sehl, County Planner
Mr. Seth Humphreys, County Planner
Ms. Erin Puckett, County Planner
Ms. Sylvia Ray, Recording Secretary

81
82
83 Mr. Archer: Welcome and come to order please. We apologize for being a little
84 late. We had another meeting upstairs. We are here to have a public hearing
85 and discussion on the Capital Improvement Program. This is a public hearing
86 and at some point I think we'll have the time for input from the audience. So, at
87 this point I will turn it over to our esteemed County Manager, Mr. Vithoukas.
88 Good to see you Sir.

89
90 Mr. Vithoukas: Good to see you Mr. Chairman. Mr. Chairman, members of
91 the Planning Commission, good evening.

92
93 Commission: Good evening.
94

95 Mr. Vithoukias: Thank you for the opportunity as always for allowing me to
96 present the County's 5-year Capital Improvement Program or CIP for short.
97 Hopefully, staff have given you copies of the booklet. The 5-year Capital Plan for
98 your review and what I'd like to do is briefly walk you through a portion, or
99 highlights, as we progress into the presentation.

100
101 You will see this evening that County-wide this Capital Improvement Program
102 totals \$1.5 billion dollars, that's billion, with a "b," in infrastructure needs. I want
103 to focus solely on the requests that have been put forward by the Departments
104 because this is the 5-year plan, as it comes into my office and then put forward
105 for recommendation, if you will, to the Board of Supervisors.

106
107 The Board of Supervisors and members of the Planning Commission on March
108 8th will receive the 1-year Capital Budget that comes about from the document
109 that you are going to be reviewing this evening, for your purposes.

110
111 As we begin, Mr. Chairman, members of the Planning Commission, I'd like to
112 begin by discussing some of the challenges the County is faced with as it relates
113 to infrastructure. The reason for the requests being made, if you will. To provide
114 a broad scope, this County has 72 individual schools, nearly 4,000 park acres, 10
115 libraries (and that includes the new Libbie Mill Library) which is substantially
116 larger and being used much more than the old Dumbarton Library. And it also
117 will include a much larger Varina Area Library. We have, as this recent
118 snowstorm reminded us all too well, 3,471 lane miles in road that is growing as
119 we grow as a community. We have 20 fire stations. We have 3,105 miles of
120 water and sewer mains that we don't think about because they are tucked away.
121 So as you can see, this County has lots and lots of infrastructure to maintain.
122 Infrastructure, that like us, ages daily.

123
124 The County's aging infrastructure is perhaps most noticeable in our school
125 system. As you can see on this slide 57% of Henrico schools are 50 years or
126 older. This particular facility, I'm familiar with. As a 7th and 8th grader, I attended
127 Tuckahoe Middle School, but now we have a number of school renovations that
128 we must address. And as you will see shortly, there are quite a few schools that
129 we now have as a community, that exceed the 50-year threshold that have been
130 in that state without a significant renovation and are now in such a need.
131 Addressing the maintenance requirements of the County's aging schools was
132 one of the primary reasons behind the meals tax. In fact, \$9 million dollars a
133 year in meals tax receipts have been allocated, and will continue to be allocated,
134 for deferred maintenance to address those requirements. This is an important
135 distinction. Deferred maintenance projects, how it has been defined by our
136 school system, is different from the major renovations, such as the one
137 necessary at Tuckahoe Middle School. The deferred maintenance is annually.
138 Going back to the meals tax deferred maintenance projects on this slide, you can
139 see how the deferred projects, you can see how those funds are being used.
140 Significant improvements to parking, to lighting, to bathrooms, and other

141 necessary maintenance that was not able to be undertaken with current revenue
142 streams in the past.

143
144 But it's not only our schools. Many of our government buildings, our parks, our
145 roads and our water and sewer system are reaching a point where renovation
146 and rehabilitation are necessary. In the area of water and sewer you will find that
147 there are many miles of pipes that are in need of renovation. While they are not
148 visible to the eye, this clearly critical infrastructure in maintaining the County's
149 services. And maintaining and replacing these pipes has a cost. These pipes are
150 expensive. A great example of what we can accomplish with appropriate
151 planning is found in the Lakeside area. We have project under construction now
152 that includes a portion of Lakeside Avenue. It's in the Brookland Magisterial
153 District, actually Brookland/Fairfield. The project is the Hermitage Court and
154 Bryant Park Heights Area Sewer Rehabilitation Project. It includes the
155 replacement and rehabilitation of 3.4 miles in sewer mains. The total cost of
156 design and construction is \$6.6 million dollars. But the project, when it's
157 complete, the residents that are there or a newcomer traveling through the area,
158 they won't know that Henrico County spent \$6.6 million dollars on that project
159 because it will be underground. But for the quality of life for the businesses, the
160 residents, what's necessary in our community, that \$6.6 million, 3.4 miles of
161 sewer main was incredibly pertinent and relevant. And so we must, and we will
162 continue to stay ahead of the County's infrastructure needs. And, that is the
163 purpose of this 5-year plan.

164
165 Therein lies the purpose of putting forward a plan like this and so what you see
166 here Mr. Chairman, members of the Planning Commission. What I'd like to do is
167 just delve into the 5-year CIP and give you some of the details of the \$1.5 billion
168 dollars by functional area. And, as we do as a community, we begin with our
169 highest priority, and that is our school system. On page 3, you can find in the
170 books before you, as well as the detail in the 1st year projects. You can see on
171 the slide that education has a 5-year total request of \$573 million dollars. This is
172 29 separate requests. And if you look down the list of projects, you're going to
173 see a similar theme. Fifteen of the requested projects are renovations for aging
174 schools. Renovations that total nearly \$258 million dollars. You can see Tucker
175 High School, in the backdrop, on this picture, a school that was built in 1963 and
176 is in need of a total renovation that has an estimated cost, hopefully, of \$55
177 million dollars. You'll also see Tuckahoe Middle school on this list, one that's
178 been brought to light publically of late, that renovation is expected to cost nearly
179 \$31 million dollars. And in looking at all 15 renovation request, what you'll see
180 that the average of the schools that are being put forward for renovation is 57
181 years, built in 1959, and need to be addressed.

182
183 Outside of the renovation projects, the requests for projects from the School
184 Board includes ongoing roof and mechanical, a school bus replacement program
185 that we have worked diligently to insure is funded, and requests for \$45 million

186 dollars in meals tax projects over five years. We have classroom expansions at
187 four schools and the construction of a high school technical center.

188
189 Moving on to Public Utilities, which you can find on page 5 in the book before
190 you, you'll see \$467.5 million dollars in total requests. And here you will see
191 projects that rehabilitate, that expand, that modernize the County's water and
192 sewer system. But they also include projects that traverse far beyond the 5-year
193 realm of this document. You look at a project like the Cobbs Creek Reservoir
194 that will solve not this County's, but ultimately this region's water needs for the
195 next 50-70 years. And water will be the resource we'll be seeking. You have a
196 project that has gone through every environmental permit review and approval
197 and we will be in the next year issuing bonds to begin that quest.

198
199 So continue the theme of this evening of necessary renovation and maintenance
200 of existing infrastructure, within Utilities you'll see that 15 of the 45 total projects
201 requested reflect renovation of the aging pipes or facilities which are expected to
202 cost more than \$154 million in this time period.

203
204 Let's transition over to Public Safety. You can find requests for the Division of
205 Fire, and requests for both the Police and Sheriff's Office on page 4. The Police
206 has submitted requests for over the next five years. Most of which is
207 appropriations necessary to complete the replacement radio communications
208 project. Our Board of Supervisors approved a revenue bond sale, if you will, this
209 year, the other night, of \$39.1 million dollars. It's expected that the contract for
210 this system will be finalized this calendar year.

211
212 Division of Fire's request of nearly \$37 million dollars in projects over the 5-year
213 CIP. This total includes the final phase of an alerting system that will replace the
214 current system in all of our fire stations. We are looking at the rebuilding of two
215 fire stations, construction of two new fire stations, as well as a new training
216 facility for the Division. And, in addition, several projects have been submitted
217 that would cover the additional costs of bathroom and bunk room improvements
218 in order to insure privacy for both our male and female firefighters within the
219 Division.

220
221 Within Recreation and Parks, which you can find on page 4, you'll see existing
222 requests for nearly \$97 million dollars, including improvements to existing
223 facilities as well as the development of new parks that would improve the quality
224 of life for our residents. Of the new facilities requested, four focus on expanding
225 our sports tourism efforts, the completion of Greenwood Park, additional fields at
226 Dorey Park, the new Taylor Park in the eastern portion of our County, and the
227 Tuckahoe park expansion. These facilities would significantly expand the
228 County's ability to host tournaments within our region, but also allow our
229 residents more opportunities to play, if you will.

230

231 The Libraries has a request of nearly \$52 million dollars over five years. The
232 most significant, or the most pressing project within that realm, is the
233 replacement of the Fairfield Area Library. You can find those requests on page
234 4.

235
236 Moving on to roads and looking and requests made for roads from the
237 Department of Public Works, you'll find just over \$40 million dollars in requests.
238 Including improvements that alleviate traffic congestion and safety problems.
239 You will see as far as general road construction projects, the funding necessary
240 to extend Woodman Road to Route 1, and funds to improve Sadler Road, and a
241 request for continued pedestrian improvements within our community.

242
243 In looking at the rest of the 5-year proposal that has been put forward in the area
244 of General Services you will see nearly \$94 million dollars in total requests.
245 Many of these include the necessary ongoing roof, mechanical, and pavement
246 improvement projects that we don't see, but we must stay on top of. You'll also
247 find a request to repurpose the old Dumbarton Library to use as office space.
248 This is where we hope to house our Division of Recreation and Parks. You'll also
249 see the expansion and continued improvement, if you will, of the eastern and
250 western Government Centers. The construction of a potential enhancement for
251 our Central Automotive Maintenance effort and some other general County-wide
252 improvements.

253
254 Information Technology has submitted over \$8 million dollars in projects over the
255 course of the 5-year CIP. This includes improvements to networks, hardware
256 needs as well as the County's Geographic Information System (GIS). You'll see
257 these starting on page 3.

258
259 The Department of Mental Health has put forth requests for nearly \$29 million in
260 requests over the 5-year period. This includes the expansion of both the east and
261 west mental health facilities. And a total of \$1 million dollars has been forecasted
262 for the replacement of the Department's electronic health records system.
263 Something that becomes necessary with the continued changes in federal
264 healthcare.

265
266 You'll also see improvements for Springfield Landfill put forward. Drainage
267 projects that are annually considered as well as the stormwater improvement
268 projects that we must, under our MS4 Permit obligations, meet. Those total \$11.7
269 million dollars.

270
271 Mr. Chairman, members of the Planning Commission, to summarize, in looking at
272 the volume of requests it becomes apparent that the County cannot and will not
273 fund \$1.5 billion dollars of requested needs. But that number, and the indication
274 and seeing especially with what we are seeing in some of our schools facilities
275 as far as renovation and potential replacement presents a picture, if you will, of
276 infrastructure that must be maintained.

277

278 As we go into our Budget Hearings with the Board of Supervisors this year, I
279 expect that the Capital component of the budget will be a major consideration. It
280 will be a major topic of conversation and one that we as a community must have.

281

282 One of the characteristics, that I think that Henrico County has, is as an urban
283 County, we are not falling into the trap that many localities fall into due which is
284 the decay of public infrastructure. We have been fastidious and meticulous
285 about maintaining our public infrastructure.

286

287 We don't have the ability of funding \$1.5 billion dollars. But we must develop a
288 plan going forward that addresses many, many of these concerns. I believe that
289 the infrastructure that we have is one component to the quality of life that our
290 citizens expect. It's an indication of our Henrico way of doing business.

291

292 I do appreciate the opportunity in presenting this 5-Year Capital Improvement. I'd
293 be remiss if I didn't thank the department heads for each year taking a very
294 detailed look at their operations. I also want to thank the school system for their
295 efforts, as well as the Budget Office for keeping us straight with all that is
296 necessary each and every year between the capital and operating budget.

297

298 I have a number of department heads that are with me this evening. Mr.
299 Chairman, members of the Planning Commission, any questions that you may
300 have I, or they, will be able to address them.

301

302 Mr. Archer: Thank you very much Mr. Manager. But first of all,
303 we'd like to thank you for coming to address us and bringing your department
304 heads with you so that we can ask questions, if we have any. I have one. I
305 noticed that the items that are itemized in the book we got have priority numbers
306 that run from 1 up to 20-something, I believe. I assume that's what the pecking
307 order is. Is that exactly what that means?

308

309 Mr. Vithoukas: That is how they have been put forward by the
310 departments. So in each and every case, the school system, for instance went
311 through and prioritized this. If you go to Fire on page 3 you'll see "Priority by
312 Year."

313 So in the first year, you have two Priorities, 1 and 2. Then you go further down
314 you'll see second year projects, again Priority 1 and 2 for those years.

315

316 Mr. Archer: So the different departments set their own priorities;
317 that's not done by your staff?

318

319 Mr. Vithoukas: The department heads will submit their priorities.
320 Most of the time the priorities that are put forward would be funded in that priority
321 order. There are times where the priorities change. If I look at, for instance, the
322 school system is probably a great example. You have had a lot of concerning

323 conversation regarding Tuckahoe Middle School and that is Priority #5. If there is
324 a way to develop a funding plan that addresses Tuckahoe Middle School my
325 intent would be that in my mind that would be my Priority 1 as far as developing a
326 funding source.

327
328 Mr. Archer: Thank you.

329
330 Mr. Leabough: Mr. Chair, between you and Ms. Jones, you always
331 take my question. But, I do have a follow up for that.

332
333 Mr. Archer: Well at least that makes me think my question wasn't
334 entirely [unintelligible].

335
336 Mr. Leabough: I guess I have to get a few more years under my belt
337 before I can get as good as y'all. So, along those lines, is there a process by
338 which each department comes up with their priorities? And, to add to that, how
339 do I put this—is there some sort of way of reporting percentages by District? We
340 always hear in the community that there's an imbalance as to where projects are
341 located. So I think it would be helpful to know how they are prioritized because
342 that is important, and if there is an accounting of percentages of priorities by
343 District especially, do we have a category that is County-wide? That's my follow
344 up

345
346 Mr. Vithoulkas: The answer to your question, and this is a question
347 that has come up many, many times over the years. I can tell you that as we put
348 forward, every so often the County goes through a process where they will
349 undergo a Referendum and put forward a series of questions to our voters, our
350 citizens regarding County-wide projects. The depiction of those projects will be
351 laid out in magisterial district. They will have that connotation, if you will. If you
352 look at the—magisterial district spending, if you will, from 2005. The 2005
353 Referendum, most of that was east of 95, based on needs that had come forward
354 at that time. But there is no—the County is not—we have five magisterial
355 districts, but I certainly hope, and I caution any thought or consideration that
356 anyone has that you take a total of money and divide it by five, and that's how we
357 do the budget. It's not, it's not. We have—you can have a large project—pick
358 Tucker High School. Tucker High School is a \$55 million dollar renovation. We
359 have renovated all of the high schools east of 95. So there is no need for a
360 renovation east of 95 at this time. So someone looking at just that fact, I think,
361 can come away with—there's a divide, if you will. So as far as the way in which
362 the resources in this County are allocated, and have been allocated, and I'm
363 going on my 19th year within some realm of the financial, it's always been a
364 need. There is a library in place. We have one in Fairfield that is coming up.
365 We have to work on that project so we attack the needs. Then the district is
366 represented. But it's not—it's never been the district we need to fund. Does that
367 answer your question?

368

369 Mr. Leabough: You've confirmed exactly what I thought. Thank you.
370
371 Mr. Vithoulikas: You're welcome.
372
373 Mr. Archer: Mr. Manager, I think I may have asked you this last
374 year, but what exactly is the Strawberry Hill-Creighton Road Vent Facility?
375
376 Mr. Vithoulikas: Let me—you will enjoy this answer?
377
378 Mr. Archer: I apologize sir.
379
380 Mr. Petrini: The vent facility is going to replace the existing stack.
381 The existing stack valve relieves pressure.
382
383 Mr. Archer: Is that the—
384
385 Mr. Petrini: Not the little ones—there's an existing vent that's 30-
386 feet tall. What we need to do is relieve the pressure as the demand and the flow
387 in the pipe increases, we'd have to make that pipe 50 to 60-feet tall. And that's
388 not conducive to a way that we want to do business. So we're going to remove
389 that vent and put it into a facility to do the same function. So it will look like a
390 small structure.
391
392 Mr. Archer: Oh, okay. That's a good answer.
393
394 Mr. Vithoulikas: He's got some stories. Let me tell you.
395
396 Ms. Jones: I'd like to just make a comment, and a very general
397 question. Every year as I look over this document, I am just amazed at the depth
398 and breadth of what needs to be done—every single need and request is a
399 necessary investment in the County. And your comment, Mr. Manager, about
400 how many, many of these dollars are never seen by the citizens. But, every
401 expectation is there, always. That things will run as they should, perform as they
402 should, that the school will be in excellent shape, that our County will be a
403 wonderful community. Now, that's not much of a task to ask of the Board of
404 Supervisors, and the administrators, and the department heads. But, I just am
405 always so amazed to be reminded again, how very much is needed and done
406 every single year. And the advance planning that is required in order to keep our
407 County in the wonderful shape it's in. I do have a question, I guess it's just about
408 materials. What I'm hoping is—and this is infrastructure. As we continue, as we
409 must, continue to revamp infrastructure, I'm hoping that the advancements in
410 materials, technology and whatever will make it so that we don't have to replace
411 as often. Maybe buy us a little more working life, as it is. Are you finding that our
412 investments are giving us a little more time with what they're buying?
413

414 Mr. Vithoulkas: You know, only time will tell the answer to that
415 question. When we look at the reservoir project like Mr. Petrini has brought
416 forward. We make the statement that we hope to satisfy the water needs of our
417 community for the next 50-60 years to come. We hope that you will have a
418 perpetual structure there. Look at some of the libraries—look at Dumbarton
419 Library. The old Dumbarton Library and look at the new Libbie Mill Library and
420 you are looking at a structure at Libbie Mill that I hope is a 50-60 year—it is an
421 incredible facility. You look at what will happen with the old Varina Library and
422 the new Varina Library. The challenge that we have when you get into—and it is
423 a challenge. When you get into some of the projects like a Tuckahoe Middle
424 School or Tucker High School where you've got these open campus-type high
425 schools that you know, if we had to do over again, most would say, let's not do
426 that again. We're going to try to—and we did it with Henrico High School. We
427 had an outstanding result, Varina High School. But, those facilities, 20-30 years
428 down the road, you're going to have to do something with again. So, I think as
429 we go forward we're looking at facilities that—you're getting a lot of energy,
430 efficiency savings. Everything that we are doing is LEED certified, and even
431 some of the retrofits are. But, it's project by project. Take the fire stations. How
432 do you compare an old fire station to a new fire station? The new Fire Station 19
433 that will come out of the ground soon is going to be a project that hopefully our
434 County won't have to look at for another 40/50/60 years. It will be that type of
435 quality. But, if we had to retrofit—we've retrofitted 12. Twelve is a very good
436 improvement. But, at some point we will have to go back and touch that again.
437 But, you bring up a very good question, because the men and women behind
438 me, and stand with me, they are—and this is constantly on our minds. So, when
439 you have the County Manager stand forward and the first thing he talks about are
440 the infrastructure needs of the school system. You don't see and hear this in
441 every locality. The reality is, if we do get school infrastructure right, or do it right,
442 then I think as a community we're going to face some challenges that we haven't
443 faced. And it is all together preventable. You just have to be able to stay on top
444 of it.

445

446 Ms. Jones: Thank you.

447

448 Mr. Archer: Mr. Manager, thank you once again for coming. I
449 wish this process was attended a little bit more densely by other members of the
450 public. But nobody seems to come out very much. But, I would remind you this is
451 a public session, so if anyone in the audience has questions they would like to
452 ask of the Manager, now is the time to do it. You just explained it too well.

453

454 Let me ask one more question before you go and we'll end this heavy agenda
455 tonight. We often get queried by members of the public about when are y'all
456 going build a school here or there, or whatever? Off the top of your head how
457 much, on the average, acreage does it take to even contemplate building a
458 school?

459

460 Mr. Vithoulikas: Typically the, —I know, Paul Caper is here— the
461 elementary footprint has been roughly 20 acres and they vary.
462

463 Mr. Archer: And that would be the smallest of the three types of
464 schools, elementary, middle and high school. High school taking more, I'm sure.
465

466 Mr. Vithoulikas: High school, oh yes. And that also changes over time
467 as we become more dense, 20/40/60 acre sites become harder and harder to
468 find. We do need to have a conversation—you have some very nice high
469 schools that are on much smaller footprints. But, it is as a general rule Correct,
470 Mr. Emerson?
471

472 Mr. Emerson: Twenty/Forty/Sixty, we do have many elementary
473 schools that range anywhere from 10 to 15/20 acres. There's usable acreage in
474 a searchable footprint that you look for.
475

476 Mr. Leabough: Are those still costing \$100 million for high schools?
477

478 Mr. Vithoulikas: High schools, yes.
479

480 Mr. Leabough: That's a lot of money.
481

482 Mr. Vithoulikas: Again, it's how you are building that facility. You're
483 building to a LEED standard. But you're also building—you look at Glen Allen
484 High School, it's not a facility that's just used for the students. That becomes a
485 community center so it has to stand the test of time, if you will.
486

487 Mr. Archer: Okay, thank you Sir. Are there any other questions
488 from the Commission members? Anybody from the audience change their mind
489 and want to ask a question?
490

491 Well, Mr. Manager, thank you and your staff so very much for coming.
492

493 Ms. Jones: Thank you.
494

495 Mr. Witte: Thank you. We applaud the work.
496

497 Mr. Vithoulikas: Thanks each and every one of you.
498

499 Mr. Archer: We appreciate what you do.
500

501 Mr. Emerson: Mr. Chairman, you do have a motion to consider
502 recommending the CIP in front of you its PCR-2-16, Henrico County Planning
503 Commission, Capital Improvement Program, FY 2016-17 through FY 2020-21.
504

505 **WHEREAS**, in accordance with §15.2-2239 of the Code of Virginia, the County
506 Manager requested the Planning Commission to review and make
507 recommendations concerning the Capital Budget for fiscal year 2016-17 and the
508 Capital Improvements Program for fiscal years 2016-17 through 2020-21 to the
509 Board of Supervisors; and

510
511 **WHEREAS**, the Planning Commission has completed its review of the Capital
512 Budget and the five year Capital Improvements Program.

513
514 **NOW, THEREFORE, BE IT RESOLVED**, that the Henrico County Planning
515 Commission finds that the Capital Budget for fiscal years 2016-17 and the
516 Capital Improvements Program for fiscal years 2016-17 through 2020-21 are
517 generally consistent with the County's Comprehensive Plan and recommends
518 their approval.

519
520 Mr. Archer: Thank Mr. Secretary. Members of the Commission
521 what is your pleasure on this resolution?

522
523 Ms. Jones: I move for approval of the Resolution.

524
525 Mr. Witte: Second.

526
527 Mr. Archer: We have a motion by Mrs. Jones, second by Mr.
528 Witte, all in favor say Aye. Opposed? The ayes have it. The resolution passes.

529
530 Mr. Archer: Thank you, Mr. Secretary.

531
532 Mr. Emerson: Mr. Chairman I have nothing further for the
533 Commission until 7:00 o'clock.

534
535 Mr. Archer: Okay, then we will adjourn until 7:00 o'clock.

536
537
538
539
540
541
542

543 **THE PLANNING COMMISSION RECONVENED AT 7:00 P.M. FOLLOWING A**
544 **PUBLIC HEARING ON THE CAPITAL IMPROVEMENT PROGRAM.**

545
546 Minutes of the regular monthly meeting of the Planning Commission of the
547 County of Henrico held in the County Administration Building in the Government
548 Center at Parham and Hungary Spring Roads, beginning at 7:00 p.m. February
549 11, 2016. Display Notice having been published in the Richmond Times-Dispatch
550 on January 25, 2016 and February 1, 2016.

551
Members Present: Mr. C. W. Archer, C.P.C., Chair (Fairfield)
Ms. Bonnie-Leigh Jones, C.P.C., Vice-Chair (Tuckahoe)
Mr. Eric Leabough, C.P.C. (Varina)
Mrs. Sandra M. Marshall (Three Chopt)
Mr. Robert H. Witte, Jr., (Brookland)
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

Members Absent: Mr. Frank J. Thornton (Fairfield)
Board of Supervisors' Representative

Also Present: Ms. Jean M. Moore, Assistant Director of Planning
Mr. James P. Strauss, PLA, Senior Principal Planner
Ms. Leslie A. News, PLA, Senior Principal Planner
Mr. Benjamin Sehl, County Planner
Ms. Lisa Blankinship, County Planner
Ms. Erin Puckett, County Planner
Mr. John Cejka, County Traffic Engineer, Public Works
Mr. Paul Carper, Henrico County Schools
Ms. Sylvia Ray, Recording Secretary

552
553 **Mr. Frank J. Thornton, the Board of Supervisors' representative, abstains**
554 **on all cases unless otherwise noted.**

555
556 [Reciting the Pledge of Allegiance.]

557
558 Mr. Archer - Thank you. I see we have news representation here
559 from Channel 6 in Richmond. Is there anyone else here from any media? No
560 print media? I'm sorry. Yes ma'am. And your name? Debbie? Okay. From the
561 *Times-Dispatch*. And with that, I will turn the proceedings over to our Secretary
562 and Director of Planning, Mr. Joe Emerson. Mr. Emerson.

563
564 Mr. Emerson - Thank you, Mr. Chairman. I would note that earlier
565 this evening at 5:15 you did meet for a work session and a consultation with
566 County Attorney regarding legal advice on plan of development processes. And
567 then at 6 p.m., you did convene and hold a public hearing on the Capital

568 Improvement Program. And, I also would note that Mr. Thornton won't be with us
569 this evening due to a death in his family that he needed to attend to.
570

571 With that said, Mr. Chairman, first on your agenda this evening are the requests
572 for withdrawals and deferrals. Those will be presented by Mr. Jim Strauss.
573

574 Mr. Archer - All right. Good evening, Mr. Strauss.
575

576 Mr. Strauss - Good evening members of the Commission. We do
577 have a request for deferral this evening. It's in the Three Chopt District. It's on
578 page 2 of the agenda. That would be REZ2016-00001, Windsor Enterprises
579 Corporation. The applicant is requesting a deferral to the March 10, 2016
580 meeting
581

582 **REZ2016-00001 Andrew M. Condlin for Windsor Enterprises Corp.:**
583 Request to conditionally rezone from A-1 Agricultural District and R-2AC One-
584 Family Residence District (Conditional) to R-2AC One-Family Residence District
585 (Conditional) Parcels 741-771-6359, -3734, -2432, and part of Parcels 740-771-
586 9736, 741-772-9212, -5941, -4776, and -0892 containing 25.37 acres located at
587 the terminus of Ellis Meadows Lane and along portions of the eastern and
588 northern property boundaries of the Estates at Grey Oaks. The applicant
589 proposes a maximum of 50 single-family residences. The R-2A District allows a
590 minimum lot area of 13,500 square feet and a maximum gross density of 3.22
591 units per acre. The use will be controlled by proffered conditions and zoning
592 ordinance regulations. The 2026 Comprehensive Plan recommends Suburban
593 Residential 1, density should not exceed 2.4 units per acre and Environmental
594 Protection Area.
595

596 Mr. Archer - Thank you, Mr. Strauss. Is there anyone in the
597 audience who objects to the deferment of REZ2016-00001, Windsor Enterprises
598 Corporation? No objection. Mrs. Marshall.
599

600 Mrs. Marshall: I move that REZ2016-00001, Andrew Condlin for
601 Windsor Enterprises Corporation, be deferred to March 10th at the request of the
602 applicant.
603

604 Ms. Jones - Second.
605

606 Mr. Archer - All right. Motion by Mrs. Marshall and seconded by
607 Ms. Jones. All in favor of the motion say aye. All opposed say no. The ayes have
608 it; the motion passes.
609

610 At the request of the applicant, the Planning Commission deferred REZ2016-
611 00001, Andrew Condlin for Windsor Enterprises Corporation, to its meeting on
612 May 10, 2016.
613

614 Mr. Emerson - Mr. Chairman, that completes the requests for
615 withdrawals and deferrals this evening. Next on your agenda are the requests for
616 expedited items, and there are none this evening. So we now move on to your
617 regular agenda for the cases to be heard. The first case appears at the top of
618 page 2. It is REZ2015-00032, Ralph L. "Bill" Axselle, Jr., for HCA Health Services
619 of Virginia. The staff report will be presented by Mr. Ben Sehl.

620

621 **(Deferred from the January 14, 2016 Meeting)**

622 **REZ2015-00032 Ralph L. "Bill" Axselle, Jr. for HCA Health Services of**
623 **Virginia, Inc.:** Request to conditionally rezone from R-3 One-Family Residence
624 District, R-6 General Residence District, and O-3C Office District (Conditional) to
625 O-3C Office District (Conditional) part of Parcels 761-744-2028, 761-745-3004
626 and 760-744-1480 containing 7.640 acres located approximately 700' west of
627 Skipwith Road at the northern terminus of Parkline Drive. The applicant proposes
628 a medical office building. The use will be controlled by zoning ordinance
629 regulations and proffered conditions. The 2026 Comprehensive Plan
630 recommends Government, Semi-Public, and Environmental Protection Area.

631

632 Mr. Archer - Good evening, Mr. Sehl. Is there anyone present who
633 is opposed to REZ2015-00032, Ralph L. "Bill" Axselle, Jr., for HCA Health
634 Services of Virginia?

635

636 Male - [Off microphone.] Yes.

637

638 Mr. Archer - Okay, thank you. Good evening, Mr. Sehl.

639

640 Mr. Sehl - Thank you, Mr. Chairman. This is a request to rezone
641 approximately 7.6 acres from R-3, R-6, and O-3C to O-3C to allow for the
642 development of a four-story medical office building and cancer center. The new
643 building would be located on a portion of the expanded Henrico Doctors' Hospital
644 campus to the rear of Three Chopt Elementary School, and the site would be
645 accessed via an existing internal hospital drive that would ultimately provide
646 access to Skipwith Road and Forest Avenue.

647

648 A portion of the site is currently zoned O-3C and in use as a parking lot for
649 Henrico Doctors' Hospital to the north, which is zoned with a mixture of O-3 and
650 O-3C. The remainder of the property is zoned R-6 and R-3 and is a part of Three
651 Chopt Elementary School, which is located just to the east, and would remain
652 zoned R-3. This portion of the subject property is under contract for purchase
653 from Henrico County Public Schools. To the south is the Tuckahoe Hills
654 subdivision, also zoned R-3. And to the west is the Tuckahoe Creek apartments,
655 formerly known as Honey Tree, that are zoned R-5, R-6, and C-1.

656

657 The 2026 Comprehensive Plan's recommendation for the majority of the subject
658 site is Government and Semi-Public use. These designations are reflective of the
659 adjacent school and hospital uses. The requested medical office building

660 affiliated with Henrico Doctors' Hospital would be consistent with the Semi-Public
661 designation. While not fully consistent with the Government designation, the
662 proposed use would be a logical expansion of the adjacent hospital campus, and
663 the Henrico County School Board has indicated the portion of the property
664 designated for Government is no longer necessary for school operations.

665
666 To ensure the proposed building complements adjacent uses and minimizes
667 impacts on the school and nearby residential developments, the applicant has
668 provided a number of proffers, including this conceptual plan. Architectural
669 elevations have also been proffered as shown here.

670
671 The conceptual plan illustrates the proffered buffers, which have been enhanced
672 over the transitional buffer 25 required by the zoning ordinance. These
673 enhancements included increased evergreen plantings; the retention of existing
674 mature landscaping in the southern buffer, which would be ten feet wider than
675 required by code; the provision of a black vinyl-coated chain link fence; and the
676 inclusion of irrigation in both buffers to ensure long-term plant health.

677
678 To address concerns noted by residents during the four community meetings, the
679 applicant has also provided recent proffer language that would allow additional
680 discussions regarding sound attenuation for HVAC equipment at the time of plan
681 of development. That is a change to proffer 20 in front of you. A number of other
682 minor changes have also been provided at the request of the County Attorney.
683 The revised proffers were just distributed to you and are dated February 5th.

684
685 In addition to the noted sound attenuation language and proffered buffers, the
686 applicant has provided a number of conditions that would provide additional
687 protections for adjacent residents. These include a prohibition on access to
688 Woodley Road and Parkline Drive; limitations on hours of construction and
689 parking lot cleaning; requiring any dumpster to be at least 100 feet away from
690 Tuckahoe Hills subdivision; providing for security level parking lot lighting at
691 night, including motion sensors within the southern portion of the building to limit
692 the impact of in-building lighting on adjacent homes; prohibiting lighted signage
693 and exterior illumination on the southern face of the new building; and specifying
694 the location and screening of the proposed emergency generator, which would
695 be located in this area here.

696
697 In total, the submitted proffers provide guarantees regarding the quality of the
698 proposed project, as well as numerous protections for adjacent residents.
699 Additionally, the proposed project would be consistent with the Semi-Public
700 designation on a portion of the property, and Henrico County Public Schools has
701 indicated the portion of the site designated for Government use is surplus to their
702 needs and not needed for current or future operations at Three Chopt
703 Elementary School. Based on these factors, staff believes this request is
704 appropriate and recommends approval.

705

706 This concludes my presentation. I will be happy to answer any questions.
707
708 Mr. Archer - Thank you, Mr. Sehl. Are there questions for Mr. Sehl
709 from the Commission?
710
711 Ms. Jones - I'd like a point of clarification. From the level of the
712 school building and property to the entrance to the proposed medical building
713 and its parking areas, how much of a differential is that?
714
715 Mr. Sehl - The applicant might be able to answer the specifics of
716 that. There is a retaining wall that would be located in this area here. It would be
717 continuation of a wall that's currently located on the site. But as far as an exact
718 measurement, the grading to my mind has not been finalized, it's not what we're
719 considering at this point. But there is a significant grade change here.
720
721 Ms. Jones - Like eight feet?
722
723 Mr. Sehl - I think it's a little bit more significant than that. It
724 probably tapers up.
725
726 Ms. Jones - Okay, I'll ask. Thank you.
727
728 Mr. Archer - Would you like the applicant to come down?
729
730 Ms. Jones - Oh, I'm sure he'll be coming. He can answer then.
731
732 Mr. Archer - Any more questions from the Commission?
733 Mrs. Marshall, we do have opposition. Would you like to hear from the opposition
734 first or would you like to hear the applicant present the case first?
735
736 Mrs. Marshall: Have the applicant present the case first.
737
738 Mr. Archer - All right. Good evening, Mr. Axselle.
739
740 Mr. Axselle - Mr. Chairman, members of the Commission. I'm Bill
741 Axselle on behalf of Henrico Doctors' Hospital. We have a number of people here
742 with us today. As I mention their names, I hope they'll just throw up their hands.
743 Will Wagnon, who is the chief executive officer at Henrico Doctors'; David
744 Donaldson who is the chief operating officer; and Tommy Ladd who's their in-
745 house architect in charge of capital projects. With us also is Malachi Mills and
746 Rachel McKinney with RK&K, and Andrew Bleckley who is with Cite Design. We
747 are also pleased to have a number of supporters of Henrico Doctors' Hospital
748 with us. I'd like for them, if it's appropriate, to stand and be recognized. Thank
749 you.
750

751 Our plan is to give you some brief background information with Rachel McKinney
752 then provide some information on the development components of the
753 development plan, and then Andrew Bleckley coming forward and sharing with
754 you the details of the two buffers to which we've committed.
755

756 Mr. Archer - Mr. Axselle, forgive me for interrupting you, but before
757 you go further, Mr. Secretary, would you explain the rules for the time limits,
758 please.
759

760 Mr. Emerson - Yes sir, Mr. Chairman. I knew Mr. Axselle was
761 familiar, but we can go over that.
762

763 The Planning Commission does have rules and regulations that govern the
764 conduct of their public hearings. They are as follows: The applicant is allowed ten
765 minutes to present the request, and time may be reserved for responses to
766 testimony. Opposition is allowed a cumulative ten minutes to present its
767 concerns, meaning everyone that speaks has to fit within that ten minutes.
768 Commission questions do not count into the time limits. The Commission may
769 waive the limits for either party at its discretion. And comments must be directly
770 related to the case under consideration.
771

772 Mr. Archer - Thank you, sir. I apologize for interrupting you,
773 Mr. Axselle.
774

775 Mr. Axselle - That's fine. Building on what Ben Sehl provided to
776 you, as he said, the property in question is two parts. One is three acres that's
777 part of the Henrico Doctors' Hospital campus now. It's used for parking. It was
778 zoned for hospital and medical uses in the early '70s, so that use has always
779 been there and appropriate. Then there is the 4.5 or 4.6 acres that Schools did a
780 study. They determined it was surplus; they had no further use for it. An
781 agreement has been reached between Henrico County Public Schools and HCA
782 to purchase that property for \$3.2 million. It is subject to rezoning. The \$3.2
783 million would be used for educational purposes.
784

785 The plan is to build on the property this building here. It would be a cancer center
786 and medical office building, and it obviously would serve a number of purposes—
787 or have a number of benefits, is more appropriate perhaps to say. It would create
788 jobs. It will provide tax revenues for Henrico. And probably more importantly,
789 Henrico Doctors' last year served about 1700 oncology patients. This would
790 provide for them for the first time to have a centralized standalone facility to serve
791 those patients. We think that would be a great enhancement to those patients
792 and to Henrico residents' healthcare.
793

794 We recognized from the start that a project of this nature, as with any project, has
795 some consequences, or may have some consequences, for adjacent property
796 owners. There are six homes in Tuckahoe Hills that adjoin this property. We have

797 had four community meetings with them in which we have solicited their input—
798 one in November, December, January, and then February 1. And your staff has
799 participated in each of those meetings, as well as the past and current member
800 of the Planning Commission from the Three Chopt District.

801
802 During my forty years of coming before you, I don't think I've ever seen a case
803 where an applicant has gone as far to try to address the concerns, knowing that
804 there is still going to be opposition. We do believe we've addressed all of the
805 relevant and reasonable concerns. Apparently, your staff concurs from the staff
806 report. They also are supportive of the proffers. The twenty proffers were put
807 together and tailored only for this particular project, and the staff recommends
808 approval.

809
810 Now I'm going to ask Rachel to come forward. And like I said, she'll go through
811 the development portion of the project. And then Andrew will come forward. And
812 then we'll come back and all of us will be available to respond to any questions
813 you may have

814
815 Mr. Archer - All right, thank you.

816
817 Mr. Emerson - Mr. Axselle, you have approximately five minutes left.

818
819 Ms. McKinney - Good evening. I am Rachel McKinney, and I am with
820 RK&K. We are the civil engineers that have been working with Henrico Doctors'
821 Hospital on this project. To get everyone oriented, the red represents the existing
822 campus. The blue hatched area represents the subject property to be rezoned for
823 the new medical office building that would be assimilated into the existing
824 campus.

825
826 Initially, we conducted a site plan study to determine the location and
827 configuration of the building based on the restrictions of the site. Shown here in
828 purple is the initial and optimum layout. We then revisited the site plan study to
829 include fifteen different layouts in response to the adjoining property owners in
830 Tuckahoe Hills. Here we looked at rotating the building, locating the building
831 further away from the neighborhood, and reconfiguring the building footprint.
832 Shown here in blue is the concept that we are currently proposing.

833
834 As Mr. Axselle mentioned, we held four community meetings to hear the
835 concerns of the neighbors. Along with the building layout, other issues that were
836 discussed at the first neighborhood meeting include the location of the dumpsters
837 and trash pick-up times; parking, and building, lighting, and signage; buffer sizes
838 and materials; and the stormwater management plan for the site. Remaining
839 issues that were discussed at the next three neighborhood meetings include
840 HVAC screening and sound, irrigating the buffer, and securing the property with
841 additional fencing extending to the southern property line.

842

843 The site plan displayed is the final concept. At the neighbors' suggestion, we
844 have moved the building as far back from the neighborhood as we could while
845 still considering the restrictions of the site. We rotated the building 90 degrees so
846 that it is perpendicular to the neighborhood, thus lessening the visual impact.
847 With this change, we also shifted the one-store imaging center that was originally
848 in line with the four-story MOB, and strategically placed it at the back of the
849 building. This would allow for a generator to be placed in the northeast corner of
850 the MOB so that it will be screened by the main building and a portion of the
851 imaging center. Dumpster locations were relocated closer to the entrance to
852 mitigate any sight and sound disruption to the neighbors.

853

854 Our final concept plan attempts to respond to all neighborhood concerns while
855 delivering a functional site plan for the MOB.

856

857 And just to respond to Ms. Jones' concern about the site elevation. Overall,
858 there's a fall of thirty-two feet from the school to the farthest east—west side of
859 the property. But there's a sixteen-foot difference from the finished floor elevation
860 of the school floor to the proposed MOB floor.

861

862 With that, I will turn it over to Andrew Bleckley with Cite Design, who is going to
863 provide you more details regarding the landscaping.

864

865 Mr. Archer - Thank you, Ms. McKinney. Any questions for
866 Ms. McKinney before she sits down? Thank you, ma'am.

867

868 Mr. Bleckley - Good evening. My name's Andrew Bleckley. I'm a site
869 design and landscape architect. First off, I'll just say that it's pretty exciting to be
870 involved with a project where the first task of order when you step up to the
871 design is to do a tree survey. That just goes to show you how much Henrico
872 Doctors' is concerned with being a good neighbor in this community.

873

874 I wanted to draw your attention mainly to the buffers as we discuss the landscape
875 plan tonight. First, the east boundary buffer that abuts the school site is a 25-foot
876 buffer. And we are proposing an evergreen hedge there with 6-foot tall plants at
877 the time of planting, 10 feet apart for the spacing. And then on the south side,
878 you'll see the ones that abut the residential lots. We've prescribed a 25-foot
879 transitional buffer per code, but then we've gone a step further and made that a
880 35-foot transitional buffer that incorporates a 50-foot transitional buffer
881 requirement in the first 25 feet. We're also retaining all the trees that are above 6
882 inches in caliper for this area. So that area will remain undisturbed during the
883 development portion of the construction. And then the 10 feet remaining will
884 include the fence that Mr. Sehl mentioned, along with a Leyland cypress row of
885 plantings that will be planted at 10 feet on center and be planted 10 feet tall at
886 the time of planting.

887

888 We'll show you a couple of views from a computer-generated model that we
889 created to give you kind of an area of what this area will look like after the
890 plantings are planted. And again, we are showing these plants larger than the
891 County minimum requirement at this time. So when they go in and are planted,
892 they'll be above the County minimum size requirement.

893

894 This is the view from one of the residential backyards. You can see the layering
895 effect that we've created with the landscaping with the low shrub area. And then
896 we've also got understory trees that are applied, as well as the existing tree
897 canopy from retaining trees that are on the site.

898

899 This is the view from the back of the school showing a little bit of the grade
900 change from the height of the school site down to the building height. You can
901 see the plantings there as well.

902

903 With that, I'll hand it back over to Mr. Axselle for closing comments.

904

905 Mr. Archer - Mr. Axselle, there may be questions, but you've just
906 about used up all of your time. I just thought I'd let you know that while you're
907 coming up.

908

909 Mr. Axselle - That's fine. Rachel and Andrew, why don't you just
910 come on up so different people can respond to the questions and be up here, if
911 you will. We have no further part of our presentation, so it's just Commission
912 questions that they may have. We'll be glad to respond to those.

913

914 Mr. Archer - Ms. Jones, you had a question when we started. Do
915 you want to ask it now?

916

917 Ms. Jones - It was answered.

918

919 Mr. Archer - Oh, it was? Okay. Thank you. Anybody else have
920 questions? Okay. Mrs. Marshall?

921

922 Mrs. Marshall: Mr. Axselle, refer to number 20. As far as the
923 abatement of sound goes, I know that this could be addressed at a later date, if
924 that was necessary. What type of sound barriers will we be discussing?

925

926 Mr. Axselle - Well it will be dependent on the type of rooftop
927 mechanical equipment, how large and where it's located and so forth. Obviously,
928 the building that you see before you is conceptual, although we've committed to
929 the material, we've committed to the appearance. What we do not yet know is
930 what the rooftop will be. But we are, as proffer 20 says, committed to enclosures
931 for sound abatement. The details, as is traditional, would be worked out at the
932 time of plan of development for approval either by the Commission or by the
933 Planning director under the language the County attorney says. But the short

934 version is we don't know, but the commitment is there in the proffer, and it has to
935 be addressed at plan of development time.

936
937 Mrs. Marshall: Okay.

938
939 Mr. Archer - Anyone else? All right, thank you, sir.

940
941 Mr. Axselle - Thank you.

942
943 Mr. Archer - Okay. Now we have the same ten-minute time
944 allotment. And I inadvertently interrupted Mr. Axselle, and I took about twenty-five
945 seconds of his time. So I think it's only fair that I give you all another twenty-
946 seconds. So anyone who represents the group who wants to come up and begin
947 speaking, you have ten minutes. Please identify yourself and your address for
948 the record, please.

949
950 Mr. Emerson - Mr. Chairman, if I might before the public starts. I
951 would like to maybe assist in moving along some of their concerns and just clarify
952 a couple of things for everyone.

953
954 At the public meetings or at the community meetings, there have been a couple
955 of resounding themes. One in particular is not within the purview of the Planning
956 Commission, and that is the land sale. The School Board declared the land
957 surplus and contracted for its sale. This particular body has no regulatory
958 authority over the sale of the land. So I just want to make sure everybody's clear
959 on that. The soil borings have been a contention, and I've heard and I
960 understand your concerns. But again, that's part of the agreement between the
961 School Board and the contract purchaser. This Commission has no regulatory
962 authority over that action as well. So in order to speed you along, you might not
963 want to include those in your comments. We've heard them; however, it doesn't
964 play into their decision. Their decision is solely a land-use decision this evening.

965
966 Mr. Archer - Thank you, Mr. Secretary.

967
968 Mr. O'Donnell - Hello. My name is Rob O'Donnell. I live with my wife,
969 Bobbi, at 7514 Woodley Road. Before I provide my remarks, I would like to ask
970 on behalf of the neighborhood to allow a little extra time for our comments
971 because most of us are not used to public speaking. So thank you for your
972 consideration.

973
974 This project should not be approved. To be clear, we are not against the
975 construction of a cancer center medical office building on Henrico Doctors'
976 property. However, we are against rezoning the Three Chopt Elementary School
977 property next to residential neighborhoods. Can everyone who is opposed to this
978 rezoning raise your hands? As you can see, there is a community consensus.

979

980 HCA Henrico Doctors' Hospital has sufficient space on their existing land for their
981 project. This hospital instead is choosing to expand its footprint to selfishly
982 increase its value and become a second-level trauma center. It is important that
983 the citizens of this County have access to high-quality health services. Nobody in
984 this room denies that. However, if the Henrico County School Board and the
985 Planning Commission objectively evaluates the tradeoff in this proposal, they
986 would see that this is overwhelming at the expense of elementary school
987 students and local community.

988
989 This plan decreases neighborhood property values. It reduces elementary school
990 lot size, eliminates green space, and increases automobile and helicopter traffic.
991 We can talk about setbacks, buffers, sound levels, increased traffic, building
992 height, increased noise, increased air pollution, and decreased property value.
993 But at the end of the day, this is about quality of life. Proceeding with the project
994 will reduce the desirability of homes in the surrounding community and will
995 negatively impact the quality of elementary school learning.

996
997 The impact of this project is both personal and economic for us homeowners.
998 Speaking as an affected party and as a realtor, this commercial project
999 significantly damages our residential property value by up to 30 percent. That
1000 would be equivalent to a \$60,000 loss on a \$200,000 home. This is evidenced by
1001 a home that is for sale in our neighborhood that has already been reduced
1002 \$20,000. As the homes in this neighborhood sell, their decrease in value affects
1003 the sale of properties up to a mile away. These sales affect a wider area than just
1004 the properties adjoining the project.

1005
1006 A change in zoning would contribute to an increased urban footprint in a
1007 suburban neighborhood. It is clear that Henrico Doctors' Hospital has provided a
1008 strong financial incentive for Henrico schools and the County supervisors to sell
1009 the property. However, these decisions should not be on the back of neighbors
1010 who are County employees, social workers, a Henrico County firefighter, an Iraq
1011 War veteran, a Vietnam War veteran, young families with children that are first-
1012 time homebuyers, and elderly homeowners. This is a neighborhood of quality
1013 affordable homes in an economic time where affordability of homes is crucial to
1014 community development.

1015
1016 In closing, please do not let your decision reduce the value or quality of our time
1017 in our community. We also have a couple other neighbors that would like to
1018 speak as well.

1019
1020 Mr. Archer - Okay. Thank you, sir. Are there questions for
1021 Mr. O'Donnell? All right. Thank you, sir.

1022
1023 Mr. Grieves - Thank you for allowing me to speak. My name is Jeff
1024 Grieves, and I live at 7516 Woodley Road. My property borders the school

1025 property. So not only does it affect my community, it directly affects my family
1026 personally.

1027
1028 HCA is the largest for-profit hospital in the world. The 94,000-square-foot cancer
1029 center they are proposing to build is actually a 4,000-square-foot cancer center
1030 attached to 90,000-square-foot four-story medical office building. They have
1031 admitted they have other options on their existing property to construct the
1032 facility; they just choose not to do so.

1033
1034 Eight years ago, I approached the County about purchasing part of the property
1035 in question since it borders the rear of my property. I was told that due to the
1036 requirements in the Henrico County Comprehensive Plan, there is a minimum
1037 requirement of fifteen to twenty acres of land for elementary schools. I was
1038 informed that this school was currently at eighteen acres, so it could never be
1039 subdivided and further sold. Now I'm told that the entire Comprehensive Plan
1040 was just simply a guideline for the County to choose to follow if it pleases.

1041
1042 My profession requires that I have to reference the Henrico County
1043 Comprehensive Plan on a regular basis. Having recently been a veteran of eight
1044 combat tours, I understand the importance of following rules and regulations. It
1045 disturbs me that residents of Henrico County have to abide by the plan to the
1046 letter; however, the County itself who wrote the plan exempts itself when it
1047 chooses to do so. Your plan recommends these woods remain Government, not
1048 Office.

1049
1050 A few months ago, Henrico County stepped in and stopped a Family Dollar from
1051 building on a property that was already zoned Commercial and could be built on
1052 without any rezoning. The County stepped in and purchased the property using
1053 general funds, our tax dollars, to buy the property and stop the same economic
1054 development. The only difference in that situation that we can see is their
1055 property values start at \$260,000 and ours start at \$140,000. This makes us feel
1056 as a community that we are treated as second-class citizens.

1057
1058 We have had community meetings with Henrico Doctors' Hospital, but the tone
1059 has been here is what we are doing, accept it. We feel no matter how loud we
1060 speak, no one hears us. And if they do, so what.

1061
1062 Our community, our children, and the school use those woods on a daily basis.
1063 Were you aware that there is a nature trail, an outdoor classroom, so to speak,
1064 that teaches use to teach children about nature and ecology? And did you know
1065 that HCA bulldozed it? That's right. In an effort to rush this process, the hospital
1066 brought in heavy equipment and tore down what we—I apologize about that.

1067
1068 HCA who began the largest for-profit hospital system in the world should be able
1069 to build this cancer center and office building at a location that's already been
1070 zoned properly, preferably at a location that does not require the destruction of

1071 wooded property or the constant breaking of County policies. If they can find a
1072 way to respect our current County plan, it should be able to help Henrico County,
1073 the economy, and produce jobs and revenue to Henrico County without
1074 devastating the property value in the surrounding areas. I'm sure that is why we
1075 spend so much money on county planning.

1076

1077 I'm glad Henrico County—Doctors' Hospital brought a bunch of people in here.
1078 But I'd really like to know how many of them actually live in the community
1079 around us.

1080

1081 Mr. Witte - First off, thank you for your service. Not a lot of
1082 people have been through eight tours.

1083

1084 Mr. Grieves - Thank you for your support.

1085

1086 Mr. Witte - But secondly, in reference to the Family Dollar, Dollar
1087 General—the Family Dollar was in Varina.

1088

1089 Mr. Grieves - Yes, I'm aware of that.

1090

1091 Mr. Witte - The Dollar General that we turned down recently is on
1092 Mountain Road. It just happened at the same time, and it was a big
1093 misconception that it was the same property. The County purchase and the vote
1094 to deny the Dollar General on Mountain Road and John Cussons were two totally
1095 separate incidents.

1096

1097 Mr. Grieves - Maybe I have the name wrong. Maybe I have the
1098 Dollar General wrong.

1099

1100 Mr. Witte - The County purchased the land on Route 5 for
1101 parking, I believe. Isn't that right, Mr. Leabough?

1102

1103 Mr. Leabough - I can't speak to that.

1104

1105 Mr. Witte - Okay. That was my impression.

1106

1107 Mr. Grieves - I didn't bring the sheet with me, but I know—I don't
1108 know if it was a Dollar General or a Family Dollar, but I know Henrico County
1109 stepped in and purchased the property in front of that subdivision.

1110

1111 Mr. Emerson - Mr. Chairman, just to clarify that point. It was the
1112 Family Dollar in Varina that this body approved. It was an existing zoning, and it
1113 was by-right use. And then the County purchased the land after the fact to
1114 develop an amenity along the Capital Trail.

1115

1116 Mr. Grieves - They purchased it, and they mixed it in for the bicycle
1117 trail.

1118
1119 Mr. Emerson - That's correct.

1120
1121 Mr. Witte - I misunderstood.

1122
1123 Mr. Archer - Are there questions before he takes his seat? All
1124 right.

1125
1126 Ms. Jones - Hello. My name is Ginny Jones, and I live at 7518
1127 Woodley Road. The proposed building will back up right to my property. I have
1128 lived here since 1984. My father was a prominent physician at Henrico Doctors'
1129 Hospital and a member of the board. He would be appalled by what they're
1130 proposing to do to our neighborhood. But the Planning Commission apparently
1131 doesn't understand, and it appears the County administration has forgotten, the
1132 history behind this piece of property and what Henrico County did to preserve
1133 and protect it.

1134
1135 On March 1, 1971, after a request by Henrico County, the Virginia General
1136 Assembly amended the state code to give Henrico the authority to protect this
1137 property. On June 11, 1975, the Board of Supervisors acted to protect and
1138 preserve 1600 Skipwith Road and all its property in perpetuity for the citizens of
1139 this County as a bird sanctuary, and it remained so-designated in your County
1140 code. It appears no one—not the Planning Commission, the Planning
1141 Department, County administration, Henrico County Public Schools, or our
1142 current Board of Supervisors—seems to care as much as the previous
1143 administration and elected officials did about the land encompassing Three
1144 Chopt Elementary School.

1145
1146 The County had to request the Virginia General Assembly to bestow enabling
1147 legislation to permit the designation of bird sanctuaries in Henrico County. That
1148 proves there was intent to protect this property. Currently, there are three bird
1149 sanctuaries in the County, but there is only one that is addressed specifically—
1150 1600 Skipwith Road, Three Chopt Elementary. In the resolution adopting the bird
1151 sanctuaries, the Board said, quote, whereas the Board of Supervisors finds that it
1152 will promote the health and general welfare of the County to declare Three Chopt
1153 Elementary School a bird sanctuary. The school and its grounds and the outdoor
1154 classrooms, its nature trail we keep mentioning, were protected.

1155
1156 By agreeing to sell the land to HCA, who will demolish almost five acres of this
1157 protected area, you are going against the County code and the efforts the
1158 previous board and community took to preserve it. Your Comprehensive Plan
1159 states, quote, that public facilities like schools, parks, and libraries contribute to
1160 the identity of a community and provide public gathering places. Additionally,
1161 when these facilities are provided in an exemplary manner, they contribute to

1162 higher property values and increased community appeal. Natural and cultural
1163 opportunities provided through public facilities are important to social interaction,
1164 offering amenity value to the community, end quote.

1165
1166 Chapter 11 of your plan states that the needs associated with high-quality
1167 education are not limited to new buildings and encompass programs that
1168 enhance the overall educational experience. How do you propose that teachers
1169 do that when you rid the woods of the nature trail that the students and the
1170 community use? Three Chopt Elementary School and its entire property is a
1171 designated bird sanctuary. That is its use. It was done to protect the woods as a
1172 habitat for wildlife. The County sought special legislation to do this; it wasn't done
1173 by the state. You should not be allowed to ignore what is law so that a private
1174 company can profit, especially when they can build elsewhere on their campus.
1175 We know this is a special piece of property; apparently all of you forgot.

1176
1177 If you can spend our money on land to protect a few homeowners in Varina,
1178 certainly you can uphold the County code and preserve the learning environment
1179 for our children, protect our home values, and save the woods that everyone
1180 uses.

1181
1182 Mr. Archer - Mrs. Marshall, do you want to allow a little more time?

1183
1184 Mrs. Marshall: Sure.

1185
1186 Mr. Archer - Sir, your time has expired, so I will ask you to be brief.
1187 We will allow you time.

1188
1189 Mr. Miller - Thank you, Chairman Archer, commissioners. My
1190 name is Bill Miller. My wife, Maria, and I live on Westfield, about three blocks
1191 away from Woodley. We own six homes in the County, four of which are in
1192 Tuckahoe Hills, so we have a vested interest. But I'd like to speak today about
1193 other cancer centers in the region.

1194
1195 If we could hold the signs up about the cancer centers. There are nine in the
1196 region—three in western Henrico, two in Chesterfield, one in the city of
1197 Richmond, one in Mechanicsville. Commission Leabough and Chairman Archer,
1198 there are no hospitals or cancer centers in Varina or Fairfield. When your
1199 neighbors and your family need to go to the doctor, the closest area is Hanover
1200 Regional Medical. So I would advocate that the COPN be revisited, the
1201 Certificate of Public Need, to see if the citizens of Henrico would not be better
1202 served if this fine high-tech facility were located in Varina or Fairfield.

1203
1204 Thank you very much for your time.

1205
1206 Mr. Archer - Thank you, Mr. Miller. Okay, that concludes the
1207 presenter and the opposition.

1208

1209 Male - [Off microphone.] I don't know if you have time for
1210 more comment or not.

1211

1212 Mr. Archer - Mrs. Marshall?

1213

1214 Mrs. Marshall: Sure.

1215

1216 Mr. Archer - Come up, sir.

1217

1218 Mr. Spotts - Thank you very much. I will make my comments
1219 much briefer than I had originally planned.

1220

1221 My name is Rob Spotts, and I'm the retired principal of Three Chopt Elementary
1222 School. I went there in the year 2000, and at that time, much of the area behind
1223 the school that was the nature trail had become overgrown because in the mid
1224 '80s when the hospital had purchased the area for the parking lot, much of the
1225 original nature area had been changed. So it was overgrown at that time. But
1226 through some efforts of a number of different people, we were able to revitalize
1227 that area and make it into a learning area for the students at Three Chopt
1228 Elementary School. That encompassed the community itself. It encompassed
1229 Boy Scout groups, Girl Scout groups, and even Henrico Doctors' Hospital. In a
1230 weird twist of things during the sniper attacks when they provided a large sum of
1231 money to help us clear out a large area of brush that had been overgrown along
1232 their property and behind the school.

1233

1234 Throughout that time period, another piece of land was sold between us and the
1235 hospital. And fortunately, even though it deforested much of the area that gave a
1236 nice border between us and the hospital, it did not touch the major area of the
1237 nature trail.

1238

1239 And as many of you know, there's a lot of great history with this piece of land. If
1240 you were so interested, I'd give you copy of the history, but the Skipwith family,
1241 obviously, that was their homestead, and that's part of the area that's been
1242 redeveloped, the wall and everything.

1243

1244 I would just like to add that if this property is rezoned, there's one thing that I
1245 think is extremely important for us as a County, and that is to assure that the
1246 hospital follows through with the landscaping, that buffer zone between the
1247 school and between the hospital. When the last piece of land was sold to the
1248 hospital and was developed for a parking lot and later the heart wing, the
1249 landscape buffer that was promised never was fully completed. To this day, all
1250 plantings that were in the original plan and second plan when the heart wing was
1251 built are not there and not completed. This is probably because the irrigation
1252 system that was supposed to be in place was never put in place. And this was all
1253 specified in the specs for that project. Many of those plantings died over the

1254 years. Some of them were replaced; some of them were not replaced, after many
1255 phone calls, many meetings with hospital officials and also with the contractors at
1256 the time.

1257
1258 So I would urge you if this does pass that you go back and take a look at the
1259 landscape buffer and make sure there's a strong buffer between the back of new
1260 building as well as all the way around beside the heart pavilion and the parking
1261 lot.

1262
1263 I hope I've made that much briefer. If you have any questions about that, I would
1264 certainly like to share it with you. This is an extremely interesting piece of land,
1265 and the things that we did with it over the thirteen years that I was at Three Chopt
1266 hopefully improved it into a great outdoor classroom. I really hate to see that this
1267 will be lost if we do this rezoning. Thank you very much.

1268
1269 Mr. Archer - Thank you, Mr. Spotts. We will allow one more
1270 speaker for the opposition. Go right ahead, sir.

1271
1272 Mr. Marshall - My name is Watson Marshall. I've lived in Henrico for
1273 seventy-seven years. I'm opposed to this zoning. My wife owns a house on
1274 Parkside. Nobody's told this Board that the hospital cut down forty trees. They
1275 said they had to do that. They don't need to do that.

1276
1277 And I wonder who owns this land. I think I own part of Henrico County. If you've
1278 ever seen a deed to a piece of property, Henrico County's not a party to the sale.
1279 So I don't think this Board has any right to take and zone my property. And I think
1280 you ought to look at that favorably that you don't own that property; the citizens
1281 own the property. I would say that you don't have any authority to zone the
1282 property when all of these people are opposed to it. Of course the hospital
1283 brought a bunch of people in here, but they don't live in Tuckahoe Hills.

1284
1285 That's all I have to say. Thank you.

1286
1287 Mr. Archer - Thank you, Mr. Marshall.

1288
1289 Mr. Axselle - [Off microphone; inaudible.]

1290
1291 Mr. Archer - Yeah, I think we can allow that, Mr. Axselle. I think it
1292 would be only fair.

1293
1294 Mr. Axselle - A number of the speakers said that there was
1295 adequate land on the property on which they could build this cancer center,
1296 medical office building. In each of the meetings—at least three of the four
1297 meetings, Will Wagon explained why that was not accurate, so that statement is
1298 just not accurate and they were so advised.

1299

1300 Reference was made to a trauma center. One of the proffers includes a
1301 prohibition of this building having a trauma center. That was put in at their
1302 request. The Comprehensive Plan is in fact a guide.

1303

1304 And then there was a comment about the school and so forth. Please keep in
1305 mind that this property was determined by the schools that they do not have a
1306 current need for this land now or in the future, and so the statement was made
1307 that there would be abatement in the education of the students at Three Chopt
1308 Elementary. That would be contrary to what the school determined.

1309

1310 Keep in mind that the school system joined—didn't join the application, but they
1311 gave us authority to go forward with this rezoning. So they are aware and are in
1312 concurrence with what this request is before you.

1313

1314 Mr. Chairman, I tried to be fairly brief. We'll be glad to respond to any questions
1315 you all might have.

1316

1317 Mr. Archer - Any questions for Mr. Axselle from the Commission?

1318

1319 Mr. Leabough - Just one quick question. In your first statement, you
1320 said the current site can't accommodate the use. Can you explain why that is the
1321 case? I'd like details of what you shared.

1322

1323 Mr. Axselle - Will Wagon, if you don't mind explaining. The current
1324 campus does not have adequate space to accommodate the building and the
1325 parking. That's the short version.

1326

1327 Mr. Leabough - And also while you're at it, could you please explain
1328 why this site is critical to the success or the operation of the facility? As opposed
1329 to some site somewhere else.

1330

1331 Mr. Wagon - Good evening. My name's Will Wagon. I'm the chief
1332 executive officer of Henrico Doctors' Hospital. I think the quick question is if you
1333 look at the site—and you can see the existing layout in red—one of the
1334 challenges that we have is we're constrained for parking over the entire campus.
1335 The County has worked with us over the years, so we have parking here. Plus
1336 we use an off-site lot to be able to accommodate the parking that we would have.

1337

1338 Any other location—we spent a lot of time exploring off of Discovery Drive,
1339 putting another building off of—pardon me—Forest Avenue and looking at that.
1340 We would end up with not having the ability to overcome the deficit that we'd
1341 create by taking existing parking out, as well as having to create additional
1342 garages. And it would cause gridlock on our campus.

1343

1344 So the opportunity was to be able to look at how we could expand on the
1345 southern buffer of the campus. With the functions of a cancer center, the benefits

1346 are multiple. When you think about how cancer is accessed, it's predominately
1347 an ambulatory service. You imagine a patient who may be undergoing radiation
1348 oncology treatments maybe concurrently with chemotherapy and being able to
1349 access that in a convenient manner where they don't have to traverse the
1350 hospital, where they can have ease of parking and access to the building. The
1351 fatigue they have after those treatments is great, so making that patient
1352 convenience was something that was very important to us.

1353

1354 The other dynamic is that sometimes we do have patients who are in an acute
1355 phase or a new diagnosis of cancer that we need to treat their radiation therapies
1356 concurrently with their in-patient visit. So it would be unusual, but it will happen
1357 where we will need to be able to move a patient from the hospital into the linear
1358 accelerators to start their radiation therapy concurrent to their hospitalization. Get
1359 them discharged and then come back. So thinking about a cancer center that's
1360 far removed from the hospital was challenging clinically when we thought through
1361 how we could optimize, or better yet balance, creating an easy access for
1362 patients who are fighting cancer with the needs of what it presents in the
1363 treatment.

1364

1365 Mrs. Marshall: Mr. Wagon, can you speak to the Commission about
1366 where the cancer center is proposed to go and the reasoning because of where
1367 the helicopter lands, if you don't mind, please.

1368

1369 Mr. Wagon - If you look on the left side of this screen or my left,
1370 you see the primary helipad access. I could invite Mr. Ladd to come up and give
1371 us more specifics as needed, but typically the FAA says you need two routes
1372 coming into a helipad. It really depends on which way the wind blows that day, so
1373 the prevailing route that the helicopters fly. So we tried to use both the primary
1374 and the secondaries of making sure that we could accommodate the air traffic.
1375 Our helipad is primarily used for cardiac transports. We're fortunate enough to
1376 care for a large number of individuals out of the Northern Neck who are flown
1377 down from places like Kilmarnock, Tappahannock and those areas,
1378 predominantly around STEMI or heart care. That has been part of the hospital for
1379 several decades. So preserving the ability to have safe helicopter transport. And
1380 then the rest of it was trying to balance how can we push the building as close to
1381 the hospital as possible so that we were able to mitigate the visual of the
1382 building. That's where we ended up ultimately with this design.

1383

1384 Mrs. Marshall: Okay. One more question please. Mr. Spotts, the
1385 retired principal from Three Chopt Elementary, he stated that in previous times,
1386 as far as buffer zones and things that have not been taken care of. I'm not sure if
1387 you were CEO back then, but can you speak a little bit about that please?

1388

1389 Mr. Wagon - Sure. I was not. I have heard a different story. I think
1390 the recollection that I've heard is that those plantings were actually on the school
1391 property, so not the hospital's to maintain. We have been able to incorporate

1392 that, so all of the new landscape that is planted is within the buffer, which would
1393 be property that's ours. So it would be forever our responsibility to be able to
1394 maintain that because it's on our property and those proffers obligate us to do so.
1395 That is the recollection that I've heard of the discrepancy that those were
1396 landscaped on the school's property, that the schools didn't maintain. And maybe
1397 that's where that discrepancy lies.

1398

1399 Mr. Axselle - We would have to maintain and replace.

1400

1401 Mr. Wagnon - In this version, it's all on our property and we'd proffer
1402 that we have to maintain and irrigate it and keep it as specified.

1403

1404 Mrs. Marshall: Thank you.

1405

1406 Mr. Archer - Any other questions for Mr. Wagnon? Go ahead,
1407 Ms. Jones.

1408

1409 Ms. Jones - I do have a question. For clarity for me and maybe for
1410 others, would you explain the role of the COPN for your proposal?

1411

1412 Mr. Wagnon - The Department of Health has a Certificate of Public
1413 Need process, and there are regulated assets that are part of that plan. When
1414 someone desires to add or to have services relative to the Certificate of Need,
1415 there's a process that you go through. We were able to obtain two separate
1416 CONs. One was to go from one linear accelerator to two. And the second CON
1417 was to be able to add SRS, or stereotactic radio surgery capabilities. So one was
1418 expanding our capacity, and the second is being able to do more sophisticated
1419 shorter durations.

1420

1421 We treat on average 40 to 45 patients today on one linear accelerator. We have
1422 a fantastic cancer center that's with us tonight, completely committed to the care
1423 of people in our charge. Our real challenge is that our existing linear accelerator
1424 is near the end of its useful life. It's located in an area that is not conducive to
1425 replacing it based on the new technologies. So having a larger footprint for the
1426 ceiling heights was something that was important to be able to site contemporary
1427 technologies to make sure that we can provide residents of Henrico County the
1428 treatments that they need to fight cancer tomorrow.

1429

1430 Ms. Jones - Thank you.

1431

1432 Mr. Axselle - May I supplement just one thought on that. The
1433 certificate that the state has is a Certificate of Public Need. They go through a
1434 rather extreme detailed analysis. The fact that they've shown and approved the
1435 expansions of the Certificate of Public Need does address the need issue.

1436

1437 Unless you have more questions, thank you.

1438

1439 Mr. Archer - Does the Commission have further questions?

1440

1441 Ms. Jones - For Mr. Axselle I have a question. I was simply going
1442 through the comments of the folks who came up to speak. We all understand that
1443 this is an important issue, and nothing's more important than something that
1444 affects the neighborhoods in which we live. So would you clarify just a couple of
1445 other things that folks asked about?

1446

1447 Many people did cite the sale of the property. That is not our decision, as
1448 Mr. Emerson explained to you. That was a School Board decision. Property
1449 values have come up. A bird sanctuary has come up. And the loss of the nature
1450 trail. I guess my question on that third point is do you know if there's an option to
1451 relocate or reconfigure something like that?

1452

1453 So those three items just are questions that were raised by citizens that I didn't
1454 hear answers to.

1455

1456 Mr. Axselle - This is the first time I've heard about a bird sanctuary
1457 that was put on back in the '60s and so forth. That was on the old Skipwith
1458 property, the Three Chopt Elementary School. I just really can't address that.
1459 There was a nature trail. When I walked the property, with the school's
1460 permission, a couple of times, it was not in the best repair. In our meetings, there
1461 were times when people said that a Boy Scout troop came in and cleaned it up
1462 and so forth. So we would certainly entertain anything of that nature. But that
1463 nature trail, after the rezoning and the acquisition, would need to be on the
1464 existing remaining Three Chopt Elementary property.

1465

1466 Ms. Jones - And property values was the third point. That's a hard
1467 thing to quantify. I know other hospital areas in residential settings have gone
1468 through this, St. Mary's and others that we have seen. Do you have a comment
1469 about that at all?

1470

1471 Mr. Axselle - I've always operated under the rule or perception that
1472 "property values" is not something that's overly well-defined. I don't believe it's a
1473 valid land use consideration. It may be a valid issue in the people's minds, but I
1474 don't think it's a valid issue from a land use standpoint.

1475

1476 [Many voices mumbling; inaudible.]

1477

1478 Mr. Archer - Please. Any further questions?

1479

1480 Mr. Leabough - Just one other question I think the community raised
1481 related to the primary use of the building. I think they said a smaller percentage
1482 was dedicated to cancer care; the larger percentage was dedicated to the office
1483 building component. Can you speak to that please?

1484
1485 Mr. Axselle - The smaller part—Tommy, come up, if you don't
1486 mind, and make sure that the answer I'm giving is—"oh, here, right being me."
1487
1488 Mr. Wagon - One of the benefits of having a multiple-story building
1489 is that we'd be able to have treatment areas on the first floor. We have a robust
1490 cancer program. At the cornerstone of that is that we have multi-disciplinary case
1491 conferences so that we're able to bring together all different specialties. In
1492 essence, when we're thinking about how we help folks who have a new
1493 diagnosis of cancer, the first thing that we're trying to do is reduce the time from
1494 suspicion or diagnosis to treatment plan.
1495
1496 Mr. Leabough - So the primary use is really still related to cancer
1497 treatment.
1498
1499 Mr. Wagon - Cancer. And then it would be the physicians related to
1500 the multi-disciplinary care of what we see. So having breast surgeons in the
1501 building or an office so that they're able to participate in multi-disciplinary case
1502 conferences is conducive. And so the building will be comprised of all the
1503 different specialties who participate in oncology care.
1504
1505 Mr. Leabough - Still to focus on the cancer patient.
1506
1507 Mr. Ladd - Yes sir.
1508
1509 Mr. Leabough - Okay. Thank you.
1510
1511 Mr. Archer - All right. Anything else?
1512
1513 Mr. Axselle - Thank you very much.
1514
1515 Mr. Archer - Thank you, Mr. Axselle. Mrs. Marshall, are you ready
1516 to make a decision?
1517
1518 Male - Mr. Chairman?
1519
1520 Mr. Archer - Yes.
1521
1522 Male - Here are the Henrico articles that govern it.
1523
1524 Female - The code about the bird sanctuary.
1525
1526 Mr. Archer - You can pass it down, yes. Let me just say this while
1527 Mrs. Marshall is reading. I don't think we say this often enough. I suppose most
1528 of you, or at least some of you, know that this board serves in an advisory
1529 capacity. The final decision, regardless of what decision we make tonight, will be

1530 an advisory decision to the Board of Supervisors. They are the ones who will
1531 make the final decision on the zoning. I think their next meeting is probably
1532 March 8th. I think it's the second Tuesday in March. I just want to make sure you
1533 all understand that. Thank you.

1534

1535 Mrs. Marshall: Mr. Chairman?

1536

1537 Mr. Archer - Yes, Mrs. Marshall.

1538

1539 Mrs. Marshall: There's been some controversy in this case
1540 concerning work done on the site by the applicant. Anything the landowner has
1541 allowed the applicant to do on the property is between those parties and not part
1542 of this case. I've attended three neighborhood meetings on this project and have
1543 spent a lot of time with the Planning staff reviewing the case and the proffers. I
1544 have also personally been out and walked the property on the 28th of January to
1545 gain insight into issues that were raised.

1546

1547 In the beginning of the process, the applicant changed the location of the building
1548 to lessen the impact on the neighborhood. I've asked Mr. Axselle to make
1549 numerous changes to the case and to add proffered conditions to address
1550 concerns voiced by the citizens. Mr. Axselle has agreed to all of the changes that
1551 I have requested and has proffered the items as I have asked him to. The
1552 applicant will be legally required to strictly follow the proffered conditions.

1553

1554 The hospital itself is an existing use adjacent to the neighborhood. This case is
1555 an addition to that use. I believe the planted buffer, fencing, and other proffered
1556 conditions limit the impact of this addition to the hospital on the neighborhood.
1557 Except agreeing to not build anything on the site, I believe the applicant has
1558 addressed all the concerns of the neighborhood that he can, and I move that we
1559 follow the recommendation of the Planning staff and approve case number
1560 REZ2015-0032. Thank you.

1561

1562 Mr. Archer - Thank you, Mrs. Marshall. Is there a second?

1563

1564 Mr. Leabough - Second.

1565

1566 Mr. Archer - Motion by Mrs. Marshall and seconded by
1567 Mr. Leabough. All in favor say aye. All opposed say no. The ayes have it; the
1568 motion passes.

1569

1570 **REASON -** Acting on a motion by Mrs. Marshall, seconded by Mr.
1571 Leabough, the Planning Commission voted 5-0 (one absent) to recommend the
1572 Board of Supervisors **grant** the request because it is reasonable in light of the
1573 office zoning in the area, and the proffered conditions should minimize the
1574 potential impacts on surrounding land uses.

1575

1576 Mr. Emerson - Mr. Chairman, this will be on the March 8th Board of
1577 Supervisors' agenda for the final action.

1578
1579 Mr. Archer - Excuse me. The meeting is not over yet. Can we ask
1580 you to please converse outside in the lobby so we can continue the meeting.
1581 Thank you.

1582
1583 Mr. Emerson - Mr. Chairman, next on your agenda this evening also
1584 appears on page 2. It's PUP2016-00002, Brian Menditto for Innsbrook
1585 Foundation. The staff report will be presented by Mr. Ben Sehl.

1586
1587 **PUP2016-00002 Brian Menditto for Innsbrook Foundation: Request**
1588 **for a Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-120 and 24-**
1589 **122.1 of Chapter 24 of the County Code in order to continue operation of an**
1590 **outside concert pavilion, increase maximum attendance to 8,500 and change end**
1591 **time for all shows to 10:00 p.m. on part of Parcels 750-768-4593 and 751-769-**
1592 **0332, located at the southeast ramp of I-295 approximately 750' northeast of**
1593 **Nuckols Road. The existing zoning is M-1C Light Industrial District (Conditional).**
1594 **The 2026 Comprehensive Plan recommends Urban Mixed-Use.**

1595
1596 Mr. Archer - Thank you, Mr. Secretary. Is there anyone present
1597 who is opposed to PUP2016-00002, Brian Menditto for Innsbrook Foundation?
1598 Opposition?

1599
1600 Male - [Off microphone; inaudible.]

1601
1602 Mr. Archer - Oh, okay. Thank you. We'll get to you. Mr. Sehl.

1603
1604 Mr. Sehl - Thank you again, Mr. Chairman.

1605
1606 This is a request for a provisional use permit to allow the continuation of outdoor
1607 concerts and events at the Innsbrook Pavilion located in the North Shore
1608 Commons office development. The applicant has also requested to increase the
1609 allowed capacity to 8500 and to extend the end time for shows to 10:00 p.m.

1610
1611 The event area and stage is located within a gravel and grass-covered field
1612 adjacent to an existing parking lot, as well as using some of the existing parking
1613 located in this location. The Pavilion has held outdoor entertainment at this
1614 location through previous provisional use permits since 1999, and the applicant is
1615 requesting another provisional use permit to extend this operation until
1616 December 31, 2018. The current permit expired December 31, 2015.

1617
1618 The pavilion would continue to be located in the location depicted on this exhibit,
1619 which also shows the location of associated items such as portable toilets, food
1620 and beverage vendors, and temporary tents. The staff report includes nine
1621 recommended conditions which address parking, security, and a revised

1622 maximum attendance of 8500 persons. The revised capacity has been discussed
1623 with agencies responsible for public safety and will be further analyzed during
1624 review of the required annual music festival permit. Condition 9 has also been
1625 revised to allow for the extension of hours of concerts for events that are outside
1626 of the school year.

1627
1628 The 2026 Comprehensive Plan recommends Urban Mixed Use for the property.
1629 This use is consistent with this designation and would be compatible with the
1630 existing offices in the area. At this point, staff has not received any opposition
1631 regarding the subject of this request, which is the first step in the approval of the
1632 planned music events. The required music festival permit, which would be made
1633 a part of the conditions of the provisional use permit by Condition 3, will also
1634 address items such as sanitation, the provision of food and water, emergency
1635 services, and noise limitations.

1636
1637 For these reasons, staff supports this request subject to the recommended
1638 conditions in the staff report. I'd be happy to try to answer any questions you
1639 might have.

1640
1641 Mr. Archer - Thank you, Mr. Sehl. Are there questions?

1642
1643 Mrs. Marshall: Mr. Sehl, as far as adding 2,000 more people to that
1644 number, can you talk a little bit about the impact of what that would be?

1645
1646 Mr. Sehl - The largest impacts are obviously from what will be
1647 addressed through the music festival permit because the applicant is required—
1648 that process goes to our County Attorney's Office. They're required to work very
1649 closely with public safety agencies. They work with our Department of Public
1650 Works regarding traffic. So obviously there are considerations regarding parking.
1651 They have to show locations,—I think they've started the work of showing
1652 locations of additional parking areas that they have under agreement to park
1653 additional cars there to limit the amount of people, it wouldn't prohibit people from
1654 maybe crossing Nuckols Road to access events, but to limit the ability of those
1655 people and pushing people to that side of the road.

1656
1657 And then there is also consideration regarding at those larger events how
1658 emergency service personnel might access patrons in the middle of a larger
1659 group of people. So they talked about things maybe such as limiting chairs, the
1660 ability of patrons to bring in chairs to those types of events so they're more easily
1661 able to kind of part the seas to get to those people needing emergency services.

1662
1663 The applicant is also here and can probably speak to some of those specifics. It's
1664 not necessarily—what this provisional use permit would do is require that they go
1665 through this festival permit process and really work with our Division of Fire and
1666 Division of Police to establish those parameters.

1667

1668 Mrs. Marshall: So at the permit level when that comes up—so what
1669 will—if it needs to be addressed, they will address the issues of, like you talked
1670 about, if we're going to add 2,000 people—they will designate ways for
1671 emergency personnel to get through.
1672

1673 Mr. Sehl - I can let the applicant speak to it a little bit more. But
1674 essentially, their process is they work closely throughout the concert season. So
1675 as ticket sales are occurring, they can kind of anticipate the number of patrons
1676 that might be attending an event. They can start ramping up how many staff
1677 people they might need from the County side from the Division of Fire and
1678 Division of Police perspective. So they're kind of working—they can speak to it
1679 specifically, but my understanding is they're not anticipating a large number of
1680 shows that would exceed the previous limit. But it does allow them to kind of
1681 broaden the net that they're throwing out there to try to catch different events.
1682

1683 Mrs. Marshall: Thank you.
1684

1685 Mr. Archer - All right. Any other questions for Mr. Sehl? All right.
1686 Do you want hear from the applicant? There was someone who wanted some
1687 clarification on something. Would you rather hear from them first?
1688

1689 Mr. Clifton - I represent Richmond Elks Lodge. We are on Elks
1690 Pass Lane. We are—

1691 Mr. Archer - Could you state your name for the record, please, sir?
1692
1693

1694 Mr. Clifton - I'm sorry. Steven Clifton. I'm the chairman of the
1695 Board of Trustees for the Elks Lodge.
1696

1697 Mr. Archer - Okay.
1698

1699 Mr. Clifton - Our only access to our property is Elks Pass Lane.
1700 Routinely during concerns, they position a car at Elks Pass Lane and Lake Brook
1701 limiting traffic into our property. All we ask is that they move that person back to
1702 the property entrance to their access road on the back side, which is the west
1703 side.
1704

1705 Mr. Archer - Okay. I think the applicant could speak to that. That
1706 makes sense.
1707

1708 Mr. Clifton - What it is, when you come in on Lake Brook and you
1709 try to turn on Elk Pass Lane, they flag you down and stop you. Well that's a
1710 public road. Their access road actually starts at the end of Elks Pass Lane. So
1711 we just ask that they take that into consideration to stop the restrictive flow of
1712 traffic.
1713

1714 Mr. Archer - Okay.
1715
1716 Mr. Leabough - Could you clarify the "they" that's restricting access?
1717 Who is the "they" that's restricting access?
1718
1719 Mr. Clifton - They use security to keep people from—
1720
1721 Mr. Leabough - So it is their contractor that they have.
1722
1723 Mr. Clifton - Right. But that's a Henrico public road.
1724
1725 Mr. Archer - Gotcha. Thank you.
1726
1727 Mr. Brantley - I'll be very brief. My name's Steve Brantley. I'm a
1728 trustee at the Elks Lodge as well. The Elks Lodge, we're a benevolent order. We
1729 do charity work. We do things for Henrico, for children, for seniors. We're big on
1730 vets. And we honor the citizens of the County. What happens is when they have
1731 events, their security limits out access to the lodge. We have Boy Scouts that
1732 come in. We do fundraisers. We have senior dinners. Any time that somebody
1733 would like to recommend a time to come and use the lodge for the Boy Scouts or
1734 different groups, we extend that to them. What happens is that on a Wednesday
1735 evening, we've tried to gain access to the lodge. And these guys are security
1736 guards, and they don't really know. They don't want to rock the boat, but they
1737 park at the end—as Steve had said previously—of a public road. That road is
1738 Elks Pass Lane for a reason. We're Lodge 45. Of 5,000, we were one of the first
1739 Elk Lodges in the country.
1740
1741 We have a solution. There's a simple solution. Have their security agents park
1742 past our entrance to our property. Allow us to gain entrance unfettered to our
1743 property. The road that they're using and what they're blocking is the VIP access,
1744 and we understand that's got to happen. They're good neighbors. We have no
1745 problem with them. The problem is the security agents, they don't want to rock
1746 the boat; they don't understand that we need access to our lodge.
1747
1748 So we're here tonight just to ask that we be considered given free access to our
1749 lodge. We respect them as neighbor. No problem. That's all we want. But it's kind
1750 of a bigger issue than a security guard allowing us to move. I've had to beg to
1751 gain entrance several times, and I still didn't get it. So thank you for your time.
1752
1753 Mr. Witte - I have a question. Are there "no parking" signs on
1754 Elks Pass Lane?
1755
1756 Mr. Brantley - There are currently not, as far as I believe.
1757
1758 Mr. Clifton - [Off microphone.] Both sides.
1759

1760 Mr. Brantley - There are on both sides. But as you turn into our
1761 property, there is our parking lot.
1762
1763 Mr. Witte - If that's unrestricted going through there, people are
1764 going to park there.
1765
1766 Mr. Brantley - Yes. Well and it says no parking.
1767
1768 Mr. Witte - There you go.
1769
1770 Mr. Brantley - I just wasn't a hundred percent sure if it did right at
1771 that road.
1772
1773 Mr. Archer - Thank you, sir.
1774
1775 Mr. Brantley - You're welcome.
1776
1777 Mr. Archer - All right.
1778
1779 Mr. Brantley - Thank you for your time.
1780
1781 Mr. Archer - We'll need the applicant to come forward please.
1782
1783 Mr. Menditto - Good evening. I'm Brian Menditto for Highwood
1784 Properties.
1785
1786 Mr. Archer - How are you, sir?
1787
1788 Mr. Menditto - Doing fine. Thank you. In regards to the gentleman,
1789 we'll be glad to honor that. We do have a guard that sits at the gate there
1790 because they're supposed to be checking passes that come through for the VIP.
1791 Plus that road does connect to our back entranceway in that we keep available
1792 for emergency services as well as the VIP that comes out. So we can move the
1793 lady down that sits down, move right down below the turn.
1794
1795 The other thing I'd like to add is we can get with you guys on the Monday before
1796 the concert. You can let us know if you have stuff going on that night and then we
1797 can notify our group. We can work that out without any problems.
1798
1799 Mr. Archer - Wonderful. What we had was a failure to
1800 communicate. All right. Any questions for Mr. Menditto?
1801
1802 Mr. Menditto - Thank you.
1803
1804 Mr. Archer - All right, thank you. Mrs. Marshall.
1805

1806 Mrs. Marshall: Mr. Chairman, I move that PUP2016-00002, Brian
1807 Menditto for Innsbrook Foundation, be recommended for approval of the
1808 provisional use permit under Sections 24-62.2; Section F, 24 through 66; Section
1809 A, 24 through 120; and 24 through 192.1 of Chapter 24 of the County code in
1810 order to continue operation of an outside concert pavilion, increase maximum
1811 attendance to 8500, and change end time for all shows to 10 p.m. on part of the
1812 parcel—750, 768, 4593, and 752, 769, 0332, located at the southeast ramp of
1813 I-295 approximately 750 feet northeast of Nuckols Road.

1814
1815 Mr. Leabough - The conditions as well, right?

1816
1817 Mrs. Marshall: Conditions 1 through 9.

1818
1819 Mr. Leabough - Second.

1820
1821 Mr. Archer - Okay. Motion by Mrs. Marshall and seconded by
1822 Mr. Leabough. All in favor of the motion say aye. Those opposed say no. The
1823 ayes have it; the motion passes.

1824
1825 **REASON -** Acting on a motion by Mrs. Marshall, seconded by Mr.
1826 Leabough, the Planning Commission voted 5-0 (one absent) to recommend the
1827 Board of Supervisors **grant** the request because it would provide added services
1828 to the community and when properly regulated by the recommended special
1829 conditions, it would not be detrimental to the public health, safety, welfare and
1830 values in the area.

1831
1832 Mr. Emerson - Mr. Chairman, the next item on your agenda is
1833 consideration of a resolution for Substantially in Accord. The staff report will be
1834 presented by Ms. Erin Puckett.

1835
1836 **RESOLUTION:** **SIA2015-00005**, 8501 Jesse Senior Drive:
1837 Substantially In Accord with the 2026 Comprehensive Plan (Tuckahoe District).

1838
1839 Mr. Archer - Ms. Puckett, how are you, ma'am?

1840
1841 Ms. Puckett - I'm good.

1842
1843 Mr. Archer - All right. Go right ahead.

1844
1845 Ms. Puckett - Thank you, Mr. Chairman and members of the
1846 Commission. At the request of Henrico County Public Schools, the Planning
1847 Department conducted a Substantially in Accord study to determine whether a
1848 property proposed for athletic fields, parking, and related facilities for Douglas S.
1849 Freeman High School is substantially in conformance with the County's adopted
1850 2026 Comprehensive Plan.

1851

1852 The property at 8511 Jesse Senior Drive was previously found to be substantially
1853 in accord with the Comprehensive Plan for this same use under SIA2013-00002.
1854 The site is located in the Tuckahoe Magisterial District on Jesse Senior Drive. It
1855 includes one parcel totaling approximately one acre. Surrounding uses include a
1856 mini storage facility to the north across Jesse Senior Drive; a telecommunications
1857 tower to the west; single-family residential lots in the Beverly Hill subdivision to
1858 the south; and Freeman High School to the east. The property is zoned A-1,
1859 which would allow schools and County facilities as principal uses.

1860

1861 The 2026 Comprehensive Plan recommends Office. While school facilities do not
1862 fall in the Office land use category, the provision of these school-related uses are
1863 generally compatible with both the existing and future land use designations of
1864 the surrounding area. With proper design and impact mitigation measures, the
1865 proposed school improvements could be constructed in a manner compatible
1866 with these uses and consistent with the Comprehensive Plan.

1867

1868 No County Department expressed any opposition to the use of this property for
1869 school fields and facilities. More specific comments regarding site layout, road
1870 improvements, and security measures were collected and will be taken into
1871 consideration for the Plan of Development should this use be found to be in
1872 accord with the Comprehensive Plan.

1873

1874 Planning staff recognizes the importance of providing necessary public facilities
1875 and services to serve a growing population. After reviewing the proposed location
1876 in the context of existing and recommended land uses, availability of access,
1877 utilities, and emergency services and other site characteristics and
1878 considerations, staff concludes the proposed use of the site presents no
1879 apparent conflict with the 2026 Comprehensive Plan.

1880

1881 This concludes my presentation. I would be happy to take any questions.

1882

1883 Mr. Archer - Thank you so much. Are there questions for
1884 Ms. Puckett?

1885

1886 Ms. Jones - There are not. It was nice to work with her. Thank
1887 you.

1888

1889 Ms. Puckett - Thank you as well.

1890

1891 Mr. Archer - All right.

1892

1893 Mr. Emerson - Mr. Chairman, if the Commission is so inclined, the
1894 Resolution SIA2015-00005, 8501 Jesse Senior Drive, Substantially in Accord
1895 with the Comprehensive Plan should be placed in motion and approved. Let me
1896 read it into the record.

1897

1898 **WHEREAS**, Section 15.2.2232(a) of the Code of Virginia requires the Planning
1899 Commission to review and to consider whether the general or approximate
1900 location, character and extent of major public facilities are substantially in accord
1901 with the County's Comprehensive Plan; and

1902
1903 **WHEREAS**, the Planning Commission has reviewed the 8501 Jesse Senior
1904 Drive site for conformance with the County's 2026 Comprehensive Plan; and

1905
1906 **WHEREAS**, a report dated January 6, 2016, presented by Planning staff to the
1907 Planning Commission found the proposed use would not be in conflict with or a
1908 significant departure from the adopted plan; and

1909
1910 **WHEREAS**, the Planning Commission has reviewed the staff recommendations
1911 and finds the proposed use will further the goals, objectives, and policies of the
1912 Comprehensive Plan that identify the need for new public services and facilities
1913 based on projected and planned growth in accordance with the 2026 Future Land
1914 Use Map; and

1915
1916 **WHEREAS**, the Planning Commission finds the proposed site can be designed
1917 to be compatible with the surrounding area;

1918
1919 **NOW, THEREFORE, BE IT RESOLVED**, the Henrico County Planning
1920 Commission finds the proposed 8501 Jesse Senior Drive site substantially in
1921 accord with the County's Comprehensive Plan.

1922
1923 Ms. Jones - And I would be very happy to move the approval of
1924 this resolution.

1925
1926 Mrs. Marshall: Second.

1927
1928 Mr. Archer - Motion by Ms. Jones, seconded by Mrs. Marshall. All
1929 in favor of the motion say aye. Those opposed say no. The resolution passes.

1930
1931 Mr. Emerson - Mr. Chairman, we now move on to the final item on
1932 your agenda this evening, which is the consideration of the approval of your
1933 minutes from your January 14, 2016 meeting. I do not believe we have an errata
1934 sheet this evening.

1935
1936 Mr. Archer - Perhaps there were no errors.

1937
1938 Mr. Leabough - Mr. Chair, I move for approval of the minutes.

1939
1940 Ms. Jones - Second.

1941

1942 Mr. Archer - Motion by Mr. Leabough, seconded by Ms. Jones for
1943 approval of the minutes. All in favor say aye. Those opposed say no. The ayes
1944 have it; the minutes are approved.

1945

1946 Mr. Emerson - Mr. Chairman, I have nothing further for the
1947 Commission this evening.

1948

1949 Mr. Archer - Okay. Do I have a motion for dismissal?

1950

1951 Ms. Jones - So moved.

1952

1953 Mr. Witte - Second.

1954

1955 Mr. Archer - No vote necessary; the meeting is closed.

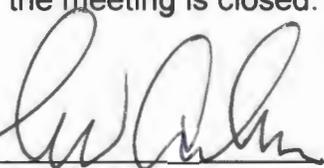
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Mr. C. W. Archer, C.P.C., Chairman

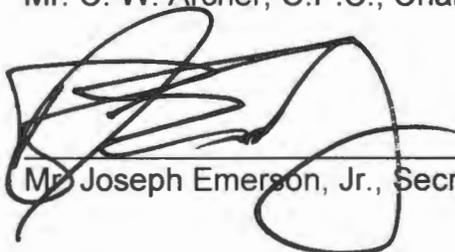
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Mr. Joseph Emerson, Jr., Secretary