

1 Minutes of the regular monthly meeting of the Planning Commission of the  
2 County of Henrico held in the County Administration Building in the Government  
3 Center at Parham and Hungary Spring Roads, beginning at 7:00 p.m. June 12,  
4 2014. Display Notice having been published in the Richmond Times-Dispatch on  
5 May 26, 2014 and June 2, 2014.  
6

Members Present: Mr. Eric S. Leabough, C.P.C., Chairman (Varina)  
Mr. Robert H. Witte, Jr., Vice-Chairman (Brookland)  
Mr. C. W. Archer, C.P.C. (Fairfield)  
Mr. Tommy Branin (Three Chopt)  
Mrs. Bonnie-Leigh Jones, C.P.C. (Tuckahoe)  
Mr. R. Joseph Emerson, Jr., AICP,  
Director of Planning, Secretary  
Mr. David A. Kaechele,  
Board of Supervisors' Representative

Also Present: Ms. Jean M. Moore, Assistant Director of Planning  
Mr. James P. Strauss, PLA, Principal Planner  
Ms. Rosemary D. Deemer, AICP, County Planner  
Mr. Seth Humphreys, County Planner  
Mr. Livingston Lewis, County Planner  
Mr. John Cejka, County Traffic Engineer, Public Works  
Ms. Tiona Johnson, Intern  
Ms. Sylvia Ray, Recording Secretary

7  
8 **Mr. David A. Kaechele, the Board of Supervisors' representative, abstains**  
9 **on all cases unless otherwise noted.**  
10

11 Mr. Leabough - I'd like to call this meeting of the Henrico County  
12 Planning Commission to order. This is our June 12th rezoning meeting. Thank  
13 you for coming out. And as you rise with me for the Pledge of Allegiance, I ask  
14 that you mute or silence your cell phones so we do not disturb the proceedings.  
15

16 I'd like to recognize Mr. Strong with the Times-Dispatch over in the corner there.  
17 Thank you, Mr. Strong. I'd also like to recognize our Board member from the  
18 Three Chopt District, Mr. Kaechele. Thank you for being with us here tonight, Mr.  
19 Kaechele. We appreciate it.  
20

21 Mr. Kaechele - Glad to be here. Okay. I just want to remind  
22 everybody that I abstain on votes that subsequently come before the Board.  
23

24 Mr. Leabough - Thank you. So noted. We have all commissioners  
25 present so we can conduct business. Next I'd like to turn the agenda over to our  
26 secretary, Mr. Emerson.  
27

28 Mr. Emerson - Thank you, Mr. Chairman. First on your agenda  
29 tonight are the requests for withdrawals and deferrals. We do have two this  
30 evening, and they will be presented by Mr. Jim Strauss.

31

32 Mr. Strauss - Thank you, Mr. Secretary. We do have two requests  
33 for deferral this evening. The first is in the Fairfield District. It's on page one of the  
34 agenda. It's REZ2014-00019, Romm Development Company, LLC. The applicant  
35 is requesting a deferral to the July 10, 2014 meeting.

36

37 *(Deferred from the May 15, 2014 Meeting)*

38 **REZ2014-00019 Andrew M. Condlin for Romm Development**  
39 **Company, LLC:** Request to conditionally rezone from R-4 One-Family  
40 Residence District, R-5 General Residence District and O/SC Office/Service  
41 (Conditional) to RTHC Residential Townhouse District (Conditional) Parcels 782-  
42 757-2904, 782-756-3992, -4880, -6562, -6951, -9451,-6636, -4861, and part of  
43 Parcel 782-757-3717 containing 5.689 acres, located on the southwest line of E.  
44 Parham Road at its intersection with Villa Park Drive. The applicant proposes a  
45 residential townhouse development of no more than 49 units. The RTH District  
46 allows a maximum density of nine (9) units per acre. The use will be controlled by  
47 zoning ordinance regulations and proffered conditions. The 2026 Comprehensive  
48 Plan recommends Office and Office/Service.

49

50 Mr. Leabough - Is there anyone here in opposition to the deferral of  
51 REZ2014-00019, Andrew M. Condlin for Romm Development Company, LLC?  
52 There is no opposition.

53

54 Mr. Archer - There being none, Mr. Chairman, I move for deferral  
55 of REZ2014-00019, Andrew M. Condlin for Romm Development Company, LLC,  
56 to the July 10th meeting at the applicant's request.

57

58 Mr. Branin - Second.

59

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

62

63 At the request of the applicant, the Planning Commission deferred REZ2014-  
64 00019, Andrew M. Condlin for Romm Development Company, LLC, to its  
65 meeting on July 10, 2014.

66

67 Mr. Strauss - The second request for deferral this evening is in the  
68 Brookland District. It's on page two of the agenda. REZ2014-00005, Nobility  
69 Investments LLC. The applicant is requesting a deferral to the July 10, 2014  
70 meeting.

71

72

73

74 **(Deferred from the May 15, 2014 Meeting)**

75 **REZ2014-00005 Andrew M. Condlin for Nobility Investments, LLC:**  
76 Request to amend proffered conditions accepted with Rezoning Case C-46C-83  
77 on Parcel 768-747-0824 located on the north line of Glenside Drive  
78 approximately 385' west of its intersection with Bethlehem Road. The applicant  
79 proposes to replace all proffers in order to allow hotels as a permitted use. The  
80 existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive  
81 Plan recommends Commercial Arterial.

82  
83 Mr. Leabough - Is there anyone in the audience in opposition to the  
84 deferral of REZ2014-00005, Andrew M. Condlin for Nobility Investments LLC?  
85 There is no opposition to the deferral.

86  
87 Mr. Witte - Mr. Chairman, I move deferral of case REZ2014-  
88 00005, Andrew M. Condlin for Nobility Investments LLC to the July 10, 2014  
89 meeting at the request of the applicant.

90  
91 Mrs. Jones - Second.

92  
93 Mr. Leabough - Motion by Mr. Witte, second by Mrs. Jones. All in  
94 favor say aye. All opposed say no. The ayes have it; the motion passes.

95  
96 At the request of the applicant, the Planning Commission deferred REZ2014-  
97 00005, Andrew M. Condlin for Nobility Investments LLC, to its meeting on July  
98 10, 2014.

99  
100 Mr. Emerson - Mr. Chairman, that now takes us to requests for  
101 expedited items. There are also two of those this evening, and they will be  
102 presented by Mr. Jim Strauss.

103  
104 Mr. Strauss - Thank you, Mr. Secretary. The first request for  
105 approval on the expedited agenda this evening is in the Fairfield District on page  
106 one of the agenda, REZ2014-00022, Dominion Youth Services. This is a request  
107 to rezone 1.34 acres from the O-1 Office District to the B-1C Business District  
108 (Conditional). The applicant proposes classrooms for a private therapeutic day  
109 school. Staff is supporting this request, and we are not aware of any opposition.  
110 Staff recommends approval with the proffers on page five of the staff report. The  
111 proffers are dated May 29, 2014.

112  
113 **REZ2014-00022 Joshua Lutz for Dominion Youth Services:**  
114 Request to conditionally rezone from O-1 Office District to B-1C Business District  
115 (Conditional) Parcel 787-746-8386 containing 1.338 acres located at the  
116 northeast intersection of Chamberlayne Road (U.S. Route 301) and Brook Hill  
117 Circle. The applicant proposes a private, therapeutic day school. The use will be  
118 controlled by zoning ordinance regulations and proffered conditions. The 2026  
119 Comprehensive Plan recommends Office.

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Mr. Leabough - Is there anyone here in opposition to REZ2014-00022, Joshua Lutz for Dominion Youth Services? No opposition.

Mr. Archer - Mr. Chairman, I move for conditional approval of REZ2014-00022, Joshua Lutz for Dominion Youth Services, subject to the proffered conditions.

Mrs. Jones - Second.

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

**REASON -** Acting on a motion by Mr. Archer, seconded by Mrs. Jones, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would not be expected to adversely affect the pattern of zoning and land use in the area and the proffered conditions will provide quality assurances not otherwise available.

Mr. Strauss - The second request for approval on the expedited agenda this evening is in the Tuckahoe District, page two of the agenda. REZ2014-00025, B. Hunt Gunter. This is a request to rezone .4 acres from the R-5 District to the B-1C District (Conditional) to allow access and parking for an existing shopping center, Crofton Green. Staff recommends approval with the proffers on page four of the staff report. We are not aware of any opposition.

**REZ2014-00025 Mark Williams for B. Hunt Gunter:** Request to conditionally rezone from R-5 General Residence District to B-1C Business District (Conditional) part of Parcel 732-750-7224 containing .414 acres located on the east line of Gayton Road approximately 1,685' south of its intersection with Ridgefield Parkway. The applicant proposes an access road and parking. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration, Office, and Multifamily Residential.

Mr. Leabough - Is there anyone here in opposition to REZ2014-00025, Mark Williams for B. Hunt Gunter? There's no opposition.

Mrs. Jones - All right, then I would move conditional approval of REZ2014-00025, Mark Williams for B. Hunt Gunter, to be forwarded to the Board with a recommendation for approval with the proffer listed on page four of the staff report.

Mr. Archer - Second.

166 Mr. Leabough - We have a motion by Mrs. Jones, a second by  
167 Mr. Archer. All in favor say aye. All opposed say no. The ayes have it; the motion  
168 passes.  
169

170 **REASON -** Acting on a motion by Mrs. Jones, seconded by Mr.  
171 Archer, the Planning Commission voted 5-0 (one abstention) to recommend the  
172 Board of Supervisors **grant** the request because it would not be expected to  
173 adversely affect the pattern of zoning and land use in the area and it would assist  
174 in achieving the appropriate development of adjoining property.  
175

176 Mr. Emerson - Mr. Chairman, we now move to the first case on your  
177 regular agenda, which appears at the top of page two.  
178

179 **REZ2014-00024 Neil P. Farmer for Welford Properties, Inc.:**  
180 Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family  
181 Residence District (Conditional) Parcels 737-755-5505 and 737-755-4807  
182 containing 2.203 acres located on the north line of Church Road at its  
183 intersection with Retrievers Ridge Road. The applicant proposes a single family  
184 development. The use will be controlled by zoning ordinance regulations and  
185 proffered conditions. The 2026 Comprehensive Plan recommends Suburban  
186 Residential 2, density should not exceed 3.4 units per acre. The staff report will  
187 be presented by Ms. Rosemary Deemer.  
188

189 Mr. Leabough - Is there anyone here in opposition to REZ2014-  
190 00024, Neil P. Farmer for Welford Properties, Inc.? We have opposition. Before  
191 you get into your presentation, Ms. Deemer, I would ask that Mr. Emerson read  
192 our rules for speaking at our hearing.  
193

194 Mr. Emerson - Yes sir, Mr. Chairman. As you know, the Commission  
195 does have guidelines for how public hearings operate and they are as follows:  
196 The applicant is allowed ten minutes to present the request, and time may be  
197 reserved for responses to testimony. The opposition is allowed ten minutes to  
198 present its concerns. Commission questions do not count into the time limits. The  
199 Commission may waive the time limits for either party at its discretion. Comments  
200 must be directly related to the case under consideration. The ten minutes is a  
201 cumulative ten minutes for the opposition.  
202

203 Mr. Leabough - All right. Thank you, sir. Ms. Deemer?  
204

205 Ms. Deemer - Good evening Mr. Chairman, members of the  
206 Commission.  
207

208 As the Chairman stated, this request is to rezone 2.203 acres from A-1  
209 Agriculture to R-3C One Family Residence District to allow for the development  
210 of a residential subdivision. Located on the north line of Church Road at its  
211 intersection with Retrievers Ridge Road, the property is surrounded by the

212 Chatham Woods, Coventry, Brandyview, and Hampton Woods subdivisions,  
213 which are zoned R-4C, R-3C and R-3AC respectively. A-1 is located directly to  
214 the north.

215

216 The applicant is proposing five lots, as shown on this unproffered layout. Though  
217 not proffered, the layout is limited due to the narrowness of the subject  
218 properties. Marnelan Drive, which has temporary cul-de-sacs to the east and  
219 west, would be connected through the site, providing frontage for Lot #5.  
220 Brandyview Lane would be extended with a cul-de-sac into the site.

221

222 The applicant has submitted proffers, major aspects of which include:

223

- 224 • A minimum house size of 1,800 square feet for two-story dwellings and  
225 1,700 square feet for one-story dwellings.
- 226 • Exterior materials of brick, stone, cultured stone, EIFS, cementitious  
227 siding or a combination thereof; vinyl siding is prohibited.
- 228 • All houses would be constructed on crawl space foundations finished  
229 with brick or stone.
- 230 • All driveways shall be constructed of either cobblestone, brick, asphalt,  
231 pre-cast pavers, concrete, exposed aggregate or other similar  
232 materials and all houses would have a minimum of a one-car garage.
- 233 • And recent changes, which were just handed to you dated June 9th,  
234 include providing a twenty-five-foot buffer along Church Road and a  
235 prohibition that no lots would access Church Road.

236

237 The 2026 Comprehensive Plan recommends Suburban Residential 2 at a density  
238 not to exceed 3.4 units per acre. At 2.27 units per acre, the request is consistent  
239 with the planned density and the Plan's policy to encourage new developments  
240 be designed to provide interconnectivity with existing and future developments  
241 through the use of stub streets. The proposed use, zoning and density are  
242 consistent with the Plan and staff supports this request. I'd be happy to answer  
243 any questions you may have.

244

245 Mr. Leabough - Any questions for Ms. Deemer? Thank you, ma'am.

246

247 Mr. Branin - I'd like to hear from the opposition first.

248

249 Mr. Leabough - Sure. Would the opposition please come forward and  
250 state your name for the record, as these are recorded proceedings. Yes sir.

251

252 Mr. Spradlin - Good evening. My name is Doug Spradlin. I'm  
253 representing the subdivision of Coventry. Our biggest complaint that we have is  
254 that this builder, contractor, what have you, wants to remove our cul-de-sac  
255 where our homes are. A lot of these people on Marnelan purchased their homes  
256 for part of the cul-de-sac. So what Mr. Farmer wants to do dealing with this cul-  
257 de-sac, he wants to tear the cul-de-sac down to build one house by removing

258 that cul-de-sac. The reason so, he asked the people that lived on the right,  
259 people on the left if they wanted to sell any of their property obviously to get  
260 another home.

261  
262 So our biggest objective comes into play. There is so much traffic that goes  
263 through—cut through, if I may—in Coventry subdivision. Coventry has really  
264 gone 360. We've been there twenty-some years. Families have come and gone.  
265 Now we have kids back in the neighborhood. I've taken pictures of what these  
266 kids do in these cul-de-sacs. They ride their bikes, they shoot basketball, etc.  
267 And we now have a petition in the process of taking place of sixty—could be off  
268 on the number—62 to 63 homes in Coventry that are totally against this 110  
269 percent. For somebody to say that it's on the plan, and it says it's temporary and  
270 it was stated that, well we've been there twenty-five years. Define *temporary*,  
271 which I question as well as the other people living in Coventry.

272  
273 I think we're missing a big point here by removing this cul-de-sac. On  
274 Brandyview, they're pushing their cul-de-sac back so he can put four homes on  
275 that lot and they keep their subdivision. Now the reason that I heard—because  
276 I've talked to several people about this. The reason that I'm hearing is that  
277 there's a Marnelan Street on the other side of this cul-de-sac. The way they're  
278 saying to me is that they plan to line that up to connect with Marnelan Drive.  
279 Again, I went and talked to neighbors in Chatham Woods, especially to the  
280 people where this is exactly where their home is. And believe me—and if we  
281 have another meeting I'll bring documentation—that again, we can't figure this  
282 out.

283  
284 And I'm mainly focusing on taking our cul-de-sac away where, again, kids' safety.  
285 If the police would come and park their car at the intersection of Clary Preston  
286 and Marnelan Drive and just see. Supposedly twenty-five-mile an hour. It doesn't  
287 exist. Figure thirty-five to forty. So now we're going to put another road going  
288 right through that section. And it's pretty black and white what we're going to get.  
289 They cut through. What they're going to do at Chatham Woods, they're going to  
290 cut through Chatham Woods, they're going to cut through, and then they're going  
291 to continue on out so they don't have to fool with Sunrise or Church Road or all of  
292 the above.

293  
294 The main thing that we're concerned about is as it is right now with Clary Preston  
295 and Marnelan Drive, only horrendous traffic wise. And why the County put stop  
296 signs facing the two cul-de-sacs instead of facing the stop signs so that the  
297 speeders on Clary Preston do not stop instead of the people on Marnelan. And  
298 make it a four-way stop.

299  
300 So again, we just feel like—again, speaking for myself, we moved there because  
301 it was a cul-de-sac. Temporary? Call it what you will. Did we see it; did we not  
302 see it? But being there twenty-five years and now you guys want—or whomever  
303 want to come in, dig everything up, make a mess starting in October or

304 whenever. And we just don't understand the logic of it. From what I'm hearing,  
305 the people that I've discussed [this with], their logic is well when they built this  
306 community they had planned—temporarily—to connect Marnelan Drive to the  
307 other section of Marnelan Drive. Well again, twenty-five years of living there and  
308 we've got a bunch of kids—like I said, I took pictures—we just don't think it's—we  
309 hate it. Everybody hates this. Other than greed and money, what does this do for  
310 our community for one house? Some of these people may gain or lose some of  
311 the property; don't know.

312  
313 Then I was told the only way that we could get out of this is if we buy this area of  
314 cul-de-sac for \$75,000. That's the only way that we have any control of this  
315 situation. Well again, that's the appalling thing of it. And I keep repeating it, I'm  
316 sorry, but to lose our cul-de-sac for one house, what is that going to be? Is that  
317 going to be a Coventry or our subdivision? Is it going to be Chatham Woods?  
318 What is this one house going to represent other than a non-safe area for our kids  
319 to play? So which comes first?

320  
321 We don't understand the logic of doing this other than as you all say—not you  
322 folks; excuse me—of lining up a road to build one house. So all of the traffic can  
323 come right by our homes. Forget the cul-de-sac for a moment. If you could only  
324 witness—because I sit on my front porch. I'm right there at Marnelan. The traffic  
325 and the speeders on Clary Preston, cutting through Church Road and Sunrise.  
326 It's just unbelievable. And now you want to put another road that will go right into  
327 the same area as a "T" or a cross-section. Where is the logic, other than  
328 somebody's making money? That's what it's all about. The way we look at it.

329  
330 Mr. Leabough - Mr. Spradlin?

331  
332 Mr. Spradlin - Yes sir.

333  
334 Mr. Leabough - Sorry to interrupt.

335  
336 Mr. Spradlin - No, no, please.

337  
338 Mr. Leabough - Could you please show us with the cursor there  
339 where your home is?

340  
341 Mr. Branin - I was going to get to that. Hold a minute, Doug. And I  
342 can call him *Doug* because I've known Doug for half my life, I think.

343  
344 Mr. Spradlin - Yes. You had hair, Tommy. Sorry.

345  
346 Mr. Branin - I had that one coming. Ms. Deemer, if you would, can  
347 you pull up where it shows not an aerial view but actual—like the zoning map  
348 where we can see the lots and the roads so forth a little better? Because of the

349 trees it's hard to—that might do it better. Okay. Doug, if you would, show us  
350 which house is yours.

351

352 Mr. Spradlin - Right across in there, Marnelan Drive. That's where I  
353 am right there. The stop sign is in my yard. Facing the wrong way. But that's my  
354 home right there. And as you continue down, those are my neighbors, of course.  
355 I've talked to everybody in our subdivision. We just don't see what's the logic.

356

357 Mr. Branin - Right. And we're going to go through because I'm  
358 going to have—I have questions for the developer anyway. And we'll be asking  
359 questions of Public Works—or Traffic, especially about the stop sign. I think I  
360 know what he's going to say, but I'm going to ask him anyway.

361

362 And I'll get formal with you. Mr. Spradlin, let me explain to you the parameters  
363 that we do in planning in Henrico County first. In Henrico County, because of  
364 safety and emergency vehicles and pieces of properties being developed over a  
365 period of time—5 years, 10 years, 25 years, 50 years—subdivisions, any time  
366 that we're doing—at Rowland, like out in the Three Chopt District in the Short  
367 Pump area. When they get a new piece of land we say we have to have a stub  
368 road in that subdivision with a cul-de-sac, a temporary cul-de-sac. The reason  
369 why is for interconnectivity. Do we take into consideration when all that process  
370 is going on the possibility of cut-through traffic? Most of the time when you see a  
371 design for a neighborhood you see the roads not in a block pattern like a city, but  
372 meandering specifically to slow down and reduce cut through.

373

374 I'm going to ask Public Works' opinion of cut-through with this and where the stop  
375 sign is. But to answer your question why were the two subdivisions—the one that  
376 you live in and the one on the other side of these two gentlemen's property—why  
377 were those roads lined up, why were temporary cul-de-sacs put in. Most likely  
378 because the two gentlemen that own these properties that are possibly going to  
379 be developed now didn't want to sell at the time everybody else did. So we have  
380 what is referred to as *infill*. And we know eventually that's going to be developed.  
381 And to prevent mismatch or not being able to develop it properly for flow and so  
382 forth, we have him put in temporary cul-de-sacs. And we have it put into plots so  
383 whoever's on either side of that—the four houses on either side of that—have  
384 that temporary cul-de-sac is just that—temporary. Back when these two  
385 developments were done they put—I think your cul-de-sac has asphalt curbing in  
386 that—

387

388 Mr. Spradlin - Correct

389

390 Mr. Branin - —which is not standard, which even designates it  
391 more as a temporary cul-de-sac. So I know twenty-five years is a long time. It  
392 could be fifty years. If these gentlemen were a lot younger and said no we're not  
393 going to sell until we're very old and now we're going to sell it, and it was fifty

394 years later, it's still a temporary cul-de-sac. It's still on those plots that when this  
395 gets developed it's supposed to be connected.

396  
397 So that was the plan twenty-five years ago. And I know it's a long time span, but  
398 that's always been the plan.

399  
400 Mr. Spradlin - Okay. Can I ask a question?

401  
402 Mr. Branin - You can ask as many questions—

403  
404 Mr. Leabough - Would you please step closer to the microphone?

405  
406 Mr. Spradlin - I'm sorry; I keep forgetting—

407  
408 Mr. Leabough - That's no problem.

409  
410 Mr. Spradlin - —I'm on stage up here. So let me say this, Tommy.  
411 Again, all of this is really taking place because of, as you said, the connecting of  
412 the roads and tearing that whole cul-de-sac down for the one house. That is  
413 really the reason. Not so much the house—

414  
415 Mr. Branin - It's not even the house.

416  
417 Mr. Spradlin - Exactly. It's the road.

418  
419 Mr. Branin - It's the road.

420  
421 Mr. Spradlin - Okay. I know what's going to end up happening; I  
422 could bet my paycheck. But let's just say this does go through. And I've been  
423 after this for ten, fifteen years because of—I'm backing up here—because of  
424 Clary Preston and Marnelan Drive and speeders. I've been through subdivisions  
425 since this has come about. Say this happens. Is there a way for safety, slow  
426 down, or what have you?

427  
428 Mr. Branin - Great question, and that will be the next thing we take  
429 up with our Traffic guy. If this does go through, if we can't come up with a  
430 different means, then what we'll look at doing—and I would ask you to organize  
431 it. We would have an information meeting in your neighborhood. We have a  
432 traffic-calming process, which the first thing in the process is the \$250 fine signs  
433 that go up, which actually do work. People really hate paying \$250 for going over  
434 the speed limit. And then if that doesn't work, then we have speed humps that we  
435 can put in like over on Bremo Road. And we'll do that in a community meeting.  
436 Because whether this goes through or not, you might want to look at that for that  
437 road. And if Public Works says, then it would be fine.

438

439 Mr. Spradlin - Point taken. Some of these other communities that I  
440 have driven through, they had wide—and they were rubber—I don't know if  
441 you've seen these or not—speed bumps. I mean I don't mean to put in these  
442 concrete—  
443  
444 Mr. Branin - No, no, they're not. And the County provides them if  
445 your neighborhood decides you want them.  
446  
447 Mr. Spradlin - Right.  
448  
449 Mr. Branin - But it has to be—  
450  
451 Mr. Spradlin - To what percentage?  
452  
453 Mr. Branin - I'll get that answer for you in a just a minute.  
454  
455 Mr. Spradlin - Okay. It's going to be a no-brainer.  
456  
457 Mr. Branin - Let's move on and see what the developer has, and  
458 we have some questions for Public Works.  
459  
460 Mr. Spradlin - Okay. And after you're done with him and I don't  
461 agree with something, do I have another opportunity to point-counterpoint?  
462  
463 Mr. Branin - Depends on what kind of mood I'm in.  
464  
465 Mr. Leabough - You have a cumulative total of ten minutes.  
466  
467 Mr. Spradlin - Right, I know that.  
468  
469 Mr. Leabough - You're already at seven minutes and twenty seconds.  
470  
471 Mr. Branin - I may say no.  
472  
473 Mr. Spradlin - Thank you all very much.  
474  
475 Mr. Leabough - Mr. Cejka, would you please come forward?  
476  
477 Mr. Cejka - Good evening.  
478  
479 Mr. Branin - Let's start with the easy one: stop signs. If you look at  
480 the zoning map on the screen, and you look at Mr. Spradlin's house, where  
481 Mr. Spradlin's house is, the stop signs are stopping people from going onto Clary  
482 Preston because Clary Preston is considered what sort of road?  
483

484 Mr. Cejka - Clary Preston is considered the main drag, the main  
485 street. The cul-de-sacs, Marnelan, would be the minor street, so we would the  
486 stop signs to assign the right-of-way to the major street.  
487  
488 Mr. Branin - Okay. All right. So we would want to stop people from  
489 blowing through or going in to a main thoroughfare. So it's for their safety coming  
490 out of those side streets.  
491  
492 Mr. Cejka - That's correct.  
493  
494 Mr. Leabough - Mr. Cejka, I don't recall you saying your name for the  
495 record.  
496  
497 Mr. Cejka - Oh, I'm sorry.  
498  
499 Mr. Leabough - No problem.  
500  
501 Mr. Cejka - John Cejka, traffic engineer.  
502  
503 Mr. Leabough - Thank you, sir.  
504  
505 Mr. Branin - All right. Cut-through traffic if these two cul-de-sacs  
506 are taken out. County's opinion? Traffic's opinion?  
507  
508 Mr. Cejka - The County's opinion is that the cut-through traffic  
509 would be minimal. I checked the distance between this point here at Chatham  
510 Woods and this point on Marnelan. If you went down Church up here it's about  
511 200 feet longer, but you don't have a stop sign to go to. If you did the cut-through  
512 up Chatham Woods, came over here, you'd have to stop at the stop sign which  
513 would delay you. So it would actually be faster to go this way, so I don't think  
514 anybody would be doing that.  
515  
516 I also checked the distance—if people are cutting through to Sunrise, it's actually  
517 faster to come up Waterford to Sunrise than to come down here. It's about a  
518 thousand feet shorter and you don't stop signs.  
519  
520 Mr. Branin - That's all the questions I have for Traffic. Does  
521 anybody else?  
522  
523 Mr. Witte - Just out of curiosity, will a four-way stop sign work at  
524 that location?  
525  
526 Mr. Cejka - We don't promote four-way stop signs. If you go by  
527 the federal standards, four-way stop signs are used where the traffic at all four  
528 approaches is pretty much equal.  
529

530 Mr. Witte - I had to go down to the city the other day.  
531  
532 Mr. Cejka - Yes, the city thinks differently.  
533  
534 Mr. Witte - And you have to stop every place you go. I don't like  
535 them, but I just thought I'd ask.  
536  
537 Mr. Leabough - So the cul-de-sacs are temporary? Is that correct?  
538  
539 Mr. Cejka - That is correct.  
540  
541 Mr. Leabough - Okay, thank you. Any other questions for Mr. Cejka?  
542 Thank you, sir. Mr. Branin, I assume you want to hear from the applicant?  
543  
544 Mr. Branin - I would.  
545  
546 Mr. Leabough - Would the applicant please come forward and state  
547 your name for the record.  
548  
549 Mr. Farmer - Neil Farmer.  
550  
551 Mr. Leabough - Thank you, sir.  
552  
553 Mr. Branin - Mr. Farmer, we've gone through this case a couple of  
554 time now, you and I. Quality of construction going in, you've met the square  
555 footage of everything that's surrounding you, the two previous developments that  
556 you built.  
557  
558 Mr. Farmer - Yes sir.  
559  
560 Mr. Branin - And you were the developer of either side of this strip,  
561 correct?  
562  
563 Mr. Farmer - Yes sir. I developed Chatham Woods and Coventry  
564 subdivisions. I did not do Brandyview Lane. That was an infill probably ten,  
565 fifteen—probably fifteen years ago. So I did Coventry and Chatham Woods,  
566 correct.  
567  
568 Mr. Branin - All right. And what did staff tell you when you were  
569 doing these two different subdivisions in regards to connectivity?  
570  
571 Mr. Farmer - When I did them both the—Marnelan was put there  
572 with a temporary cul-de-sac to connect to Coventry with its temporary cul-de-sac.  
573 They were both named *Marnelan*, which is complicated. It's my wife's name, my  
574 partner's name at the time. So nobody pronounces it right, but it's a combination  
575 of a bunch of names. So anyway. So they were supposed to align. They were

576 supposed to connect twenty-six years ago. That was done by the County  
577 Planning staff in conjunction with Public Works. And it's kind of always been on  
578 the burner. I tried to buy the property that I'm asking to have rezoned twenty-  
579 some years ago. Mr. Barker did not want to sell it at the time. He gave me a  
580 sewer easement, but he's got two rental houses on it. He gets rental income.  
581 He's eighty-six years old now. He approached me a year ago and said he finally  
582 wants to sell it. So that's why it's being done now. I tried all those years ago. But  
583 to answer your question, Mr. Branin, it's been planned for Marnelan to connect  
584 years ago, and they're temporary cul-de-sacs with asphalt—as you pointed out—  
585 on both cul-de-sacs.

586  
587 Mr. Branin - And I'm glad you mentioned that. Asphalt on both cul-  
588 de-sacs. When you remove—if this passes, if it goes through, if it goes through  
589 us and goes to the Board and these are removed, that's going to leave gaping  
590 holes in both sides' front yards. So it's going to basically affect four homes.  
591 Mr. Spradlin is at the other end of the block, but his neighbors are going to be  
592 affected. You will be replacing the cul-de-sacs with soil?

593  
594 Mr. Farmer - Yes sir. Actually, the four properties in question, they  
595 will actually gain some yard because the cul-de-sac is in the radius of their front  
596 yards. So I will be ripping that up. I will replace that with soil, grass seed, sod if it  
597 takes it, if there are irrigation systems there. I've met with the people. I've told  
598 them we're going to be nice neighbors. I'll replace all that. So actually those four  
599 people are going to get a bigger yard now. The radius of the cul-de-sacs  
600 encroaches into their yards. But as soon as we rip it up, it's going to be—the  
601 street is going to be going straight through. So the radius that's in their front  
602 yards, as you can see, will actually give them more square footage, a bigger  
603 yard. So we will replace it. It's going to be on the plans that the engineer is going  
604 to submit with the County that we have to replace their yards and put them back  
605 in—

606  
607 Mr. Branin - You're not just going to throw some dirt and so okay  
608 there you go.

609  
610 Mr. Farmer - No, sir.

611  
612 Mr. Branin - We're going to have grass grow—

613  
614 Mr. Farmer - Grass grows and sodded. Yes, your Public Works  
615 Department is going to make sure we do that, erosion sediment. I've told the  
616 people when I've met them that I'll do that. And I'm hopefully a man of my word.

617  
618 Mr. Branin - I have to tell you, Mr. Kaechele will have my hide if  
619 you do that, and I—

620

621 Mr. Farmer - I realize both. Both you guys will have the hides. Their  
622 yards will be as nice as they are now. All four of them have nice yards.  
623

624 Mr. Branin - I don't have any other questions.  
625

626 Mr. Kaechele - Mr. Farmer, just for my information. The lot at the  
627 northern end, is that shy of the square footage you need?  
628

629 Mr. Farmer - The undeveloped. Yes. I guess, Mr. Kaechele, you're  
630 referring to this area right here?  
631

632 Mr. Kaechele - Yes, yes.  
633

634 Mr. Farmer - Yes. That does not have enough square footage for a  
635 lot. I'm just going to keep that for future development at some point in time  
636 whether it's me or my children or somebody. It may be if I bought a little sliver of  
637 land from this fellow right here I could get the square footage, or if these people  
638 right here gave me a little bit of land I could maybe possibly have another lot at  
639 some point in time. In the meantime, I'll just pay taxes on it. One of the questions  
640 that some of the neighbors have asked me, they said would you sell that to me.  
641 And I said yes, it's a possibility I'll sell it to your neighbors if you all just want to  
642 use it for something.  
643

644 Mr. Kaechele - Okay.  
645

646 Mr. Farmer - But I'd rather not talk about that until after it's zoned  
647 or after this case. I just don't want to get into that.  
648

649 Mr. Kaechele - Okay.  
650

651 Mr. Farmer - But that's just reserved for future. It cannot be used  
652 for a lot right now for the square footage, but at some point in time if things  
653 change. This rezoning I'm asking for is R-3C. Coventry and Chatham Woods are  
654 both R-4. And that's why we're having a few of these issues because there is no  
655 more R-4 zoning classification anymore.  
656

657 Mr. Kaechele - Okay, that's good. Thank you.  
658

659 Mrs. Jones - Can I ask a quick question?  
660

661 Mr. Branin - Quick one, because I've taken a lot of time.  
662

663 Mrs. Jones - Good evening, Mr. Farmer. I just was thinking about a  
664 question that Mr. Spradlin brought up. He was asking which neighborhood these  
665 homes would be part of? Would you answer that question so that he's clear on  
666 what happens to a development like this?

667  
668 Mr. Farmer - I would assume on Brandyview, the four lots that  
669 would be on Brandyview Lane would be part of the Brandyview subdivision. The  
670 one lot, which would be Lot 5, I would think that whether Chatham Woods or  
671 Coventry wanted to annex either one—I mean, I don't know. I asked Mr. Spradlin  
672 if they have a Coventry association. I would think they would want to take them in  
673 as an extra dues-paying person. He indicated to me—and I don't want to be  
674 misquoted on this—that Brandyview was not part of Coventry. So I would think  
675 those four would be part of Coventry. Lot 5 would probably be part of Coventry  
676 unless there is a battle of them between them and Chatham Woods. Or maybe  
677 they'll just be by themselves.  
678

679 Mr. Branin - I didn't hear your question. Did you ask if there was a  
680 homeowners association?  
681

682 Mrs. Jones - I was reflecting a question that Mr. Spradlin had  
683 asked, and that was which neighborhood would these homes be part of. And I  
684 thought he could explain.  
685

686 Mr. Branin - And even better, does either neighborhood have a  
687 homeowners' association?  
688

689 Mr. Farmer - Coventry does. Is that correct?  
690

691 Mr. Spradlin - [Off microphone.] Does not.  
692

693 Mr. Farmer - Does not. And that's what I was told by somebody. I  
694 didn't want to be misquoted. Coventry does not, and I do not think Chatham  
695 Woods does.  
696

697 Male - [Off microphone.] Chatham Woods does not.  
698

699 Mr. Farmer - Chatham Woods does not. So it's—maybe they'll get  
700 around to forming one, but they'll just be lone wolves or do everything by  
701 themselves. But I would think the four lots would connect with the Brandyview  
702 people.  
703

704 Mr. Branin - What are you going to bring these houses to market  
705 at?  
706

707 Mr. Farmer - When I was talking to you I told you—which is an  
708 encouraging sign for the Three Chopt District and for Henrico County. I've had  
709 three people that want to buy the built houses on three of these five lots, which is  
710 a miracle after the last four years that we've been through, but which says a lot  
711 for your County and for this district. They want to do it for the schools. And what  
712 we're talking about is \$300,000 to \$350,000 houses.

713  
714 Mr. Branin - The surrounding area, what are most of the houses  
715 going for?  
716  
717 Mr. Farmer - Most of the houses are in the 250 range. Right around  
718 250 is the assessed value when I was pulling up all the comparables.  
719  
720 Mr. Branin - I'll reflect your proffers state no vinyl siding, all  
721 cementitious—  
722  
723 Mr. Farmer - Correct.  
724  
725 Mr. Branin - —and brick and stone.  
726  
727 Mr. Farmer - Correct.  
728  
729 Mr. Branin - We are actually upping the level of product going into  
730 these five lots.  
731  
732 Mr. Farmer - Yes sir. And this will also be a vast improvement  
733 over—Mr. Barker is not here, but what's on the property right now.  
734  
735 Mr. Branin - What's currently there.  
736  
737 Mr. Farmer - What's currently there. It will be a County  
738 beautification project when I hopefully get this done. They are in need of repair.  
739  
740 Mr. Branin - Okay.  
741  
742 Mr. Leabough - I have a question. With your previous rezoning case,  
743 did you provide elevations?  
744  
745 Mr. Farmer - No sir.  
746  
747 Mr. Leabough - You did not?  
748  
749 Mr. Farmer - Not from my recollection. I don't believe I did.  
750  
751 Mr. Leabough - Okay. I'd just be curious to see what the homes would  
752 look like. Materials are great.  
753  
754 Mr. Farmer - I have really not talked to any builders just because I  
755 really don't like to do that until I—I don't like to be presumptuous before any  
756 zoning. But they will probably be colonial. Every subdivision I've done was kind of  
757 a colonial nature, although Brandyview is a little bit of a mixed bag in terms of  
758 architectural features. But I've just always done well with colonial structures.

759  
760 Mr. Leabough - It will be similar to the existing homes in terms of  
761 architecture?  
762  
763 Mr. Farmer - Yes sir.  
764  
765 Mr. Leabough - Okay. Is that a proffered condition or are you just—  
766  
767 Mr. Farmer - I did not proffer that just because I do not have any  
768 elevations to proffer. I just would like to state for the record that they would be  
769 colonial in elevation and architectural style. There might be a one-story rancher,  
770 which will be nice looking. I think what we're going to do—I've talked to two or  
771 three builders that called me, and I know their product. I just haven't sold the lots  
772 to any builders, but they're going to be \$50,000 to \$75,000 more expensive than  
773 the houses that are in, so they'll be of new quality. They're going to be new  
774 homes, so they're going to be very nice.  
775  
776 Mr. Leabough - Thank you. Any other questions for Mr. Farmer?  
777  
778 Mr. Branin - I have none.  
779  
780 Mr. Leabough - All right, thank you, sir.  
781  
782 Mr. Farmer - Thank you.  
783  
784 Mr. Branin - I'm pretty much done. I'm glad you put your hand up  
785 because what I was going to ask is I didn't know that you all were from the  
786 neighborhood. You're not in opposition, but if you would like to ask a question or  
787 make a statement, I'll think about let—  
788  
789 Mr. Freitas - My name is Ricardo Freitas. I'm so glad that you're  
790 making that project. I live right on Lockton Drive. It's Lot 6 right beside Lot 3 that  
791 he's going to build on. I have three kids. And I agree with you in cutting that cul-  
792 de-sac and turning it into a street. My kids are seven, ten, and twelve years old.  
793 And they play in that neighborhood after 3:00 until 7:00 every day.  
794  
795 Another question I have is on Church Road you have a buffer. It looks like it's—  
796 how many feet is that? Twenty-five foot buffer. This way or this way? This way.  
797 And I don't see any buffer behind my property and his property. And just to let  
798 you know, every time I wake up in the morning I see all those trees. It's a nice  
799 view for us, and we're going to lose that, those trees.  
800  
801 Also, on Lockton Drive is a temporary cul-de-sac; we don't have any curbs. And  
802 my question is what's going to happen on our cul-de-sac? I have some pictures  
803 here. Unfortunately my phone, it's almost dead. We don't have any water  
804 drainage. And all the leaves and all the trash that comes from their property

805 come right into that cul-de-sac because there are no curbs. I just wanted to ask  
806 you guys what you're going to do with that. Thank you.

807

808 Mr. Leabough - Are you in opposition or are you in favor?

809

810 Mr. Freitas - I'm not in opposition; I'm in favor.

811

812 Mr. Leabough - You just have some questions.

813

814 Mr. Freitas - I just have a question about the buffer and the cul-de-  
815 sac, you know, if you're going to finish that off or not.

816

817 Mr. Leabough - Okay, thank you. I just wanted to make sure we were  
818 clear.

819

820 Mr. Leabough - Yes, no problem. Public Works? Or do you know the  
821 answer to the question regarding the cul-de-sac?

822

823 Mr. Branin - If it's developed as proposed, Lockton Drive, nothing  
824 will come of it. It's not going to connect. I mean if they wanted to, I'm sure he  
825 could probably swing it through there somehow. But I don't think they want  
826 connectivity.

827

828 Mr. Witte - I think he was more interested in making a permanent  
829 cul-de-sac on Lockton.

830

831 Mr. Branin - I would request one and half to two minutes more.

832

833 Mr. Leabough - Please come forward. You can speak.

834

835 Mr. Spicer - My name is William Spicer, and I live in Lot 7, I  
836 believe it is, right beside Ricardo. I've been there for twenty-one years. We've  
837 had issues in that cul-de-sac ever since I've been living there with drainage.  
838 When they built the Brandywine [sic] development it became worse. So my  
839 question at the meeting was for us, we've been told that that's a temporary cul-  
840 de-sac. But if they go ahead with this project, then to me that becomes a  
841 permanent cul-de-sac. But there are no plans to do anything with that cul-de-sac.  
842 I don't see how you can call it a permanent cul-de-sac any longer, if you all  
843 approve this plan. So that's my only statement. We could really use some work  
844 there, some drainage of some sort, something done to that cul-de-sac at Lockton  
845 Drive.

846

847 I do kind of agree with Mr. Spradlin there. It would be a shame to ruin two  
848 neighborhoods to build one house.

849

850 That's all I have to say.

851  
852 Mr. Leabough - Okay. Thank you, sir. Who can address the drainage  
853 question? John? Mr. Cejka, could you please come forward?  
854  
855 Mr. Cejka - John Cejka, traffic engineer. Unfortunately, I cannot  
856 address the drainage problem, but I'm more than happy to get Mr. Spicer's  
857 phone number and have somebody with the drainage section give him a call.  
858  
859 Mr. Leabough - Okay. The question really—  
860  
861 Mr. Branin - This is more the question to ask. If this is developed  
862 as proposed, then we would look at Lockton and say that is now not a temporary  
863 cul-de-sac because there will not be connectivity. It's not lined up to. Whose  
864 responsibility is it then to make it permanent to address the drainage issues?  
865  
866 Mr. Cejka - The issue—I've discussed this with other people,  
867 Public Works—is that the area that is in the—this temporary area here, that is an  
868 easement. And if it becomes a permanent cul-de-sac it'll become right-of-way  
869 and it'll become larger. And I don't think the houses would have proper setback  
870 from the right-of-way. And I think it would be a Public Works' issue, not the  
871 developer's issue.  
872  
873 Mr. Branin - So what you're saying is if it does get classified as  
874 permanent then it becomes a Public Works' project. And Public Works will make  
875 it to permanent cul-de-sac specs and code, which is larger than the temporary.  
876  
877 Mr. Cejka - Which is larger, yes sir. Right now it's a forty-foot  
878 pavement. When it becomes permanent it would be a forty-five-foot radius. So it  
879 would be a ninety-foot diameter cul-de-sac with the extra five feet around it for  
880 the right-of-way.  
881  
882 Mr. Branin - So theoretically Lot 6 on both sides—how can that be  
883 Lot 6 on both sides?  
884  
885 Mr. Cejka - This Lot 6 and this Lot 6 would lose additional front  
886 yard.  
887  
888 Mr. Branin - Approximately how many feet?  
889  
890 Mr. Cejka - A five-foot radius around the existing cul-de-sac.  
891  
892 Mr. Branin - So an additional five feet of yard.  
893  
894 Mr. Cejka - Yes. And then the right-of-way would extend another  
895 five feet beyond that.  
896

897 Mr. Emerson - And that would make the homes not conforming to  
898 their required setbacks. So it creates a myriad of issues. Certainly they are  
899 probably solvable in some way, shape, or form, but there are challenges.

900

901 Mr. Branin - All right. This, of course, will go with recommendation  
902 for approval or denial. It goes to the Board of Supervisors, which would probably  
903 take place next month?

904

905 Mr. Emerson - July 8th.

906

907 Mr. Branin - July 8th. In that time for the information of the  
908 supervisor, Mr. Kaechele, if you could have Public Works go out and check the  
909 drainage issue that they're referring to. Get with Mr. Spradlin in regards to having  
910 a community meeting with them for traffic calming. And that would be it. We need  
911 to know what that drainage issue is.

912

913 Mr. Cejka - Okay.

914

915 Mr. Leabough - I think there was another question for the developer  
916 regarding the setback on I guess the eastern side of Lockton. They were asking  
917 about the preservation of trees or something like that.

918

919 Mr. Emerson - I can answer that for you. We normally do not require  
920 buffering between residential uses.

921

922 Mr. Branin - Right. So you're putting a house up against a house.

923

924 Mr. Leabough - I'm just asking the question that they asked to make  
925 sure it got addressed. Okay.

926

927 Mr. Archer - If I may interject and add to what the secretary just  
928 said. This comes up often when new communities are being built next to other  
929 communities. I don't guess you'd call it a social issue, but we don't like, as a  
930 policy, to buffer one neighborhood from another. It's just not neighborly, to be  
931 honest with you. And we don't do that to intend to harm anybody. It would be a  
932 pretty awful world if we buffered all the neighborhoods one from another. That's  
933 why the policy exists. I don't think it's a rule. There's nothing written that says you  
934 can't do it, but it's not something we would even like to entertain.

935

936 Mr. Leabough - Mr. Branin, there's another gentleman that would like  
937 to speak. I think we extended it for another two minutes. Would you like to extend  
938 it further?

939

940 Mr. Branin - One.

941

942 Mr. Leabough - Yes sir, we'll allow you a minute to speak. If you  
943 could, please state your name for the record.

944  
945 Mr. Misra - My name is Ram Misra and I live in Brandyview on  
946 Lot 4. I heard what Mr. Farmer just said about—I'm talking Brandyview right now.  
947 But he was talking more about Marnelan. Fixing the yard, the irrigation and  
948 whatever it's called, I just want to make sure that that is applicable to Brandyview  
949 also.

950  
951 Mr. Branin - Absolutely it is. Any time that they're going to take out  
952 the cul-de-sac it applies to you as well.

953  
954 Mr. Misra - Thank you. That's what I wanted to find out. Thank  
955 you.

956  
957 Mr. Leabough - Thank you, sir. All right. Any other questions?  
958 Mr. Branin?

959  
960 Mr. Branin - No, I don't. I'm sure there will be also another—  
961 Mr. Kaechele may request a community meeting just to make sure so we can get  
962 some more input from the residents of Lockton and also, Doug, your neighbors  
963 as well, so we can get more input and get a better feel for it. This road was  
964 planned to be connected for twenty-five years with temporary cul-de-sacs. I  
965 would like to move that REZ2014-00024, Welford Properties, move forward to  
966 the Board of Supervisors with a recommendation for approval.

967  
968 Mr. Witte - Second.

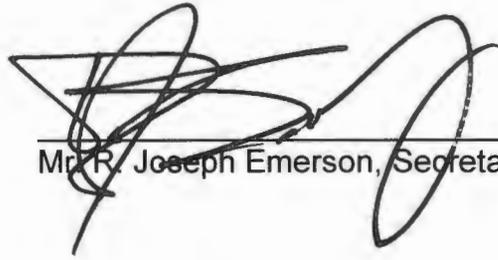
969  
970 Mr. Leabough - We have a motion by Mr. Branin, a second by Mr.  
971 Witte. All in favor say aye. All opposed say no. The ayes have it; the motion  
972 passes.

973  
974 **REASON -** Acting on a motion by Mr. Branin, seconded by Mr.  
975 Witte, the Planning Commission voted 5-0 (one abstention) to recommend the  
976 Board of Supervisors grant the request because it conforms to the  
977 recommendations of the 2026 Comprehensive Plan, it would not be expected to  
978 adversely affect the pattern of zoning and land use in the area and it would  
979 permit infill development with the proper connection for roads and other public  
980 facilities.

981  
982 Mr. Emerson - Mr. Chairman, we now move to the next item on your  
983 agenda, which is the consideration of approval of your minutes from the May 15,  
984 2014 meeting. The staff did not receive any comments from the Commission  
985 regarding the minutes, so we don't have an errata sheet. But certainly any  
986 changes you have we'll make sure those are made if you want to bring them  
987 forward now.

988  
989 Mr. Leabough - Are there any corrections to the minutes? Hearing  
990 none, I'll entertain a motion for approval.  
991  
992 Mrs. Jones - I move the minutes be approved as presented.  
993  
994 Mr. Witte - Second.  
995  
996 Mr. Leabough - We have a motion by Mrs. Jones, a second by  
997 Mr. Witte. All in favor say aye. All opposed say no. The ayes have it; the motion  
998 passes.  
999  
1000 Mr. Emerson - Mr. Chairman, if I could, I'd like to take this  
1001 opportunity to introduce all of you to our summer intern. Her name is Tiona  
1002 Johnson, and she comes to us from that great place out west called Blacksburg.  
1003 We just want to welcome her here. Mr. Strauss has her busy working on various  
1004 different projects in the comprehensive division.  
1005  
1006 Mr. Leabough - Welcome. Thank you for joining us.  
1007  
1008 Mrs. Jones - Welcome.  
1009  
1010 Mr. Branin - Hokie, huh?  
1011  
1012 Mr. Leabough - We won't hold that against you.  
1013  
1014 Mrs. Jones - Have you studied with Dr. Chandler?  
1015  
1016 Ms. Johnson - [Off microphone.] No I haven't.  
1017  
1018 Mrs. Jones - Okay. Just wondering.  
1019  
1020 Mr. Leabough - Is there any other business for the Commission? Any  
1021 other business, Mr. Branin?  
1022  
1023 Mr. Branin - No.  
1024  
1025 Mr. Leabough - There being none, I'll entertain a motion for  
1026 adjournment.  
1027  
1028 Mr. Branin - So moved.  
1029  
1030 Mrs. Jones - Second.  
1031  
1032 Mr. Leabough - All right, meeting's adjourned. Thank you.  
1033

1034  
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Mr. R. Joseph Emerson, Secretary



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Mr. Eric Leabough, Chairman