

1 Minutes of the regular monthly meeting of the Planning Commission of Henrico County,
2 held in the Board Room of the County Administration Building in the Government Center
3 at Parham and Hungary Spring Roads, beginning at 9:00 a.m. Wednesday, April 23,
4 2008.

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

Others Present: Mr. David D. O'Kelly, Assistant Director of Planning
Ms. Leslie A. News, CLA, Principal Planner
Mr. James P. Strauss, CLA, County Planner
Mr. Kevin D. Wilhite, C.P.C., AICP, County Planner
Mr. Michael F. Kennedy, County Planner
Ms. Christina L. Goggin, AICP, County Planner
Mr. Tony Greulich, C.P.C., County Planner
Mr. Matt Ward, County Planner
Mr. Gregory Garrison, County Planner
Mr. Lee Pambid, C.P.C., County Planner
Mrs. Aimee Berndt, County Planner
Mr. Jonathan W. Steele, G.I.S. Manager
Mr. Mike Jennings, Traffic Engineer
Ms. Kim Vann, Police Division
Ms. Diana B. Carver, Recording Secretary

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Mr. Richard W. Glover, the Board of Supervisors representative, abstains from voting on all cases unless otherwise noted.

11 Mr. Jernigan - Good morning ladies and gentlemen.

12
13 Mr. Archer - Good morning, Mr. Chairman.

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15 Mr. Jernigan - Good morning, staff.

16
17 Mr. Branin - Good morning, Mr. Chairman.

18
19 Mr. Jernigan - On behalf of the Planning Commission and the Planning
20 staff, we'd like to welcome everybody to our April 23rd hearing for Subdivisions and
21 Plans of Development. I'd like to welcome Mr. Glover, who is our sitting member of the

22 Board of Supervisors for the Planning Commission this year. Good morning, sir. With
23 that, I'll turn the meeting over to Mr. Emerson, our secretary.

24
25 Mr. Emerson - Thank you, Mr. Chairman. The first item on your agenda this
26 morning is requests for deferrals and withdrawals. Ms. Leslie News will present those.

27
28 Mr. Jernigan - Good morning, Ms. News.

29
30 Ms. News - Good morning, Mr. Chairman, members of the Commission.

31
32 Mr. Vanarsdall - Good morning, Ms. News.

33
34 Mrs. Jones - Good morning.

35
36 Ms. News - We have three requests for deferrals on our agenda this
37 morning. The first is on page 11 of your agenda and is located in the Three Chopt
38 District. This is POD-25-08, The Corner @ Short Pump. The applicant is requesting a
39 deferral to the May 28, 2008 meeting.

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41 **PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION**

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

54
55 At the request of the applicant, the Planning Commission deferred POD-25-08, The
56 Corner @ Short Pump, to its May 28, 2008 meeting.

57
58 Ms. News - The next item is on page 17 of your agenda and is located in
59 the Three Chopt District. This is POD-41-07, Pouncey Place Phase 1. The applicant is
60 requesting a deferral to the June 25, 2008 meeting.

61
62 **PLAN OF DEVELOPMENT** (*Deferred from the February 27, 2008 Meeting*)

63
64 **POD-41-07 Bay Design Group, P.C. for Pouncey Place, LLC:**
65 Pouncey Place, Phase 1 – Request for approval of a plan of development as required
66 Twin Hickory Lake Drive and Pouncey Tract Road by Chapter 24, Section 24-107 of the Henrico County
(POD-57-86 Revised) Code, to construct a shopping center with two one-story
buildings for a total of 27,630 square feet. The 5.25-acre
site is part of a 10.10-acre parcel and is located on the
southeast corner of Pouncey Tract Road (State Route
271) and Twin Hickory Lake Drive on part of parcel 740-
765-2150. The zoning is B-2C, Business District
(Conditional) and WBSO, West Broad Street Overlay
District. County water and sewer. **(Three Chopt)**

64
65 Mr. Jernigan - Is there any opposition to the deferral of POD-41-07, Pouncey
66 Place, Phase 1? No opposition.

67
68 Mr. Branin - Mr. Chairman, I'd like to move that POD-41-07, Pouncey
69 Place, Phase 1, be deferred to the June 25, 2008 meeting, per the applicant's request.

70
71 Mrs. Jones - Second.

72
73 Mr. Jernigan - Motion by Mr. Branin, seconded by Mrs. Jones. All in favor
74 say aye. All opposed say no. The ayes have it; the motion passes.

75
76 At the request of the applicant, the Planning Commission deferred POD-41-07, Pouncey
77 Place, Phase 1, to its June 25, 2008 meeting.

78
79 Ms. News - The final item is on page 18 of your agenda and is located in
80 the Tuckahoe District. This is POD-68-07, The Shire @ Pump and Church. The applicant
81 is requesting a deferral to the June 25, 2008 meeting.

82

83 **PLAN OF DEVELOPMENT & MASTER PLAN**

84 *(Deferred from the March 26, 2008 Meeting)*

85

POD-68-07
The Shire @ Pump and
Church – Church Road
and Pump Road

Kimley Horn for Kevin McFadden and The Rebkee Company: Request for approval of a plan of development and master plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct five, one-story retail buildings (Buildings 1-5) totaling 50,480 square feet and a master plan for a future one-story retail building (Building 6) totaling 12,900 square feet. The 21-acre site is located at the southwest corner of the intersection of Pump and Church Roads on parcels 739-754-7156 and 739-753-1396. The zoning is B-2C, Business District (Conditional), C-1C, Conservation District, RTHC, Residential Townhouse District (Conditional) and R-3AC, One-Family Residence District (Conditional), B-3, Business District and R-5A, General Residence District. County water and sewer. **(Tuckahoe)**

86

87 Mr. Jernigan - Is there any opposition to the deferral of POD-68-07, The
88 Shire @ Pump and Church? No opposition, Mrs. Jones.

89

90 Mrs. Jones - I move deferral of POD-68-07, The Shire @ Pump and
91 Church, per the applicant's request, to the June 25, 2008 meeting.

92

93 Mr. Vanarsdall - Second.

94

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

97

98 Ms. News - That's all the requests that staff is aware of.

99

100 Mr. Jernigan - Thank you.

101

102 At the request of the applicant, the Planning Commission deferred POD-6807, The Shire
103 @ Pump and Church, to its June 25, 2008 Meeting.

104

105 Mr. Emerson - Mr. Chairman, that takes you to the next item on your agenda,
106 the expedited items. Those will be presented by Ms. Leslie News.

107

108 Ms. News - Yes, sir, we have three items on our expedited agenda this
109 morning. The first item is on page 3 of your agenda and is located in the Fairfield District.
110 This is a transfer of approval for the Glen Lea Shopping Center. There are several POD's:
111 3-71, 36-71, 108-73, 47-75, 121-83, and 78-91. Staff recommends approval.

112

113 **TRANSFER OF APPROVAL** *(Deferred from the March 26, 2008 Meeting)*

114

PODs-03-71, 36-71, 108-73, 47-75, 121-83 and 78-91
Glen Lea Shopping Center – Laburnum Avenue and Mechanicsville Turnpike

Luke Pucinelli for Macquarie Countrywide-Regency Centers, L.P. and URSPI, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Glen Lea Shopping Center, Inc., F. Earl Frith and Donald G. Sink, and Old Dominion Realty Trust to Macquarie Countrywide- Regency Centers, L.P. and URSPI, LLC. The 9.211-acre site is located on the northwest corner of E. Laburnum Avenue and Mechanicsville Turnpike (U.S. Route 360) on parcel 802-736-8028. The zoning is B-2, Business District. County water and sewer. **(Fairfield)**

115

116 Mr. Jernigan - Is there any opposition to TOA PODs-03-71, 36-71, 108-73,
117 47-75, 121-83, and 78-91, Glen Lea Shopping Center? There is no opposition.

118

119 Mr. Archer - Mr. Chairman, I move approval of this transfer of approval of
120 PODs-03-71, 36-71, 108-73, 47-75, 121-83, and 78-91, Glen Lea Shopping Center.

121

122 Mr. Vanarsdall - Second.

123

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

126

127 The Planning Commission approved the transfer of approval request for PODs-03-71, 36-
128 71, 108-73, 47-75, 121-83, and 78-91, Glen Lea Shopping Center from Glen Lea
129 Shopping Center, Inc., F. Earl Frith and Donald G. Sink, and Old Dominion Realty Trust
130 to Macquarie Countrywide-Regency Centers, L.P. and URSPI, LLC, subject to the
131 standard and added conditions previously approved.

132

133 Ms. News - The next item is on page 6 of your agenda is located in the
134 Tuckahoe District. This is a transfer of approval for POD-44-77, Gaskins Road Racquet
135 Club. There is an addendum item on page 1, which revises the caption to state that the
136 representative is Damian Sancilio for Courtside West, LLC.

137

138 **TRANSFER OF APPROVAL**

139

POD-44-77 **Dominion Damian Sancilio for Courtside West, LLC:**
Gaskins Road Racquet Request for transfer of approval as required by Chapter
Club- 24, Section 24-106 of the Henrico County Code from
1145 Gaskins Road Tennis Associates of Virginia to Courtside West, LLC. The
 1.41-acre site is located on the east line of Gaskins
 Road, approximately 900 feet north of Patterson Avenue
 (State Route 6) on parcel 745-742-9763. The zoning is B-
 2, Business District. County water and sewer. **(Tuckahoe)**

140

141 Mr. Jernigan - Is there any opposition to transfer of approval POD-44-77,
142 Gaskins Road Racquet Club? No opposition.

143

144 Mrs. Jones - I move approval on the expedited agenda of transfer of
145 approval POD-44-77, Gaskins Road Racquet Club.

146

147 Mr. Vanarsdall - Second.

148

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

151

152 The Planning Commission approved the transfer of approval request for POD-44-77,
153 Gaskins Road Racquet Club, from Tennis Associates of Virginia to Courtside West, LLC,
154 subject to the standard and added conditions previously approved.

155

156 Ms. News - The final item is on page 16 of your agenda and is located in the Varina
157 District. This is SUB-10-08, Highland Springs (April 2008 Plan) for two lots. Staff
158 recommends approval.

159

160 **SUBDIVISION**

161

SUB-10-08 **William R. Knoop, L.S. for Young Homes Housing**
Highland Springs **Renewal Group, LLC:** The 1.294-acre site proposed for a
(April 2008 Plan) subdivision of 2 single-family homes is located on the east
111 S. Kalmia Avenue line of S. Kalmia Avenue, approximately 700 feet north of
 E. Beal Street on parcel 822-722-5289. The zoning is R-3,
 One-Family Residence District, R-4, One-Family
 Residence District and ASO, Airport Safety Overlay
 District. County water and sewer. **(Varina) 2 Lots**

162

163 Mr. Jernigan - Is there any opposition to SUB-10-08, Highland Springs (April
 164 2008 Plan)? There is no opposition. With that, I will move for approval of SUB-10-08,
 165 Highland Springs (April 2008 Plan), subject to the annotations on the plans, the standard
 166 conditions for subdivisions served by public utilities, and the following additional condition
 167 #13.

168
 169 Mr. Vanarsdall - Second.

170
 171 Mr. Jernigan - Motion by Mr. Jernigan, seconded by Mr. Vanarsdall. All in
 172 favor say aye. All opposed say no. The ayes have it; the motion passes.

173
 174 The Planning Commission granted conditional approval to SUB-10-08, Highland Springs
 175 (April 2008 Plan), subject to the standard conditions attached to these minutes for
 176 subdivisions served by public utilities, the annotations on the plans, and the following
 177 additional condition:

- 178
 179 13. Any necessary offsite drainage easements must be obtained prior to final approval
 180 of the construction plan by the Department of Public Works.

181
 182 Ms. News - That completes our expedited agenda.

183
 184 Mr. Jernigan - Thank you, Ms. News.

185
 186 Mr. Emerson - Mr. Chairman, that takes you to the next item on your agenda,
 187 which is Subdivision Extensions of Conditional Approval. Ms. Christina Goggin will
 188 present those items.

189
 190 **SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**

191
 192 **FOR INFORMATIONAL PURPOSES ONLY**

193

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB-13-04 Majestic Meadows (September 2004 Plan)	123	123	2	Varina	04/22/09
SUB-22-07 Tredinnock Farm (March 2007 Plan)	20	20	0	Varina	04/22/09
SUB-27-07 Village @ Millers Lane (April 2007 Plan)	78	78	0	Varina	04/22/09

194

195 Mr. Jernigan - Good morning, Ms. Goggin.

196
197 Ms. Goggin - Good morning. We have three subdivisions in front of you
198 today that are for informational purposes. I would be happy to answer any questions the
199 Commission may have. They all appear to be in Mr. Jernigan's district.

200
201 Mr. Jernigan - Yes they are and I know the history on all of them, so I'm
202 okay. Are there any questions for Ms. Goggin from the Commission? Okay. Thank you,
203 Ms. Goggin.

204
205 Ms. Goggin - You're welcome.

206
207 Mr. Emerson - Mr. Chairman, that takes you to the six remaining cases on
208 your agenda.

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210 **PLAN OF DEVELOPMENT**

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POD-19-08 Hilton Garden Inn and Holiday Inn @ Virginia Center Commons – JEB Stuart Parkway and Telegraph Road	Timmons Group for STI Properties Inc. and Sliding Hill, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a five-story, 130-room Hilton Garden Inn hotel and a four-story, 128-room Holiday Inn hotel. The 10.83-acre site is located on the southern line of JEB Stuart Parkway at the intersection of JEB Stuart Parkway and Telegraph Road on parcel 785-769-6656. The zoning is B-3C, Business District (Conditional), M-1C, Light Industrial District (Conditional) and O-3C, Office District (Conditional). County water and sewer. (Fairfield)
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212
213 Mr. Jernigan - Is there any opposition to POD-19-08, Hilton Garden Inn and
214 Holiday Inn @ Virginia Center Commons? We do have opposition. You'll have a chance
215 to speak shortly. Good morning, Mr. Garrison.

216
217 Mr. Garrison - Good morning.

218
219 The applicant is requesting approval of a five-story, 130-room Hilton Garden Inn and a
220 four-story, 128-room Holiday Inn. Just handed to you are revised building elevations of the
221 Holiday Inn showing a slight reduction in height to meet the required 45 feet. The
222 applicant is also providing a stone veneer in lieu of CMU. Also handed to you is a revised
223 elevation on the Hilton Garden Inn showing additional brick. The floor plans and
224 elevations submitted show dimensions and uses in the building; furthermore, the applicant
225 has indicated that the restaurant will be for in-house guests only.

226
227 I would like to note, staff has received phone calls and e-mails in opposition to hotels
228 being built on this parcel. Although the current zoning on the property does allow the
229 applicant to build a hotel by right, staff has made several suggestions to improve the

230 aesthetics and quality of the hotels to which the applicant has agreed. In addition, the
231 applicant has met the technical requirements required by the rezoning cases with regards
232 to an 80-foot landscape buffer from the eastern boundary of Holly Glen in addition to 100
233 feet of land east of lot 11 that shall be left in an undisturbed and natural state. A
234 landscape plan will be required to be heard at the Planning Commission at a later date,
235 therefore providing another opportunity for public comments with respect to the landscape
236 plan and buffering methods.

237
238 With this, staff recommends approval subject to the annotations on the plans, and the
239 standard conditions for developments of this type. Staff and representatives of the
240 applicant are available to answer any questions that you may have.

241
242 Mr. Jernigan - Are there any questions for Mr. Garrison from the
243 Commission?

244
245 Mr. Glover - Mr. Chairman, I normally don't ask questions at this time, but
246 I've had correspondence with one of the residents there. I appreciate the response that
247 you gave, Mr. Garrison; it was very complete. I want to ask you this question in a public
248 setting. Are all the technical aspects of the zoning code met for this development?

249
250 Mr. Garrison - Yes sir, they are.

251
252 Mr. Glover - All of the proffered conditions that were placed on the zoning
253 case when it was originally approved.

254
255 Mr. Garrison - Yes sir, they are.

256
257 Mr. Glover - Have you given any particular interest in—I heard you say that
258 you've asked for more to enhance it some. The 100-foot buffer I think is there and the
259 landscaping will take place. Will the people there have an opportunity for input as far as
260 how they buffer for sound and for sight?

261
262 Mr. Garrison - The landscape and lighting plan will come back to the
263 Planning Commission for review and approval.

264
265 Mr. Glover - On the north side of Ethelwood, we were able to get a
266 masonry wall surrounding it. Is it possible to do that same thing on the south side when
267 you deal with the landscaping?

268
269 Mr. Garrison - Right now, there is a masonry wall that runs north and south
270 along Holly Glen, and you're talking about running east and west on the south side of
271 Holly Glen?

272
273 Mr. Glover - Yes. At the time of the landscape plan, have you considered
274 doing the same thing on the south side that we did on the north side?

275

276 Mr. Garrison - That hasn't been mentioned.
277
278 Mr. Glover - I'm mentioning it now so that you'll be aware that I think it
279 would be appropriate to do on the south side. It would be like a stockade, but at least it
280 deals with the security of the people that live there. I think it's 17 houses in there.
281
282 Mr. Garrison - Yes sir.
283
284 Mr. Glover - At the time of the rezoning of Virginia Center Commons,
285 where we're dealing with right now was not in the zoning case, so therefore it couldn't be
286 addressed at the time of the zoning of Virginia Center Commons. The zoning that took
287 place with the B-3C I believe took place within the last 10 years. So, I think it would
288 behoove us to make sure that we deal with the security, as well as the visual buffer.
289 Would you keep that in mind? I don't know who will be working on it, but Mr. O'Kelly is
290 here, so he's heard it. With that, Mr. Chairman, I appreciate you allowing me to interject.
291
292 Mr. Jernigan - Yes sir. Thank you, Mr. Glover. Mr. Archer, do you have any
293 questions for Mr. Garrison?
294
295 Mr. Archer - In view of Mr. Glover's assertion about the wall, I guess we
296 need to talk to the applicant and we do have opposition.
297
298 Mr. Jernigan - Yes sir.
299
300 Mr. Glover - Well, you can tell the applicant that's what he needs to do.
301
302 Mr. Jernigan - All right. Would the applicant come down, please?
303
304 Mr. Crutchfield - I'm Brian Crutchfield with Timmons Group, representing the
305 applicant on this case. We have been working closely with Mr. Garrison on this site, trying
306 to make the best of everything we can to help the adjacent residents there. We have
307 discussed numerous things including the required buffer along Holly Glen, which was a
308 required 50-foot buffer, 80-foot parking setback. We agreed to an 80-foot buffer, basically.
309 We don't have any need to clear that or do any additional work in that area. So, the 50
310 feet that's required with the zoning case is going to become an 80-foot forested buffer left
311 in its natural state. I'm a little confused on the wall question. There is a wall that runs from
312 JEB Stuart down along our western boundary line. Along our southern boundary line
313 there's industrial development back there. There's a wrought iron fence. There is a small
314 gap there that we could certainly close, but I just wanted some clarification as to if you're
315 asking for a wall along the southern boundary of Holly Glen or if I'm missing something
316 here.
317
318 Mr. Glover - I think you're asking me the question. Is that fence aluminum
319 or cast iron?
320

321 Mr. Crutchfield - The fence along the industrial to our south is wrought iron. I
322 think it's a black wrought iron fence.
323

324 Mr. Glover - How tall is it?
325

326 Mr. Crutchfield - I believe it's somewhere in the six- to eight-foot range. I'm not
327 exactly sure. There is a small gap where those two do not quite come together. We
328 could close that gap pretty easily.
329

330 Mr. Glover - I think you should address the security as well as the visual.
331 A wrought iron fence has the ability for sound to get through it, so if your plantings are
332 sufficient, you could get away with not putting a wall there, I guess.
333

334 Mr. Crutchfield - We certainly don't have a problem with that. We want to keep
335 this development secure where we don't create an escape route We've actually spoken
336 with the police department a little bit about closing that to keep from having an escape
337 route for somebody coming in and out.
338

339 Mr. Glover - The only reason I get involved is because that used to be in
340 my district. That area used to be in the Brookland District and we dealt with it when
341 Virginia Center Commons came and we were able to keep Ethelwood secure.
342

343 Mr. Crutchfield - Other than that, all the other conditions that Mr. Garrison has
344 talked about we're fine with. We'll be happy to answer any other questions you may have.
345

346 Mr. Jernigan - Are there any questions for Mr. Crutchfield from the
347 Commission?
348

349 Mr. Archer - Mr. Crutchfield, in answer to Mr. Glover's question, there's a
350 gap that needs to be closed to make that a fully secure fence and you're willing to do that?
351

352 Mr. Crutchfield - Correct. There is a small gap between the block wall that runs
353 along the eastern boundary of Holly Glen and the wrought iron fence that separates this
354 development from the industrial development to the south. We could close that pretty
355 easily.
356

357 Mr. Archer - What material would you use, the same type fence?
358

359 Mr. Crutchfield - We could get with staff on that. We could do the same type
360 wrought iron, I would say, to close that.
361

362 Mr. Archer - Okay. And plantings for the sound.
363

364 Mr. Crutchfield - Correct.
365 Mr. Archer - All right. That's all I have, Mr. Chairman.
366

367 Mr. Jernigan - Okay.
368
369 Mr. Archer - But I know we have opposition.
370
371 Mr. Jernigan - Mr. Emerson, would you explain the rules for opposition,
372 please?
373
374 Mr. Emerson - Yes sir, Mr. Chairman. The applicant is allowed 10 minutes to
375 present the request and time may be reserved for responses to testimony. Opposition is
376 also allowed 10 minutes to present its concerns. Commission questions do not count into
377 the time limits on public hearings and the Commission may waive the limits for either party
378 at its discretion.
379
380 Mr. Jernigan - We do have opposition. You can come down now, please, sir.
381 Good morning.
382
383 Mr. Archer - Good morning, sir.
384
385 Mr. Jernigan - Would you state your name for the record, please?
386
387 Mr. Moore - Daniel Moore. I'm the Vice President and Distribution Center
388 Manager for part of the industrial property that he's speaking of with the fence separation
389 there. I have not really seen the plans. We just found out about this. I apologize that I've
390 not had a chance to look at this before. I have several concerns from our property site.
391 One of them is the fact that we are a pretty secure business. It's a rather large parcel of
392 property. I guess our concern is right now I think our property line runs three feet just on
393 the other side of that fence. That fence is really an aluminum, more of a decorative type
394 fence, so it's really not as secure as it would be for that property to butt up against it like
395 that. I guess our concern is what exactly is going to be up against our property line. Is it
396 that parking lot? Is that going to be the back of the building or whatever? Our business
397 runs two different shifts and we just have some security concerns.
398
399 I guess our other concern is certain the traffic on JEB Stuart. I know there have been
400 some recent traffic studies for the Regency project proposed across the street as well.
401 For the safety of our employees getting in and out of our parking lot. The last thing we
402 want to do is end up being the run-over parking lot for the hotels and restaurant. We've
403 been there since 1994 and when we moved in there, I guess we didn't have any hotels
404 there. In the last five years, it seems like we've grown now to I think we have a total of six.
405 I guess the question is at what point do we have enough hotels in that area. That's
406 basically all I have.
407
408 Mr. Glover - You used to be Bergen Brunswick.
409
410 Mr. Moore - Right. We're now AmeriSource Bergen. You're exactly right.
411 Mr. Glover - It was quite an accomplishment getting Bergen Brunswick, as
412 Bergen somebody else. I remember them coming in 1994.

413
414 Mr. Moore - We worked very close with the residents of Ethelwood.
415
416 Mr. Glover - Yes you did.
417
418 Mr. Moore - I think in one of the previous meetings that we had out there
419 recently, I think they've grown to admire us as a neighbor out there. I'm sure there is
420 some concern for them as well. We've managed to exist there with them as good
421 neighbors.
422
423 Mr. Jernigan - Mr. Moore, let me ask you. Are you opposed to the hotel or
424 you just haven't seen the layout?
425
426 Mr. Moore - A lot of this is the fact that we've not seen the layout and I
427 guess I'm questioning just the need for another two hotels there right now. A Hampton
428 Inn is going to butt right up against this on one side and you have Marriott Courtyard
429 directly across the street that's going up right now. You have Comfort Suites that's going
430 up across the street and Candlewood directly behind that.
431
432 Mr. Jernigan - Let me explain this. The property was zoned B-3C some
433 years ago, which means they, by right, can put a hotel in there.
434
435 Mr. Moore - Exactly,
436
437 Mr. Jernigan - At this point, we're pretty sure something's going to be there.
438 If you're not familiar with the layout, I could get you with Mr. Garrison and you all could
439 take a few minutes and go out and look over the site plan.
440
441 Mr. Moore - That's fine. I know they have to come back with their
442 landscaping plan.
443
444 Mr. Jernigan - Yes, they do. If you have questions on security, what's
445 backing up to the fence, he could take a few minutes and show you that, but we are going
446 to vote on this case today. If you have any questions, you can get with Mr. Garrison.
447 Would that be all right with you, Mr. Archer?
448
449 Mr. Archer - Yes, but I'd just soon hear the rest of the opposition while
450 we're here, though.
451
452 Mr. Jernigan - Yes. We have one more gentleman to speak.
453
454 Mr. Archer - Okay.
455
456 Mr. Moore - Okay.
457 Mr. Jernigan - Okay, sir, would you come down, please?
458

459 Mr. Tetzlaff - My name is Chris Tetzlaff. I live at 541 Virginia Center
460 Parkway.
461
462 Mr. Jernigan - What was your last name?
463
464 Mr. Tetzlaff - Tetzlaff.
465
466 Mr. Jernigan - Okay.
467
468 Mr. Tetzlaff - Yes sir. Would I be able to provide you these that I brought
469 with me?
470
471 Mr. Jernigan - Sure.
472
473 Mr. Tetzlaff - Okay. I have not seen the plans for the development, but my
474 concern, as a resident, is from the safety perspective of increased traffic, 24-hour, seven-
475 days-a-week traffic, especially transient traffic. Overall, my concern is with the growth in
476 the area of the hotels. I know that zoning allows for it currently. The hotel owner,
477 entrepreneur, has the opportunity to take advantage of that zoning. My question is the
478 zoning itself. Literally, all the parcels in the surrounding area of Virginia Center could all
479 literally become hotels. That's not what I bought into when I moved to the area. You'll
480 see the concentration on these handouts that I provided. The concentration of the hotels
481 in the Virginia Center area, Route 1, and 95, is the highlighted portion that the County
482 recognizes as a concentration of hotels currently. There are three hotels that have
483 currently been approved and are being built at this time, so we could consider them to be
484 existing. The other two, the Hilton Garden Inn hotel and Holiday Inn hotel, when you take
485 the combination and cumulative hotel rooms available in the area, including going in a
486 one-mile radius, that's 1,230 rooms. Then expanding it out to the whole area that the
487 County considers the area, it's 1,846 rooms. That, from a property owner, I don't see how
488 it can increase the value or pleasure of living in the area, so I ask the County and the
489 Planning Commission, respectively, to review that zoning because I think the zoning is
490 wrong. To allow that kind of concentration of hotels is almost like a re-witnessing, if you'll
491 allow me, a Williamsburg Road. Williamsburg Road is no place that I believe anybody
492 would desire to live. There's too much crime, too much traffic, and that's what we are
493 being zoned with as a risk if we allow these two more hotels and additional hotels to be
494 built in the area. That's all.
495
496 Mr. Jernigan - Mr. Tetzlaff, let me clear up something for you. The zoning
497 can't be reviewed by the County because the only person that can change the zoning is
498 the people that own the property. It's currently zoned B-3. The County doesn't go in and
499 say we don't like this and change it. It has to be changed by the property owner. The
500 property is zoned B-3C, which was zoned some years ago. By law, they fall into a legal
501 status. At this point, what we do and the staff does is to make sure it's a quality building,
502 that it meets all the criteria of the proffers of the zoning case. At this point, it does.

503 Mr. Tetzlaff - It meets the criteria, but what about from the business
504 standpoint that you have a concentration of eight hotels in one area. Does that, from a
505 planning—

506
507 Mr. Glover - Could I answer that for you, if I can?

508
509 Mr. Tetzlaff - Yes sir, please.

510
511 Mr. Glover - You may have read in the paper just recently that the
512 Richmond Metropolitan area has 11 Fortune 1000 companies here and you may have
513 read that the airport is increasing at record numbers monthly. We are equal to Charlotte,
514 North Carolina with our Fortune 500 and Fortune 1000. When you have that kind of
515 concentration for the business aspect here in the metropolitan area and when you
516 consider that Henrico County does about 48% of the total retail sales in the entire region,
517 we have people that want to come here and do business with the businesses that are
518 here, including the business that you work for, I'm sure. So, from that standpoint, the free
519 market system that we're proud of in this country, as well as here in Henrico, says that if
520 you feel that you can do the survey and do the studies and you find that there's a need,
521 then that area from as far back as 1980 was designed to be exactly what it's turning out to
522 be. Unfortunately, people moved there and didn't check to see what was planned for that
523 area.

524
525 Mr. Tetzlaff - Mr. Glover, I did review the plan of the area and expected to
526 see corporate business office opportunities for my profession to work within. In respect to
527 your comment about the Fortune 500 companies and so forth, I think the Fortune 500
528 companies—one that I work for—are going to have their visitors in close proximity to their
529 established area. In the Virginia Center Commons area, with the exception of
530 AmeriSource Bergen, I'm not sure they would look to place people in that area, except for
531 the exception of Crossings Resort where they might hold a conference. I don't believe
532 these facilities offer that.

533
534 Mr. Glover - You're in the medical field, I believe, aren't you?

535
536 Mr. Tetzlaff - I'm sorry?

537
538 Mr. Glover - You're in a convalescent medical field?

539
540 Mr. Tetzlaff - No. I'm a business analyst for Dominion Resources, sir.

541
542 Mr. Glover - Dominion Resources. Okay.

543
544 Mr. Tetzlaff - Yes sir.

545
546 Mr. Glover - Yes. We have people complaining about your power line
547 poles, too.

548

549 Mr. Tetzlaff - We'll have to wait for that POD to come up to discuss that.

550
551 Mr. Branin - I'd like to also make a comment in regards to hotels in the
552 Three Chopt District, which includes the Short Pump area. I have right now approved and
553 underway five hotels and a possible proposal of two more. Now, I myself said this is really
554 crazy. Okay? Then I called around and did a survey three weeks in a row, every day,
555 Monday through Friday, and found out you can't get hotel rooms in my district. A lot of
556 those hotel rooms in this area that you're in, people are using those. People that come
557 see me in my business stay in Mechanicsville. There is a desire and a need. There are
558 people that are doing studies for what the market will bear. According to all the studies,
559 we aren't overbuilding hotels. There is still a desire, a need, and the market is still
560 dictating that there needs to be more rooms. I understand what you're saying and I used
561 to feel the same way until I actually started looking into it. My fellow Commissioners will
562 tell you we were hit with four hotels in two months in my district alone. Henrico County is
563 growing. We are very, very attractive to corporate headquarters and corporations. The
564 need is for hotels. Again, if you had looked into that area, it's already pre-zoned; we can't
565 change it unless the actual property owner comes and asks us to change it. If it's already
566 pre-approved, pre-zoned, the only thing we can do is ensure the quality and that it meets
567 the standards of Henrico County.

568
569 Mr. Tetzlaff - I understand. I just envisioned that corporate offices would be
570 developed in that area not transient hotels. I just believe we have too much of a
571 concentration in the area that doesn't have the demand.

572
573 Mr. Branin - We can also look at because now there are hotels there, more
574 corporate headquarters may come there because now there is a place for their guests to
575 stay, as opposed to a long distance travel from other areas of the city.

576
577 Mr. Glover - Recognizing sir, that your opinion is valuable, I'm going to ask
578 the Planning Director, who is Mr. Emerson, to take a harder look at what we have and to
579 make sure that we're not zoning for things that would cause the citizens to be unhappy.
580 Within your case, you're feeling that corporate headquarters need to go there. I would like
581 to know for sure, because I think we're okay as far as what we planned for that area. I
582 hope you're wrong. I don't mean I want you to be wrong, but I hope what we're doing is
583 right.

584
585 Mr. Tetzlaff - I would like to be wrong, too.

586
587 Mr. Glover - I think you are, but that doesn't mean you're wrong, I just don't
588 think you're right. That was trying to be nice, okay? I do value your opinion and I think
589 the Board of Supervisors values it, and the Planning Commission, too. So, Mr. Emerson is
590 going to take a hard look to see where we are with hotel rooms. I know we have better
591 than 50% of the motel rooms, as it stands today. But Richmond International Raceway
592 brings so many people here that they book them all the way to Fredericksburg and
593 Williamsburg. They're worth \$240 million in the economic impact to the area per year, so
594 it's worthy of making sure we have a place for the people to stay when they come to see

595 the races. Then we're going to have Patrick—what's her name—that's going to be here
596 this weekend.

597
598 Mr. Jernigan - Danica Patrick.

599
600 Mr. Glover - Yes. There are going to be more people coming to see her.

601
602 Mr. Tetzlaff - Just one thought that I have to that comment is that the races
603 do draw a large number of people, but that's only two weekends out of the—okay, let's
604 say four—four weekends out of the 52 of the year.

605
606 Mr. Glover - \$240 million isn't a bad thing. I think I'll take it.

607
608 Mr. Tetzlaff - I understand.

609
610 Mr. Archer - Mr. Tetzlaff, before you take a seat, you did a good piece of
611 research and it's well-presented. I appreciate that.

612
613 Mr. Tetzlaff - Thank you. I try.

614
615 Mr. Archer - You and I haven't talked in a while. I do very much understand
616 and appreciate how you feel about your community because you always come out and
617 speak when there's an opportunity to do it. I think in the discussions that we've had so
618 far, most of what you've asked has been answered probably as well as we're able to
619 answer it, particularly with talking about rezoning. As some of my colleagues have
620 indicated, re-zonings can only be requested by the owner. Ultimately, the Planning
621 Commission and the Board of Supervisors—Well, the Board has the final say as to what
622 is rezoned. I'm in sympathy with what you're saying, but we're operating within the
623 constraints that we have.

624
625 Mr. Tetzlaff - I understand. I appreciate you listening to me. I understand
626 your hands are relatively tied at some point.

627
628 Mr. Vanarsdall - One thing I'd like to add.

629
630 Mr. Tetzlaff - Yes sir.

631
632 Mr. Vanarsdall - At the beginning of next month, we're going to have a series
633 of meetings. We'll have a meeting in each district on the Comprehensive Land Use Plan
634 proposed for 2026. You might want to review that. You might have some comments.

635
636 Mr. Tetzlaff - Yes sir, I will.

637
638 Mr. Archer - There will be five of those meetings, sir. You don't have to go
639 one in a particular district, but the one in Fairfield will be at L. Douglas Wilder Middle
640 School.

641 Mr. Tetzlaff - Okay. Thank you for your time.
642
643 Mr. Jernigan - Are there any more questions for Mr. Tetzlaff? All right, thank
644 you, sir.
645
646 Mr. Tetzlaff - Thank you.
647
648 Mr. Jernigan - Mr. Moore, after talking to Mr. Archer on your concerns, what I
649 think that we'll do is the security concerns can be addressed at the time of the
650 landscaping plan about fencing or whatever. The site plan is pretty much what it is. It's
651 been approved by staff with parking and all. I'm going to let Mr. Archer move along on
652 this and you can get with Mr. Garrison and discuss with him. He'll show you the site plan
653 and you all can discuss security issues at that point. Okay? Do you have anything else
654 you want to say?
655
656 Mr. Archer - No, Mr. Chairman. Mr. Crutchfield, if you'd come back up,
657 please. You've heard the questions that Mr. Moore had and, of course, you know he's
658 talked with Mr. Garrison. I would appreciate it if you would get with those two so that we
659 can see how we will resolve this problem with the fence and the security both for this
660 property and for his.
661
662 Mr. Crutchfield - Sure.
663
664 Mr. Archer - I don't think it's something that will be too difficult to resolve.
665
666 Mr. Crutchfield - I don't think so at all either. We certainly don't intend to
667 reduce the security they already have around that facility. As he will more than likely see
668 in the layout, we actually have a pretty good buffer. When you get to the rear of the
669 building, there is a wetlands area there that we're protecting. It moves the Holiday Inn
670 building further away from his facility and the Hilton Garden site kind of sits on the corner
671 there along his entrance. It kind of butts up against his parking lot there. As far as the
672 fencing goes, we can certainly review with staff the materials that are there and how we
673 can best kind of close that gap to make sure that his security there is maintained
674 throughout. The types of hotels that are going here, these aren't flophouses. These are
675 high-end hotels that this audience here is the primary target for guests, the people that will
676 be staying there. These will be business people. They're high-end, nice hotels. I think we
677 can alleviate some concerns that there may be some guests staying there that may not be
678 good neighbors to his facility. Hopefully, we can kind of set some of those concerns at
679 ease.
680
681 The other concerns I heard were regarding traffic. Hotels are typically very low traffic
682 generators compared to other uses that are permitted in this district. The biggest
683 difference is the peak traffic times for hotels are different from the peak traffic times of the
684 retail and the offices that are surrounding. Actually, if this were to be a corporate
685 headquarters site, you would see a lot bigger traffic impact than what these hotels are

686 going to bring. We will be working with Traffic Engineering as well to alleviate any traffic
687 concerns and improvements that will need to be made there.

688
689 Mr. Archer - All right. Thank you, sir.

690
691 Mr. Jernigan - Thank you, Mr. Crutchfield.

692
693 Mr. Archer - All right, Mr. Chairman. I'd like to thank Mr. Garrison and Mr.
694 Crutchfield for being able to work out some concerns Mr. Garrison had about the
695 elevations. The elevations are much improved over the ones that were originally
696 submitted, so thank you, Mr. Crutchfield, for allowing him to twist your arm a little bit on
697 that. I'm trusting that everybody will proceed with the things that we've talked about
698 today. With that, I will move for approval of POD-19-08, Hilton Garden Inn and Holiday Inn
699 @ Virginia Center Commons, subject to standard conditions for developments of this type,
700 the additional conditions 9 and 11 amended, and 29 through 38, and the revised
701 elevations received this morning.

702
703 Mr. Vanarsdall - Second.

704
705 Mr. Jernigan - Motion by Mr. Archer, seconded by Mr. Vanarsdall. All in favor
706 say aye. All opposed say no. The ayes have it; the motion passes.

707
708 The Planning Commission approved POD-19-08, Hilton Garden Inn and Holiday Inn @
709 Virginia Center Commons, subject to the annotations on the plans, the standard
710 conditions attached to these minutes for developments of this type, and the following
711 additional conditions:

- 712
713 9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of
714 Planning for review and Planning Commission approval prior to the issuance of any
715 occupancy permits.
- 716 11. **AMENDED** - Prior to the approval of an electrical permit application and installation
717 of the site lighting equipment, a plan including depictions of light spread and
718 intensity diagrams, and fixture specifications and mounting height details shall be
719 submitted for Department of Planning review and Planning Commission approval.
- 720 29. The right-of-way for widening of JEB Stuart Parkway as shown on approved
721 plans shall be dedicated to the County prior to any occupancy permits being
722 issued. The right-of-way dedication plat and any other required information shall
723 be submitted to the County Real Property Agent at least sixty (60) days prior to
724 requesting occupancy permits.
- 725 30. A concrete sidewalk meeting County standards shall be provided along the
726 southwest side of JEB Stuart Parkway.
- 727 31. There shall be no outdoor storage in moveable storage containers including, but
728 not limited to, cargo containers and portable on demand storage containers.
- 729 32. The proffers approved as a part of zoning cases C-20C-80, C-22C-83 and C-
730 116-88 shall be incorporated in this approval.

- 731 33. The certification of building permits, occupancy permits and change of
732 occupancy permits for individual units shall be based on the number of parking
733 spaces required for the proposed uses and the amount of parking available
734 according to approved plans.
- 735 34. Approval of the construction plans by the Department of Public Works does not
736 establish the curb and gutter elevations along the Henrico County maintained
737 right-of-way. The elevations will be set by Henrico County.
- 738 35. The owners shall not begin clearing of the site until the following conditions have
739 been met:
- 740 (a) The site engineer shall conspicuously illustrate on the plan of development
741 or subdivision construction plan and the Erosion and Sediment Control
742 Plan, the limits of the areas to be cleared and the methods of protecting
743 the required buffer areas. The location of utility lines, drainage structures
744 and easements shall be shown.
 - 745 (b) After the Erosion and Sediment Control Plan has been approved but prior
746 to any clearing or grading operations of the site, the owner shall have the
747 limits of clearing delineated with approved methods such as flagging, silt
748 fencing or temporary fencing.
 - 749 (c) The site engineer shall certify in writing to the owner that the limits of
750 clearing have been staked in accordance with the approved plans. A copy
751 of this letter shall be sent to the Department of Planning and the
752 Department of Public Works.
 - 753 (d) The owner shall be responsible for the protection of the buffer areas and
754 for replanting and/or supplemental planting and other necessary
755 improvements to the buffer as may be appropriate or required to correct
756 problems. The details shall be included on the landscape plans for
757 approval.
- 758 36. The location of all existing and proposed utility and mechanical equipment
759 (including HVAC units, electric meters, junction and accessory boxes,
760 transformers, and generators) shall be identified on the landscape plans. All
761 equipment shall be screened by such measures as determined appropriate by
762 the Director of Planning or the Planning Commission at the time of plan approval.
- 763 37. Except for junction boxes, meters, and existing overhead utility lines, and for
764 technical or environmental reasons, all utility lines shall be underground.
- 765 38. The applicant shall incorporate into the construction plans for signature any
766 comments generated by the County's Traffic Engineer from his review of the
767 Traffic Impact Study for this development.
768

769 **PLAN OF DEVELOPMENT, REVISED MASTER PLAN, & SPECIAL EXCEPTION**

770

POD-20-08
The Steward School
Building Additions –
11600 Gayton Road
(POD-122-98 Rev.)

Koontz-Bryant, P.C. for Dixon Independent School Corporation and Steward School: Request for approval of a plan of development, revised master plan and special exception for temporary classroom trailers, as required by Chapter 24, Sections 24-106 and 24-2 of the Henrico County Code, to construct building additions to the gym for storage, totaling 2,203 square feet; building additions to the upper school totaling 8,453 square feet; a loading dock and building additions to the middle school totaling 1,771 square feet; a 2,100 square foot storage building, a 780 square foot restroom building and 4 tennis courts. The 35.73-acre site is located on the northwest corner of the intersection of Gayton Road and Ryandale Road, on parcels 736-748-4535, 736-747-0678 and 8260. The zoning is A-1, Agricultural District. County water and sewer. **(Tuckahoe)**

771

772 Mr. Jernigan - Is there any opposition to POD-20-08, The Steward School
773 Building Additions? There is no opposition. Good morning, Mr. Strauss.

774

775 Mr. Strauss - Good morning and thank you, Mr. Chairman, members of the
776 Commission. The applicant proposes to construct seven building additions in various
777 locations on the existing school site. They are predominantly located on the eastern end
778 and northeastern end of the site. The graphic shows where these building additions are to
779 be located.

780

781 In the area known as the upper school, the applicant proposes additions to include two
782 math classrooms, two Spanish language classrooms, and a small assembly area. In the
783 area known as the middle school, there will be a dining area addition and a kitchen
784 addition. In the northern area at the existing gymnasium—which is here—there will be two
785 storage buildings of one story in height. There will also be a freestanding addition, which
786 is a storage building at the athletic fields.

787

788 The proposed additions will match the exterior finish color and materials of the existing
789 buildings on the campus. The materials would include split-faced block, architectural pre-
790 cast concrete banding with pre-finished metal roof materials. The applicant has submitted
791 a plan showing the classroom trailers to have students housed during the construction
792 and renovation period. That can be approved as a special exception by the Commission.
793 We do have a graphic of that here. These are where the trailers are located. You'll see a
794 condition proposed for the time limit for those trailers.

795

796 The applicant has also submitted an updated master plan that shows future ball fields and
797 they are to be located at the western portion of the site next to the Sussex Square
798 development. We do not have a site grading plan for those ball fields at this time. The

799 neighborhood participated in a meeting Monday last week. They had some questions
800 about the buffer along the western boundary of the school. For this reason, we're
801 suggesting that this portion of the site be delayed until a future hearing until we do have
802 site grading for those ball fields. The neighborhood is very interested in reviewing these in
803 more detail when they become available.

804
805 So, we are proposing a phased approval. I do have the graphic for that. Here are the
806 building additions that we just spoke of, predominately located near Ryandale Road.
807 There are ball fields in the corner at the northwestern portion and a ball field here. We do
808 have a phasing graphic before you today; we just handed it out. There is one slight error.
809 This set of tennis courts here, which I portrayed on the annotated plan to be part of Phase
810 2, is actually going to be part of Phase 1. Phase 1 would include all these improvements
811 in this location here.

812
813 With that I'll be happy to answer any questions you may have. We have representatives
814 from Steward School here this morning and Mr. Paul Hinson is here with Koontz-Bryant.

815
816 Mr. Jernigan - Are there any questions for Mr. Strauss from the
817 Commission? Yes ma'am.

818
819 Mrs. Jones - Yes. Mr. Strauss, let me make sure for everyone's benefit
820 that we understand what is included in each of the phases. The Phase 1 additions, the
821 additions to buildings and the storage areas including the four tennis courts. That is Phase
822 1.

823
824 Mr. Strauss - Yes.

825
826 Mrs. Jones - Phase 2 introduces the ball fields including the baseball fields,
827 as well as the lacrosse/soccer field—

828
829 Mr. Strauss - Yes.

830
831 Mrs. Jones - —towards the Sussex Square side. There is a label for Phase
832 3 including the science building and greenhouse, and that remains Phase 3?

833
834 Mr. Strauss - Yes. A lot of these improvements are contingent on funding.
835 They called that out as a Phase 3. We don't have architectural plans for this either; it was
836 shown in the master plan. I imagine if they do get funding, they could make it part of
837 Phase 2, but I'll let the school speak to that.

838
839 Mrs. Jones - Okay. The other thing I wanted to know is about the trailers.
840 September 1, 2010 is the removal, on or before. In construction like this, how long do you
841 think the actual building will take? In other words, is that realistic or is that worst-case
842 scenario?

843

844 Mr. Strauss - That's worst-case, as far staff knows. In the meeting we had
845 with the neighbors about a week ago, they indicated that they might not even need to
846 have the trailers that long. Obviously, if you're paying this kind of money to have your child
847 at this school, you want them to be in the best environment. Again, I'll let the school
848 speak to that. We had to set a target date for removing them and we pushed that out as
849 far as we thought was reasonable.

850
851 Mrs. Jones - Okay. The area for the parking coming off of Gayton Road
852 down near the science areas, that has been pulled out. The road improvements and the
853 sidewalk and all of that have been pulled out of Phase 1 and are in Phase 2.

854
855 Mr. Strauss - It will be in Phase 2.

856
857 Mrs. Jones - We have neighbors here who have concerns. I think
858 primarily today they'd like to talk about some of the traffic issues. I invite them either to
859 make comments after Mr. Strauss takes his seat or I'll be happy to bring up the Traffic
860 Engineer and ask him questions.

861
862 Mr. Strauss - I do see Mike Jennings is here.

863
864 Mrs. Jones - Yes. Okay? Thank you, Mr. Strauss. Do any of the
865 neighbors want to come up and make a comment or ask questions? Okay. Then I
866 would like to. Mr. Jennings?

867
868 Mr. Jennings - Good morning, Mrs. Jones. I'm Mike Jennings, Traffic
869 Engineer for Henrico County.

870
871 Mrs. Jones - Mr. Jennings, the reason I asked you to come on up is just to
872 kind of orient us on the traffic on Gayton Road. There will be quite a few improvements
873 taking place in this area and you may want to touch on those briefly for the benefit of the
874 Commission. My concerns are the improvements that are taking place at Ryandale and
875 Gayton. Those, I'm assuming, are taking place as soon as possible. If you'd tell us
876 about those plus the timing and then we need to discuss Gayton Road as it gets down
877 towards Sussex Square. If you wouldn't mind touching on those two things for me,
878 please.

879
880 Mr. Jennings - Yes ma'am. Currently, we are working with Koontz-Bryant in
881 regards to the intersection of Ryandale and Gayton Roads. With Phase 2 of their
882 project, as they previously mentioned, they're going to do some road improvements
883 right at the intersection and then Henrico County is going to install a traffic signal at that
884 intersection. We're probably looking at early fall for the completion of those two.

885
886 Mrs. Jones - Okay.

887
888 Mr. Jennings - They'll be a traffic signal at that intersection.

889

890 Mrs. Jones - Okay.
891
892 Mr. Jennings - The only road improvements are right at the intersection just
893 to make the intersection function properly with turn lanes and everything. Those are the
894 only road improvements at this time.
895
896 Mrs. Jones - They'll be an extra turn lane going east on Gayton?
897 Mr. Jennings - Yes, a turn lane onto Ryandale Road. Yes ma'am.
898
899 Mrs. Jones - But nothing changes coming west up to Ryandale.
900
901 Mr. Jennings - I think there is actually a turn lane going right. Heading west
902 on Gayton Road there will be two lanes. They'll be a through and a right, and then a left
903 turn lane onto Ryandale Road.
904
905 Mrs. Jones - Through, right, and left.
906
907 Mr. Jennings - Yes. Let's see. This will show you.
908
909 Mrs. Jones - It's not going to be easy.
910
911 Mr. Jennings - Here is the striping shown right here.
912
913 Mrs. Jones - All right.
914
915 Mr. Jennings - Ryandale in this is actually east/west, I guess you could say.
916 So, if you're coming from the top down, that would be heading west on Gayton Road.
917 As you see, it's striped for a through and right, and then a left turn lane with the road
918 improvement. And here we're changing it again. All right, that's better.
919
920 Mrs. Jones - Thank you.
921
922 Mr. Jennings - This is what it's going to look like at this intersection with turn
923 lanes and striping. It's still under design and we're working with Koontz-Bryant. It's not
924 finalized, but this is pretty much what it's going to look like.
925
926 Mrs. Jones - What is the speed limit on Gayton Road before and after the
927 intersection with Ryandale?
928
929 Mr. Jennings - My understanding is it's posted 45 miles per hour right now. I
930 will check that.
931
932 Mrs. Jones - Have there been studies done to check on whether that
933 speed is appropriate? We've received a lot of comments about difficult situations
934 coming and going from the community, getting out onto Gayton Road because of that
935 speed limit.

936 Mr. Jennings - A few years ago we did study that. We did speed studies,
937 site distance studies, and accident updates. It was appropriate at that time, but I can
938 review that again to see if it warrants changing the speed limit.
939

940 Mrs. Jones - Have you done any assessment of the line-of-sight issues
941 down further on Gayton towards Sussex Square?
942

943 Mr. Jennings - No ma'am. When we did that study three years ago, yes, we
944 looked at all the public intersections, but I haven't been requested to do any studies
945 recently.
946

947 Mrs. Jones - With this new development and the parking lot coming out
948 on Gayton Road, will you initiate an updated look at all those issues as this comes back
949 for Phase 2 approval?
950

951 Mr. Jennings - I can look at reviewing the speed limit through that section,
952 but really, unless we do that study, when they come back, they would have to provide
953 adequate sight distance for their entrance they're proposing.
954

955 Mrs. Jones - In order to address the concern to the neighbors with the
956 speed and the line of sight, that will done as part of the review of—
957

958 Mr. Jennings - Yes. Since you're requesting it now, I'll review that now. I'll
959 do that before Phase 2.
960

961 Mrs. Jones - Okay. I think that's appropriate because there has been a
962 lot of discussion about that. I think as the County changes and more folks are living in
963 the western part and moving around, this becomes an issue that needs to be revisited
964 from time to time. I would appreciate that.
965

966 Mr. Jennings - Yes ma'am.
967

968 Mrs. Jones - Okay. Thank you. That was there concern.
969

970 Mr. Jernigan - Any more questions for Mr. Jennings from the Commission?
971 Did you want to hear from the applicant?
972

973 Mrs. Jones - I would, just for one small question, if you don't mind coming
974 down, Paul.
975

976 Mr. Hinson - Good morning. I'm Paul Hinson with Koontz-Bryant. We
977 also have the headmaster and several other members of the Steward School here
978 today. If there are questions I can't answer, I'm sure we can find an answer for you
979 today.
980

981 Mrs. Jones - Mr. Hinson, I wanted to thank you and the Steward School
982 for certainly being sensitive to the issues of blending in with the neighborhood and
983 agreeing to a phasing plan that will allow the neighbors to have some input as the
984 second phase kicks in closer to their property lines. I also wanted to thank the school
985 for keeping the high quality of development that they have shown in their recent facilities
986 management. I appreciate that. It's a very attractive campus.
987
988 I'm sure you're agreeable—and I just wanted to confirm, that 9 amended will bring the
989 landscaping back to the Commission and 11 amended will bring the lighting plan back to
990 the Commission. You have agreed to do both of those, correct?
991
992 Mr. Hinson - Yes ma'am.
993
994 Mrs. Jones - Okay. The annotations on the plan, you are in agreement
995 with all of those.
996
997 Mr. Hinson - Yes ma'am. We had no objections to what staff has
998 presented.
999
1000 Mrs. Jones - Okay. That will probably do it for my questions.
1001
1002 Mr. Hinson - Yes ma'am. Just to reiterate what Mr. Strauss said about the
1003 trailers, I can assure you that the Steward School will remove them as quickly as
1004 possible.
1005
1006 Mrs. Jones - I would think so. I thank you for the plan that you have that
1007 is, I'm sure, going to be a good one. Okay?
1008
1009 Mr. Hinson - Thank you.
1010
1011 Mr. Jernigan - Any more questions for Mr. Hinson from the Commission?
1012 Thank you, Mr. Hinson. All right, Mrs. Jones.
1013
1014 Mrs. Jones - All right. Let me make sure I phrase this properly. I would
1015 like to move for approval of POD-20-08, The Steward School Building Additions, as an
1016 annotated phasing plan—this is Phase 1 today—with the annotations on the revised
1017 plan, standard conditions for developments of this type, and the following additional
1018 conditions 9 and 11 amended, and 29 through 35.
1019
1020 Mr. Jernigan - And the special exception.
1021
1022 Mrs. Jones - Yes. I was looking for the wording. And the special
1023 exception that will allow for the use of trailers. I think I'm finished.
1024
1025 Mr. Archer - Second.
1026

1027 Mr. Jernigan - Motion by Mrs. Jones, seconded by Mr. Archer. All in favor
1028 say aye. All opposed say no. The ayes have it; the motion passes.
1029

1030 The Planning Commission approved POD-20-08, The Steward School Building
1031 Additions, subject to the annotations on the plans, the standard conditions attached to
1032 these minutes for developments of this type, and the following additional conditions:
1033

- 1034 9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department
1035 of Planning for review and Planning Commission approval prior to the issuance
1036 of any occupancy permits.
- 1037 11. **AMENDED** - Prior to the approval of an electrical permit application and
1038 installation of the site lighting equipment, a plan including depictions of light
1039 spread and intensity diagrams, and fixture specifications and mounting height
1040 details shall be submitted for Department of Planning review and Planning
1041 Commission approval.
- 1042 29. There shall be no outdoor storage in moveable storage containers including,
1043 but not limited to, cargo containers and portable on demand storage
1044 containers.
- 1045 30. The temporary classroom trailers and related improvements shall be removed
1046 from the site on or before September 1, 2010.
- 1047 31. Approval of the construction plans by the Department of Public Works does
1048 not establish the curb and gutter elevations along the Henrico County
1049 maintained right-of-way. The elevations will be set by Henrico County
- 1050 32. The conceptual master plan, as submitted with this application, is for planning
1051 and information purposes only.
- 1052 33. The location of all existing and proposed utility and mechanical equipment
1053 (including HVAC units, electric meters, junctions and accessory boxes,
1054 transformers, and generators) shall be identified on the landscape plan. All
1055 building mounted equipment shall be painted to match the building, and all
1056 equipment shall be screened by such measures as determine appropriate by
1057 the Director of Planning or the Planning Commission at the time of plan
1058 approval.
- 1059 34. Except for junction boxes, meters, and existing overhead utility lines, and for
1060 technical or environmental reasons, all utility lines shall be underground.
- 1061 35. A concrete sidewalk meeting County standards shall be provided along the
1062 north side of Gayton Road.
1063

1064 **PLAN OF DEVELOPMENT**

1065

POD-21-08 **Timmons Group for Towne Center West, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a five-story, mixed-use building with 25,400 square feet of retail/restaurant space and 72 apartment units with a 3,115 square foot clubhouse. The 4.85-acre site is located at the northwest intersection of W. Broad Street (U.S. Route 250) and Towne Center West Boulevard (private) on part of parcel 734-764-9340. The zoning is R-6C, General Residence District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

1066

1067 Mr. Jernigan - Is there any opposition to POD-21-08, Towne Center West?
1068 There is no opposition. Good morning, Mr. Wilhite.

1069

1070 Mr. Wilhite - Good morning. Thank you, Mr. Chairman.

1071

1072 This portion of Towne Center West was recently rezoned from B-2C to R-6C. At that
1073 time, a provisional use permit was also approved to allow B-1 uses that are located on
1074 the first floor. The site plan that was submitted to the County showed gates on there that
1075 were supposed to limit parking for residential portions of the property. Staff had
1076 concerns that since this is a shared parking situation and they can have a reduction of
1077 up to 50% of the requirements of B-1, that too much of the parking lot was going to be
1078 cordoned off and not available for patrons of the business portions of the property. The
1079 applicant has agree to remove the gates from the plan at this time. As such, staff is in a
1080 position to recommend approval of the site plan.

1081

1082 As far as the architectural plans are concerned, staff had asked for additional
1083 information including clarification on the type of materials being used, the percentage of
1084 brick that was required by proffer being met, and also information on the square footage
1085 of the residential units. We have not received that at this time. The applicant has
1086 requested that the architectural portion of this submittal be deferred until next month. If
1087 that is acceptable to the Commission, staff can recommend approval for the site plan.

1088

1089 Mr. Jernigan - Any questions for Mr. Wilhite from the Commission? All right,
1090 Mr. Branin.

1091

1092 Mr. Branin - I don't have any questions for the applicant, so I'd like to
1093 move forward.

1094

1095 Mr. Jernigan - Sure.

1096

1097 Mr. Branin - I'd like to move for approval of POD-21-08, Towne Center
1098 West, for the land and with the annotations on the plans and items 29 through 33.
1099

1100 Mr. Jernigan - This is for the site plan only.
1101

1102 Mr. Branin - The site plan.
1103

1104 Mr. Archer - Second.
1105

1106 Mr. Jernigan - Motion by Mr. Branin, seconded by Mr. Archer. All in favor
1107 say aye. All opposed say no. The ayes have it; the motion passes.
1108

1109 The Planning Commission approved POD-21-08, Towne Center West (site plan only),
1110 subject to the annotations on the plans, the standard conditions attached to these
1111 minutes for developments of this type, and the following additional conditions:
1112

1113 29. Outside storage shall not be permitted.

1114 30. The proffers approved as a part of zoning case C-59C-06 and the conditions
1115 approved as a part of provisional use permit case P-19-06 shall be
1116 incorporated in this approval.

1117 31. The certification of building permits, occupancy permits and change of
1118 occupancy permits for individual units shall be based on the number of
1119 parking spaces required for the proposed uses and the amount of parking
1120 available according to approved plans.

1121 32. The location of all existing and proposed utility and mechanical equipment
1122 (including HVAC units, electric meters, junction and accessory boxes,
1123 transformers, and generators) shall be identified on the landscape plans. All
1124 equipment shall be screened by such measures as determined appropriate by
1125 the Director of Planning or the Planning Commission at the time of plan
1126 approval.

1127 33. Simultaneously with the application for the building permit, the applicant shall
1128 provide a copy of the architectural plans submitted with the said application to
1129 the Division of Police to assist in the preparation of the security survey
1130 required by case P-19-06.
1131

1132 Mr. Branin - I'm asking Mr. Secretary if I have to defer out the—
1133

1134 Mr. Emerson - I think to be clean, you should.
1135

1136 Mr. Branin - And the date that we're going to bring that back is—Mr.
1137 Wilhite?

1138
1139 Mr. Emerson - May 28th.
1140

1141 Mr. Branin - Is it just May?
1142

1143 Mr. Wilhite - It would be May 25th.
 1144
 1145 Mr. Branin - May the 25th. Okay. Mr. Chairman, I'd like to move that the
 1146 architectural for POD-21-08, Towne Center West, be deferred to the May 25, 2008
 1147 meeting.
 1148
 1149 Mr. Jernigan - All right.
 1150
 1151 Mrs. Jones - Second.
 1152
 1153 Mr. Jernigan - Motion by Mr. Branin, seconded by Mrs. Jones to defer the
 1154 architectural to May 25, 2008.
 1155
 1156 Mr. Archer - That is the 28th.
 1157
 1158 Mr. Branin - It's the 28th?
 1159
 1160 Mr. Archer - The 25th is on a Sunday.
 1161
 1162 Mr. Emerson - The 28th.
 1163
 1164 Mr. Jernigan - So, you guys are working on Sunday? Okay, to May the
 1165 28th. All in favor say aye. All opposed say no. The ayes have it; the motion passes.
 1166
 1167 At the request of the applicant, the Planning Commission deferred the architectural
 1168 only for POD-21-08, Towne Center West, to its May 28, 2008 meeting.
 1169

1170 **PLAN OF DEVELOPMENT**
 1171

POD-22-08 **Timmons Group for West Broad Village LLC & West
 Kona Grill @ West Broad Village II, LLC and Kona Grill, Inc.:** Request for
 Village – W. Broad Street approval of a plan of development, as required by Chapter
 24, Section 24-106 of the Henrico County Code, to
 construct a one-story, 8,390 square foot restaurant. The
 0.50-acre site is located at the southwest intersection of
 W. Broad Street (U.S. Route 250) and Gathering Place on
 part of parcel 742-761-3521. The zoning is UMUC, Urban
 Mixed Use District (Conditional) and WBSO, West Broad
 Street Overlay District. County water and sewer. **(Three
 Chopt)**

1172
 1173 Mr. Jernigan - Is there any opposition to POD-22-08, Kona Grill @ West
 1174 Broad Village? There is no opposition. Good morning again, Mr. Wilhite.
 1175
 1176 Mr. Wilhite - Good morning again. Thank you, sir.
 1177

1178 Staff is able to recommend approval of the site plan. As with the other developments
1179 along West Broad Street, most of the parking on this site is being accommodated in the
1180 parking garages within West Broad Village. Staff had some comments dealing with the
1181 architectural plans. In particular, we were asking for some additional detailing on the
1182 eastern side. Revised renderings have been handed out to you. The eastern side is
1183 facing Gathering Place. It's very visible at a main entrance into West Broad Village. The
1184 applicant has added quite a bit of detailing on this façade and we've also had a
1185 commitment this morning from the applicant to also address the southern elevation
1186 facing Back Street with similar treatment. This would be added prior to staff's approval
1187 of the building permit. Staff is able to recommend approval of the revised architectural
1188 plans, as well as the site plan. If you have any questions, I'll be happy to answer them.
1189

1190 Mr. Jernigan - Any questions for Mr. Wilhite from the Commission?
1191

1192 Mr. Branin - Mr. Wilhite, you have the south up. Can you show where the
1193 additional features are going to go?
1194

1195 Mr. Wilhite - Essentially, the commitment is to repeat this feature in the
1196 middle with the stonework, and the colored EIFS would be repeated here in the middle
1197 close to the doors. It's likely that it won't be quite as wide as shown. It probably would
1198 have maybe two panels as opposed to three, but they would be addressing this area
1199 next to the doors that is shown on the south façade.
1200

1201 Mr. Branin - Okay. I don't have any more questions.
1202

1203 Mr. Jernigan - All right. Any more questions for Mr. Wilhite? Thank you, sir.
1204

1205 Mr. Branin - Mr. Chairman, I would just like to say that the Kona Grill
1206 people have come a long way with the architectural and design, and have been very
1207 easy to work with. This is going to be a new—I don't believe there's a Kona Grill in
1208 Virginia, is there? So, this will be the first time that they've come to Virginia and I'm
1209 excited that they're coming to West Broad Village. I think it's going to be a great
1210 addition out there.
1211

1212 Mr. Jernigan - Can you get Kona coffee at the Kona Grill?
1213

1214 Mr. Branin - I don't know. I guess any coffee that they serve would be
1215 Kona coffee. All right. With that, I'd like to move that POD-22-08, Kona Grill @ West
1216 Broad Village, be approved with the annotations on the plans, the agreed addition of an
1217 architectural feature on the south elevation, and standard conditions for developments
1218 of this type, including 29 through 32.
1219

1220 Mr. Jernigan - And staff amendments.
1221

1222 Mr. Branin - And what?
1223

1224 Mr. Jernigan - And the addendum.
1225
1226 Mr. Branin - And the addendum.
1227
1228 Mr. Archer - Second, Mr. Chairman.
1229
1230 Mr. Jernigan - Motion by Mr. Branin, seconded by Mr. Archer. All in favor
1231 say aye. All opposed say no. The ayes have it; the motion passes.
1232

1233 The Planning Commission approved POD-22-08, Kona Grill @ West Broad Village,
1234 subject to the annotations on the plans, the standard conditions attached to these
1235 minutes for developments of this type, and the following additional conditions:
1236

- 1237 29. Outside storage shall not be permitted.
1238 30. The proffers approved as a part of zoning case C-12C-06 shall be incorporated in
1239 this approval.
1240 31. The developer shall install an adequate restaurant ventilating and exhaust
1241 system to minimize smoke, odors, and grease vapors. The plans and
1242 specifications shall be included with the building permit application for review and
1243 approval. If, in the opinion of the County, the type system provided is not
1244 effective, the Commission retains the rights to review and direct the type of
1245 system to be used.
1246 32. The location of all existing and proposed utility and mechanical equipment
1247 (including HVAC units, electric meters, junction and accessory boxes,
1248 transformers, and generators) shall be identified on the landscape plans. All
1249 equipment shall be screened by such measures as determined appropriate by
1250 the Director of Planning or the Planning Commission at the time of plan approval.
1251

1252 PLAN OF DEVELOPMENT

1253

POD-24-08 **Blakeway Corporation for Featherston Service Station,**
7-Eleven Convenience **Inc. and 7-Eleven, Inc.** Request for approval of a plan of
Store - 9500 W. Broad development, as required by Chapter 24, Section 24-106
~~Street and Old Springfield-~~ of the Henrico County Code, to construct a one-story,
~~Road~~ 3,171 square foot, convenience store with fuel pumps.
The 1.04-acre site is located on the northwest corner of
the intersection of W. Broad Street (U.S. Route 250) and
Old Springfield Road on parcel 775-758-5312. The zoning
is B-3, Business District. County water and sewer.
(Brookland)

1254
1255 Mr. Jernigan - Is there any opposition to POD-24-08, 7-Eleven
1256 Convenience Store? There is no opposition. Good morning, Mr. Ward.
1257

1258 Mr. Ward - Good morning. On page 2 of your addendum, there is a
1259 revised caption recommendation and mention of revised architectural renderings. The

1260 revised site plan has been included in the agenda packet and the enhanced
1261 architectural renderings have been handed out. The right-of-way dedication and the
1262 road improvements on Old Springfield Road, as required by Department of Public
1263 Works, Traffic Division, have been met and the correct building setbacks have been
1264 shown. Additionally, the electrical equipment has been relocated and is completely
1265 screened from public view. If you would look at the revised architectural here on the
1266 screen, this is the part that would be facing Old Springfield Road and that is the new
1267 location of the electrical equipment that has been enclosed.

1268
1269 Mr. Glover - Could I get you to speak into that microphone a little bit?

1270
1271 Mr. Ward - Yes.

1272
1273 Mr. Glover - The distance is too far.

1274
1275 Mr. Ward - I can repeat it.

1276
1277 Mr. Glover - What did you say? I didn't hear you.

1278
1279 Mr. Ward - Well, let's just go back through it. On page 2 of your
1280 addendum, there is a revised caption recommendation and mentioned of revised
1281 architectural renderings. The revised plan that's included in the agenda shows the
1282 enhanced architectural renderings, along with the required right-of-way and the road
1283 improvements on Old Springfield Road. Additionally, the electrical equipment has been
1284 relocated and is completely screened from public view. Staff can recommend approval
1285 based on the revised site plan and the new architectural, as well as the standard
1286 conditions for developments of this type, and conditions 29 through 35 on the agenda,
1287 as well as what's been listed in the addendum.

1288
1289 Mr. Glover - Do you know if they're going to close the 7-Eleven at the end
1290 of—They are going to close it?

1291
1292 Mr. Ward - It's in the process right now. VDOT has sent us
1293 correspondence.

1294
1295 Mr. Glover - No, no, no. I'm not talking about Springfield Road; I'm talking
1296 about the 7-Eleven on Huron.

1297
1298 Mr. Ward - Oh. That did not come up at the time of staff's meetings with
1299 the developer. The applicant, Doug Yeates, is here and he may be able to answer that
1300 question better.

1301
1302 Mr. Glover - Now, you were getting ready to say something about the
1303 closure of Springfield Road.

1304 Mr. Ward - Right. I may have spoken too soon. Old Springfield Road,
1305 there was mention about that being in the process. VDOT's been working to figure out
1306 who's the owner of that.
1307
1308 Mr. Glover - VDOT doesn't own that road.
1309
1310 Mr. Ward - Right.
1311
1312 Mr. Glover - The County of Henrico, I believe, owns that road. I think I'm
1313 correct. What portion of it are they planning on closing?
1314
1315 Mr. Ward - That I do not know.
1316
1317 Mr. Glover - Would you find out?
1318
1319 Mr. Ward - Yes.
1320
1321 Mr. Glover - Does the traffic engineer know?
1322
1323 Mr. Ward - Well, it's Brian Walker with VDOT who has been working
1324 with us. We could ask Mike Jennings.
1325
1326 Mr. Glover - Does our traffic engineer know? The reason I'm asking you
1327 is because we were working with Lowe's recently about their addition to the front.
1328
1329 Mr. Jennings - Good morning again. At this time, there are no plans to close
1330 that road. That road is an interesting road. VDOT owns the right-of-way, but Henrico
1331 County maintains the road. So, at this time, there has been no official request to vacate
1332 that road.
1333
1334 Mr. Glover - Can I make a request now to do something?
1335
1336 Mr. Jennings - Yes, sir.
1337
1338 Mr. Glover - If you go to the end just before you get to the cul-de-sac on
1339 Old Springfield, we had asked that you close it off so that you can't get to the cul-de-
1340 sac. The reason is because you have trash being dumped in there and you have
1341 tractor-trailers parking in there. They leave tires. They go in there and do repairs to
1342 automobiles. Could you make sure that they close off at the entrance, just beyond the
1343 entrance to Lowe's?
1344
1345 Mr. Jennings - I can look into that. Public Works did clean it out the cul-de-
1346 sac and do some road maintenance there, and we put up "No Parking" signs. Since
1347 that time, we have not seen any vehicles parked in there.
1348
1349 Mr. Glover - I have.

1350 Mr. Jennings - Oh, you have? Okay.
1351
1352 Mr. Glover - Oh, yes. They're in there quite frequently. They'll go in to
1353 repair a truck or a car or whatever. All we're asking is that since we do the maintenance,
1354 put a guardrail there that does not allow them to go down into that cul-de-sac. It has no
1355 bearing on getting in and out of the parking lot there.
1356
1357 Mr. Jennings - Okay. I'll get with our director, and VDOT.
1358
1359 Mr. Glover - Will you get back and let me know what you do because I
1360 have people asking.
1361
1362 Mr. Jennings - Yes sir, I'll work on it.
1363
1364 Mr. Glover - Thank you.
1365
1366 Mr. Vanarsdall - Along that same line, we met out there last year when they
1367 wanted to put an addition and the representative from North Carolina was with us. He
1368 was all in favor of closing that. They don't like it either. Mike Kennedy was with us. I
1369 thought that you would know about it by now.
1370
1371 Mr. Jennings - My understanding was that an official vacation was going to
1372 be submitted by the Lowe's, but that never happened.
1373
1374 Mr. Glover - It doesn't belong to Lowe's.
1375
1376 Mr. Jennings - I think Lowe's was going to request it through VDOT to be
1377 vacated, but I'll look into it.
1378
1379 Mr. Branin - If it's a County-maintained road and we have jurisdiction
1380 over it, then can't it be just a County decision? It's not going to affect police and fire
1381 because it goes into a cul-de-sac. Why can't we put up a guardrail ourselves?
1382
1383 Mr. Jennings - I'll look into that. It should be possible.
1384
1385 Mr. Vanarsdall - Thank you, Mike.
1386
1387 Mr. Jernigan - Any more questions for Mr. Ward from the Commission?
1388 Thank you, Mr. Ward.
1389
1390 Mr. Vanarsdall - The only question I have is, is Mr. Yeates here? How are
1391 you doing? You were held up in traffic coming up from Tidewater.
1392
1393 Mr. Yeates - My name's Douglas Yeates from Blakeway Corporation.
1394

1395 Mr. Vanarsdall - The question I have is what's already been asked. Are you
1396 going to close the 7-Eleven down at the end?
1397

1398 Mr. Yeates - I don't have that information.
1399

1400 Mr. Vanarsdall - Who would know?
1401

1402 Mr. Yeates - Probably Bob Fitzgerald, one of our 7-Eleven
1403 representatives. I don't have any information regarding the other store. I know the
1404 proximity is very close; however, this is a different type of use because of the gas. I
1405 don't pretend to have that answer.
1406

1407 Mr. Vanarsdall - Right. Thank you.
1408

1409 Mr. Yeates - Okay. You're welcome.
1410

1411 Mr. Vanarsdall - I don't have any more questions.
1412

1413 Mr. Jernigan - Okay, Mr. Vanarsdall, if you want to make a motion.
1414

1415 Mr. Vanarsdall - I move that POD-24-08, 7-Eleven Convenience Store, be
1416 approved with the revised plan and the architectural, subject to annotations on the
1417 plans, standard conditions for developments of this type, and the additional conditions
1418 listed on the agenda, 29 through 35.
1419

1420 Mr. Archer - Second.
1421

1422 Mr. Jernigan - And the caption change.
1423

1424 Mrs. Jones - And the addendum.
1425

1426 Mr. Archer - The addendum item.
1427

1428 Mr. Vanarsdall - I did. I said on agenda and the addendum is what I just read.
1429

1430 Mr. Jernigan - Who seconded?
1431

1432 Mr. Archer - I did.
1433

1434 Mr. Jernigan - Motion by Mr. Vanarsdall, seconded by Mr. Archer. All in
1435 favor say aye. All opposed say no. The ayes have it; the motion passes.
1436

1437 The Planning Commission approved POD-24-08, 7-Eleven Convenience Store, subject
1438 to the annotations on the plans, the standard conditions attached to these minutes for
1439 developments of this type, and the following additional conditions:
1440

1476 steady. Staff has worked with the applicant on this project to get the architectural to
1477 match more with the materials and style of the shopping center. We've been working
1478 with Garland Watkins of McDonald's. At first, they came in with one of their more
1479 traditional buildings, but we've gotten them to add a lot more brick, stone, pilasters,
1480 limited EIFS. This is the front façade that faces Laburnum Avenue. This is the side that
1481 will face the Cracker Barrel. This is the color rendering, which I'll show you in a second.
1482 This is the rear that faces the interior ring road and this is the side with the drive-thru
1483 that faces the entrance road. The applicant has provided a color rendering to show the
1484 colors that they will provide on the building, so grey stone, whitish brick, lighter EIFS,
1485 and McDonald's new design of different colored bricks on the drive-thru side I guess to
1486 represent movement.

1487
1488 With that, staff can recommend approval subject to the annotations on the plans, the
1489 standard conditions for developments of this type, and additional conditions 29 through
1490 36 in your agenda. Garland Watkins, McDonald's representative, is not able to be here
1491 today. He has a corporate retreat in Maryland. We do have Charles Rulick from Forest
1492 City Development, representing the overall developer, as well as Doug Yeates, the
1493 engineer for the project, should you have any questions for them. I would be happy to
1494 answer any questions the Commission may have of me.

1495
1496 Mr. Jernigan - Ms. Goggin, have they said anything about closing the one
1497 on Williamsburg Road when this one opens?
1498

1499 Ms. Goggin - I did not ask that question, but I can put an e-mail in to
1500 Garland and ask him what are their plans for that or is this an additional store to capture
1501 the market that is specifically going to this shopping center.
1502

1503 Mr. Jernigan - I'd like to know that.
1504

1505 Ms. Goggin - Yes sir.
1506

1507 Mr. Jernigan - The one they have on Williamsburg Road is the old style.
1508 Closed is not pretty.
1509

1510 Ms. Goggin - I'm just going to guess. I'm guessing that the Williamsburg
1511 Road one is going to capture Williamsburg Road traffic and maybe people that are not
1512 going to the mall, that are going on the opposite side of Laburnum Avenue. Whereas
1513 this is going to get people going in the mall and towards the highway. But I will
1514 definitely check to make sure.
1515

1516 Mr. Jernigan - Well, I thank you for your help. You did a good job on this.
1517

1518 Ms. Goggin - Well, thank you.
1519

1520 Mr. Jernigan - McDonald's looks a whole lot different today than it used to.

1521 Mr. Glover - Mr. Jernigan, that's why they call it fast food; you don't want
1522 to have to travel too far to get to it.

1523
1524 Mr. Jernigan - All right. Any questions for Ms. Goggin from the
1525 Commission? All right. Thank you, Ms. Goggin.

1526
1527 Ms. Goggin - You're welcome.

1528
1529 Mr. Jernigan - With that, I will move for approval of POD-27-08, McDonald's
1530 @ The Shops @ White Oak Village, subject to the annotations on the plans, the
1531 standard conditions for developments of this type, and the following additional
1532 conditions #29 through 36.

1533
1534 Mr. Vanarsdall - Second.

1535
1536 Mr. Jernigan - Motion by Mr. Jernigan, seconded by Mr. Vanarsdall. All in
1537 favor say aye. All opposed say no. The ayes have it; the motion passes.

1538
1539 The Planning Commission approved POD-27-08, McDonald's @ The Shops @ White
1540 Oak Village, subject to the annotations on the plans, the standard conditions attached to
1541 these minutes for developments of this type, and the following additional conditions:

- 1542
1543 29. Only retail business establishments permitted in a B-3 zone may be located in this
1544 center.
- 1545 30. The ground area covered by all the buildings shall not exceed in the aggregate 25
1546 percent of the total site area.
- 1547 31. No merchandise shall be displayed or stored outside of the building(s) or on
1548 sidewalk(s).
- 1549 32. Outside storage shall not be permitted.
- 1550 33. The proffers approved as a part of zoning case C-29C-06 shall be incorporated in
1551 this approval.
- 1552 34. The developer shall install an adequate restaurant ventilating and exhaust
1553 system to minimize smoke, odors, and grease vapors. The plans and
1554 specifications shall be included with the building permit application for review and
1555 approval. If, in the opinion of the County, the type system provided is not
1556 effective, the Commission retains the rights to review and direct the type of
1557 system to be used.
- 1558 35. In the event of any traffic backup which blocks the public right-of-way as a result
1559 of congestion caused by the drive-up delivery facilities, the owner/occupant shall
1560 close the drive-up delivery facilities until a solution can be designed to prevent
1561 traffic backup.
- 1562 36. The location of all existing and proposed utility and mechanical equipment
1563 (including HVAC units, electric meters, junction and accessory boxes,
1564 transformers, and generators) shall be identified on the landscape plans. All
1565 equipment shall be screened by such measures as determined appropriate by
1566 the Director of Planning or the Planning Commission at the time of plan approval.

1567 Mr. Emerson - Mr. Chairman, the remaining item on your agenda is the
1568 approval of the minutes for March 26, 2008.

1569
1570 **APPROVAL OF MINUTES: March 26, 2008**

1571
1572 Mrs. Jones - I move approval of the minutes.

1573
1574 Mr. Archer - Second.

1575
1576 Mr. Jernigan - I guess there weren't any changes. All right. Motion by Mrs.
1577 Jones, seconded by Mr. Archer to approve the minutes. All in favor say aye. All
1578 opposed say no. The ayes have it; the motion passes.

1579
1580 The Planning Commission approved the March 26, 2008 minutes.

1581
1582 Mr. Jernigan - If there is no other business, do we have a motion to
1583 adjourn?

1584
1585 Mr. Archer - So moved.

1586
1587 Mr. Vanarsdall - Second.

1588
1589 Mr. Jernigan - Motion by Mr. Archer, seconded by Mr. Vanarsdall. All in
1590 favor say aye. All opposed say no. The ayes have it; the motion passes. The meeting is
1591 adjourned.

1592
1593 On a motion by Mr. Archer and seconded by Mr. Vanarsdall, the Planning Commission
1594 adjourned its April 23, 2008, meeting at 10:19 a.m.

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1601

E. Ray Jernigan, Chairperson

1603
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1608

R. Joseph Emerson, Jr., Secretary

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