

1 Minutes of the regular monthly meeting of the Planning Commission of the County of Henrico,
2 Virginia, held in the Board Room of the County Administration Building in the Government Center
3 at Parham and Hungary Springs Roads, Beginning at 9:00 a.m. Wednesday, August 23, 2000.

4

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

10

11 Members Absent: Mrs. Debra Quesinberry, C.P.C., Vice Chairman (Varina)
12 Mr. C. W. Archer, C.P.C. (Fairfield)

13

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

24

25 **Due to members absent, Mrs. Patricia S. O'Bannon voted at this meeting.**

26

27 Mr. Vanarsdall - Good morning ladies and gentlemen. The Planning Commission will now
28 come to order. I'll now turn the meeting over to our Secretary and Director of Planning Mr.
29 Marlles.

30

31 Mr. Marlles - Good morning, Mr. Chairman and members of the Commission. Mrs.
32 Quesinberry and Mr. Archer are on vacation this week so they will not be present this morning.
33 We do, however, have a quorum of the Planning Commission and can conduct business. The first
34 item on the agenda is the requests for deferrals and withdrawals. We do have quite a few of those,
35 and I'm going to ask Mr. Wilhite to review those for us.

36

37 Mr. Vanarsdall - Good morning, Mr. Wilhite.

38

39 Mr. Wilhite - Good morning, Mr. Chairman and Commission member. We have seven
40 requests for deferrals on this agenda. The first one is on page 2.

72

73 Mr. Vanarsdall - The motion was made by Mr. Vanarsdall and seconded by Ms. Dwyer. All
74 in favor say aye...all opposed say nay. The motion carries.

75

76 At the request of the applicant, the Planning Commission deferred POD-66-00, Jiffy Lube - W.
77 Broad Street, to its September 27, 2000, meeting.

78

79 **LANDSCAPE & LIGHTING PLAN**

80

LP/POD-75-99
FBI Field Office

TIMMONS: Request for approval of a landscape and lighting
plan as required by Chapter 24, Sections 24-106 and 24-106.2 of
the Henrico County Code. The 12.2 acre site is located at 1920-
82 Parham Road, Parham Place Office Park on parcel 52-A-5.
The zoning is O-2C, Office District (Conditional). (**Brookland**)

81

82 Mr. Wilhite - The applicant is requesting deferral to the September 27, 2000, meeting.

83

84 Mr. Vanarsdall - Is there anyone in the audience in opposition to the FBI building, POD-75-
85 99? No opposition. I move that LP/POD-75-99, FBI Field Office, be deferred until September
86 27, at the applicant's request.

87

88 Mr. Taylor - Second.

89

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

92

93 At the request of the applicant, the Planning Commission deferred LP/POD-75-99, landscape and
94 lighting plan for the FBI Field Office, to its September 27, 2000, meeting.

95

96 **LANDSCAPE & LIGHTING PLAN**

97

LP/POD-80-99
Downtown Short Pump

Balzer & Associates P. C.: Request for approval of a landscape
and lighting plan as required by Chapter 24, Sections 24-106 and
24-106.2 of the Henrico County Code. The 23.18 acre site is
located on the southeast corner of W. Board Street (U. S. Route
250) and Pouncey Tract Road on parcels 36-A-19G, 19H, 19I,
19J, 21 22N and 25. The zoning is B-2C, Business District
(Conditional), M-1, Light Industrial District and WBSO (West
Broad Street Overlay District). (**Three Chopt**)

98

99

100 Mr. Wilhite - The applicant is requesting deferral to the September 27, 2000, meeting.

101 Mr. Vanarsdall - Is there anyone in the audience in opposition to defer POD-80-99,
102 Downtown Short Pump - Silver Diner, to September 27, at the applicant's request? No opposition.

103 Mr. Taylor.

104

105 Mr. Taylor - I move POD-80-99, Downtown Short Pump - Silver Diner, be deferred to
106 September 27, 2000, at the applicant's request.

107

108 Ms. Dwyer - Second.

109

110 Mr. Vanarsdall - The motion was made by Mr. Taylor and seconded by Ms. Dwyer. All in
111 favor say aye...all opposed say nay. The motion carries.

112

113 At the request of the applicant, the Planning Commission deferred POD-80-99, (Revised)
114 Downtown Short Pump - Silver Diner, to its September 27, 2000, meeting.

115

116 **PLAN OF DEVELOPMENT & SPECIAL EXCEPTION**

117

POD-69-00 Kings Crossing Phase 5 - Castile Road	Foster & Miller, P. C. for Weinstein Associates and Weinstein Management Company, Inc.: Request for approval of a plan of development and special exception for buildings three stories in height, as required by Chapter 24, Sections 24- 106 and 24-94(b) of the Henrico County Code to construct eight, three-story apartment buildings containing 168 units and a pool house. The 11.6 acre site is located on the south line of Castile Road, approximately 630 feet east of Pump Road on parcels 99- A-7, 58C and part of 89-A-28B. The zoning is R-5, General Residence District. County water and sewer. (Tuckahoe)
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119

120 Mr. Wilhite - The applicant is requesting deferral to the September 27, 2000, meeting.

121

122 Mr. Vanarsdall - Is there anyone in the audience in opposition to defer POD-69-00, Kings
123 Crossing Phase 5 - Castile Road, to September 27, at the applicant's request. No Opposition. Ms.
124 Dwyer.

125

126 Ms. Dwyer - I move that we defer POD-69-00, Kings Crossing Phase 5, to September
127 27, 2000, at the applicant's request.

128

129 Mr. Taylor - Second.

130

131 Mr. Vanarsdall - The motion was made by Ms. Dwyer and seconded by Mr. Taylor. All in
132 favor say aye...all opposed say nay. The motion carries.

133

134 At the request of the applicant, the Planning Commission deferred POD-69-00, Kings Crossing
135 Phase 5 - Castile Road, to its September 27, 2000, meeting.

136

137 **PLAN OF DEVELOPMENT**

138

POD-73-00 Air Tech Center - Eubank August 23, 2000	Keith & Associates, Inc. for PPD Property Inc., Brizzolara & Brizzolara and Standard Properties Inc.: Request for approval
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Road

of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct three, one-story office/warehouses totaling 96,710 square feet. The 5.93 acre site is located on the north line of Eubank Road, approximately 650 feet west of Glen Alden Drive on parcels 172-A-15, 172-3-C-3 and part of parcel 172-2-3-39C. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay District). County water and sewer. **(Varina)**

139

140

141 Mr. Wilhite - The applicant is requesting deferral to the September 27, 2000, meeting.

142

143 Mr. Vanarsdall - Is there anyone in the audience in opposition to the deferment of POD-73-144 00, Air Tech Center - Eubank Road? No opposition. Ms. Dwyer.

145

146 Ms. Dwyer - I move that we defer POD-73-00, Air Tech Center, to September 27, 2000, 147 at the applicant's request.

148

149 Mr. Taylor - Second.

150

151 Mr. Vanarsdall - The motion was made by Ms. Dwyer and seconded by Mr. Taylor. All in 152 favor say aye...all opposed say nay. The motion carries.

153

154 At the request of the applicant, the Planning Commission deferred POD-73-00, Air Tech Center - 155 Eubank Road, to its September 27, 2000, meeting.

156

157 **SUBDIVISION**

158

Orams Estates
(August 2000 Plan)

Engineering Design Associates for Louise T. Dooley and Wayne Morris Construction: The 2.858 acre site is located on the east line of Orams Lane, approximately 290 feet north of Nine Mile Road (State Route 33) on parcel 141-A-83N. The zoning is R-3, One-Family Residence District. County water and sewer. **(Varina) 10 Lots**

159

160 Mr. Wilhite - This is our last request for deferrals. The applicant is also requesting 161 deferral to the September 27, 2000, meeting.

162

163 Mr. Vanarsdall - Is there anyone in the audience in opposition to the deferment of subdivision 164 Orams Estates (August 2000 Plan)? No opposition. Ms. Dwyer.

165

166 Ms. Dwyer - I move that we defer Orams Estates (August 2000 Plan) to September 27, 167 2000, at the applicant's request.

168

169 Mr. Taylor - Second.

170

171 Mr. Vanarsdall - The motion was made by Ms. Dwyer and seconded by Mr. Taylor. All in
172 favor say aye...all opposed say nay. The motion carries.

173

174 At the request of the applicant, the Planning Commission deferred subdivision Orams Estates
175 (August 2000 Plan) to its September 27, 2000, meeting.

176

177 Mr. Vanarsdall - Is there anyone in the audience or on the Commission that would like to
178 defer a case? All right. Thank you. Now we will take the Expedited Agenda.

179

180 Mr. Wilhite - Mr. Chairman, we have nine requests for expedited approval on this
181 agenda. The first one appears on page 7, LP/POD-6-00, 7-Eleven at Innsbrook.

182

183 **LANDSCAPE PLAN**

184

LP/POD-6-00 Seven Eleven @ Innsbrook	CMSS Architects, P. C.: Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.62 acre site is located at the southeast corner of Cox Road and Innslake Drive on parcel 48-5-A-2B. The zoning is B-2C, Business District (Conditional). (Three Chopt)
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185

186 Mr. Vanarsdall - All right. Is there anyone in the audience in opposition to this case,
187 LP/POD-6-00, Seven Eleven @ Innsbrook? No opposition. Mr. Taylor.

188

189 Mr. Taylor - I move that LP/POD-6-00, Seven Eleven @ Innsbrook, be approved on the
190 Expedited Agenda.

191

192 Ms. Dwyer - Subject to the annotations and standard conditions for landscape plans.

193

194 Mr. Taylor - Right. Subject to the annotations on the plan and the standard conditions for
195 landscaping plans.

196

197 Ms. Dwyer - Second.

198

199 Mr. Vanarsdall - The motion was made by Mr. Taylor and seconded by Ms. Dwyer. All in
200 favor say aye...all opposed say nay. The motion carries.

201

202 The Planning Commission approved the landscape plan for LP/POD-6-00, Seven Eleven @
203 Innsbrook, subject to the annotations on the plans and the standard conditions for landscape plans.

204

205 **PLAN OF DEVELOPMENT**

206

POD-67-00 Page Office Building	E. D. Lewis & Associates for JLW Associates: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a three-story, 61,174 square foot office building. The 6.374 acre site is
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located on the northwest corner of Bethlehem Road and Glenside Drive on parcels 81-A-76, 77, 78 and 79. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Brookland)**

207

208

209 Mr. Vanarsdall - Is there anyone in the audience in opposition to this case, POD-67-00, Page
210 Office Building? No opposition. I move that POD-67-00 be approved with the annotations on the
211 plan, the standard conditions for developments of this type and additional conditions Nos. 23
212 through 32.

213

214 Mr. Taylor - Second.

215

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

218

219 The Planning Commission approved POD-67-00, Page Office Building, subject to the standard
220 conditions attached to these minutes for developments of this type, the annotations on the plans and
221 the following additional conditions:

222

223 23. The right-of-way for widening of Bethlehem Road as shown on approved plans shall be
224 dedicated to the County prior to any occupancy permits being issued. The right-of-way
225 dedication plat and any other required information shall be submitted to the County Real
226 Property Agent at least sixty (60) days prior to requesting occupancy permits.

227 24. The easements for drainage and utilities as shown on approved plans shall be granted to
228 the County in a form acceptable to the County Attorney prior to any occupancy permits
229 being issued. The easement plats and any other required information shall be submitted to
230 the County Real Property Agent at least sixty (60) days prior to requesting occupancy
231 permits.

232 25. The developer shall provide fire hydrants as required by the Department of Public Utilities
233 in its approval of the utility plans and contracts.

234 26. Outside storage shall not be permitted.

235 27. The proffers approved as a part of zoning case **C-28C-85** shall be incorporated in this
236 approval.

237 28. The certification of building permits, occupancy permits and change of occupancy permits
238 for individual units shall be based on the number of parking spaces required for the
239 proposed uses and the amount of parking available according to approved plans.

240 29. Any necessary off-site drainage easements must be obtained in a form acceptable to the
241 County Attorney prior to final approval of the construction plans by the Department of
242 Public Works.

243 30. Deviations from County standards for pavement, curb or curb and gutter design shall be
244 approved by the County Engineer prior to final approval of the construction plans by the
245 Department of Public Works.

246 31. Insurance Services Office (ISO) calculations must be included with the utilities plans and
247 contracts and must be approved by the Department of Public Utilities prior to the issuance
248 of a building permit.

249 32. Approval of the construction plans by the Department of Public Works does not establish
250 the curb and gutter elevations along the Henrico County maintained right-of-way. The
251 elevations will be set by Henrico County.

252

253 **SUBDIVISION**

254

Olde Colony Estates
(August 2000 Plan)

**E. D. Lewis & Associates for First Henrico Corporation and
Westbridge Development, Inc.:** The 73.89 acre site is located at
the west end of First Colonial Parkway, approximately 800 feet
west of Route 5 and 3000 feet east of New Market Road (State
Route 5) on parcel 214-A-8B. The zoning is R-3C, One-Family
Residence District (Conditional). County water and sewer.
(Varina) 135 Lots

255

256

257 Mr. Vanarsdall - Is there anyone in the audience in opposition to this case, Olde Colony
258 Estates (August 2000 Plan)? No opposition.

259

260 Ms. Dwyer - I'll just mention, for those of you in the audience. Mrs. Quesinberry is not
261 here today and she has asked me to make the motions on her cases and this is one that she finds
262 acceptable. So, I move the approval of subdivision Olde Colony Estates (August 2000 Plan)
263 including the standard conditions for subdivisions, additional conditions Nos. 12 through 14 and
264 condition No. 15 which is found on the addendum to our agenda.

265

266 Mr. Taylor - Second.

267

268 Mr. Vanarsdall - The motion was made by Ms. Dwyer and seconded by Mr. Taylor. All in
269 favor say aye...all opposed say nay. The motion carries.

270

271 The Planning Commission granted conditional approval to subdivision Olde Colony Estates
272 (August 2000 Plan), subject to the standard conditions attached to these minutes for subdivision
273 serve by public utilities, the annotations on the plans and the following additional conditions:

274

275

276 12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on
277 the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate
278 floodplain as a "Variable Width Drainage & Utility Easement."

279 13. Any necessary off-site drainage easements must be obtained prior to final approval of the
280 construction plans by the Department of Public Works.

281 14. The proffers approved as part of zoning case **C-23C-89** shall be incorporated in this
282 approval.

283 15. Cul-de-sac lots shall have dwellings located such that application of the setback
284 requirements of Section 24-95(v) will permit each abutting lot meet applicable dwelling
285 setbacks.

286

287 **SUBDIVISION**

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288

Stoney Creek
(August 2000 Plan)

Potts, Minter & Associates for Curnow Development: The 0.672 acre site is located on the west line of Robcurn Drive, approximately 385 feet north of Dabbs House Road on part of parcel 140-6-C-101 and part of 146-A-13. The zoning is R-3AC, One-Family Residence District (Conditional) and ASO (Airport Safety Overlay District). County water and sewer. **(Varina) 3 Lots**

289

290

291 Mr. Vanarsdall - Is there anyone in the audience in opposition to subdivision Stoney Creek
292 (August 2000 Plan)? No opposition. Ms. Dwyer.

293

294 Ms. Dwyer - Likewise, I have spoken to Mrs. Quesinberry on this and she finds this
295 ready for approval. So, I move for the approval of Stoney Creek subdivision (August 2000 Plan)
296 subject to the standard conditions for subdivisions served by public utilities and additional
297 condition No. 12.

298

299 Mr. Taylor - Second.

300

301 Mr. Vanarsdall - The motion was made by Ms. Dwyer and seconded by Mr. Taylor. All in
302 favor say aye...all opposed say nay. The motion carries.

303

304 The Planning Commission granted conditional approval to subdivision Stoney Creek (August 2000
305 Plan), subject to the standard conditions attached to these minutes for subdivision serve by public
306 utilities, the annotations on the plans and the following additional condition:

307

308 12. The proffers approved as part of zoning cases **C-35C-00, C-62C-99 and C-38C-96** shall
309 be incorporated in this approval.

310 **PLAN OF DEVELOPMENT**

311

POD-72-00
Hunton Park Townhouses

Foster & Miller, P. C. for Hunton RTH, L.L.C.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 34, three-story, and 45, two-story, townhouses for sale. The 35.19 acre site is located on the north line of proposed Hunton Park Boulevard, approximately 3000 feet east of Staples Mill Road (U. S. Route 33) on part of parcel 21-A-2 and 13-A-24. The zoning is RTHC, Residential Townhouses District (Conditional) and O/SC, Office/Service District (Conditional). County water and sewer. **(Brookland)**

312

313

314 Mr. Vanarsdall - Is there anyone in the audience in opposition to POD-72-00, Hunton Park
315 Townhouses? No opposition. I move POD-72-00, Hunton Park Townhouses, be approved subject
316 to the annotations on the plans, the standard conditions for developments of this type and additional
317 conditions Nos. 23 through 30.

318

319 Ms. Dwyer - Second.

320

321 Mr. Vanarsdall - The motion was made by Mr. Vanarsdall and seconded by Ms. Dwyer. All
322 in favor say aye...all opposed say nay. The motion carries.

323

324 The Planning Commission approved POD-72-00, Hunton Park Townhouses, subject to the
325 standard conditions attached to these minutes for developments of this type, the annotations on the
326 plans and the following additional condition:

327

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

330 24. The proffers approved as a part of zoning case **C-72C-90** shall be incorporated in this
331 approval.

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

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

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

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

344 29. The pavement shall be of an SM-2A type and shall be constructed in accordance with
345 County standard and specifications. The developer shall post a defect bond for all

346 pavement with the Planning Office - the exact type, amount and implementation shall be
347 determined by the Director of Planning, to protect the interest of the members of the
348 Homeowners Association. The bond shall become effective as of the date that the
349 Homeowners Association assumes responsibility for the common areas.
350 30. The subdivision plat for Hunton Park, Section A shall be recorded before any occupancy
351 permits are issued.

352

353 **SUBDIVISION**

354

Twin Hickory Lake Drive
Phase II
(August 2000 Plan)

Youngblood, Tyler & Associates for Vincent K. & Barbara D. Watts and HHHunt Communities: The 5.2 acre site is located on the east side of Pouncey Tract Road (State Route 271), approximately 0.8 mile south of Shady Grove Road at the intersection of Bacova Road on parcels 36-A-8, 27-A7, 27-A-8 and 27-A-9A. The zoning is A-1, Agricultural District, R-4C, One-Family Residence District (Conditional), O/S, Office Service District, R-6C, General Residence District (Conditional) and RTHC, Residential Townhouse District (Conditional).
(Three Chopt) 0 Lots

355

356

357 Mr. Vanarsdall - Is there anyone in the audience in opposition to subdivision Twin Hickory
358 Lake Drive Phase II (August 2000 Plan)? No opposition. Mr. Taylor.

359

360 Mr. Taylor - Mr. Chairman, I move Twin Hickory Lake Drive Phase II (August 2000
361 Plan) be approved on the Expedited Agenda, subject to the annotations on the plan, the standard
362 conditions for subdivisions served by public utilities and additional comments Nos. 9 through 12.

363

364 Ms. Dwyer - Second.

365

366 Mr. Vanarsdall - The motion was made by Mr. Taylor and seconded by Ms. Dwyer. All in
367 favor say aye...all opposed say nay. The motion carries.

368

369 The Planning Commission granted conditional approval to subdivision Twin Hickory Lake Drive
370 Phase II (August 2000 Plan), subject to the standard conditions attached to these minutes for
371 subdivision serve by public utilities, the annotations on the plans and the following additional
372 conditions:

373

374 9. The detailed plant list and specifications for the landscaping to be provided within the 25-
375 foot-wide common area along Twin Hickory Lake Drive Phase II shall be submitted to the
376 Planning Office for review and approval prior to recordation of the plat.

377 10. A County standard sidewalk shall be constructed along the north side of Twin Hickory
378 Lake Drive Phase II.

379 11. Any necessary off-site drainage easements must be obtained prior to final approval of the
380 construction plans by the Department of Public Works.

381 12. The proffers approved as part of zoning case **C-48C-98** shall be incorporated in this

382 approval.

383

384 **SUBDIVISION**

385

Hickory Woods
(August 2000 Plan)

Youngblood, Tyler & Associates for HHHunt Corporation:

The 58.95 acre site is located on the north side of Twin Hickory Lake Drive approximately 0.76 mile south of Twin Hickory Road on part of parcel 26-A-30, part of 26-A-31, 26-A-32, 26-A-73, part of 27-A-6, part of 27-A-8, part of 27-A-9A and 37-A-1. The zoning is R-4C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 149 Lots**

386

387

388 Mr. Vanarsdall - Is there anyone in the audience in opposition to subdivision Hickory Woods
389 (August 2000 Plan)? No opposition. Mr. Taylor.

390

391 Mr. Taylor - Mr. Chairman, I move approval on Hickory Woods (August 2000 Plan)
392 subject to the annotations on the plan, the standard conditions for subdivisions served by public
393 utilities and additional conditions 12 through 18, No. 19 revised and Nos. 20-23 as shown on the
394 addendum.

395

396 Ms. Dwyer - Second.

397

398 Mr. Vanarsdall - The motion was made by Mr. Taylor and seconded by Ms. Dwyer. All in
399 favor say aye...all opposed say nay. The motion carries.

400

401 The Planning Commission granted conditional approval to subdivision Hickory Woods (August
402 2000 Plan), subject to the standard conditions attached to these minutes for subdivision serve by
403 public utilities, the annotations on the plans and the following additional conditions:

404

405 12. Prior to requesting recordation, the developer shall furnish a letter from Virginia Power
406 stating that this proposed development does not conflict with its facilities.

407 13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on
408 the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate
409 floodplain as a "Variable Width Drainage & Utility Easement."

410 14. The detailed plant list and specifications for the landscaping to be provided within the 25-
411 foot-wide common area along Twin Hickory Lake Drive Phase II shall be submitted to the
412 Planning Office for review and approval prior to recordation of the plat.

413 15. A County standard sidewalk shall be constructed on those streets indicated on the staff plan
414 dated **August 23, 2000**.

415 16. Any necessary off-site drainage easements must be obtained prior to final approval of the
416 construction plans by the Department of Public Works.

417 17. The proffers approved as part of zoning case **C-48-C-98** shall be incorporated in this
418 approval.

419 18. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of
420 the common area by a homeowners association shall be submitted to the Planning Office

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- 421 for review. Such covenants and restrictions shall be in form and substance satisfactory to
 422 the County Attorney and shall be recorded prior to recordation of the subdivision plat.
 423 19. Certificate of occupancies for no more than 50 lots shall be approved until the completion
 424 of Twin Hickory Lake Drive, Phase 11.
 425 20. The proposed sidewalk/trail shall be located in an easement or common area. Detailed
 426 plans and specifications for sidewalk/trail shall be shown on the detailed construction
 427 plans for review and approval by the Planning Office Prior to the recordation of the plat.
 428 21. A detailed plant list and specifications for landscaping the islands in Hickory Woods
 429 Circle, Road "B", Road "C" and Road "F" shall be submitted to the Planning Office for
 430 review and approval prior to the issuance of occupancy permits. To the extent possible,
 431 utilities shall be located outside of the raised islands.
 432 22. A boulevard entrance should be provided at Hickory Woods Drive. A detailed plant list
 433 and specifications for landscaping the raised island shall be submitted to the Planning
 434 Office for review and approval prior to the recordation of the plat. To the extent possible
 435 utilities shall be located outside of the raised island.
 436 23. Turn lanes and median crossovers along Twin Hickory Lake Drive shall be constructed in
 437 accordance with the requirements of the County Traffic Engineer.
 438

439 **SUBDIVISION**

440

<p>Crossridge (August 2000 Plan) The Greens (442 143 Lots) The Oaks (407 106 Lots) Courtney, Section D (5 Lots) and The Cottages (Formerly The Villas @ Crossridge) (110 Lots)</p>	<p>Jordan Consulting Engineers, P.C. for Staples Mill L. C.: The subject property consists of 171.94 acre site located on the west line Staples Mill Road (U.S. Route 33) at Courtney Road. The property is part of parcel 40-A-1A. The zoning is R-2, One- Family Residence District, R-2C, One-Family Residence District (Conditional), R-2AC, One-Family Residence District (Conditional) and R-5AC, General Residence District (Conditional). County water and sewer. (Brookland) 364 Lots</p>
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441

442

443 Mr. Vanarsdall - Is there anyone in the audience in opposition to subdivision Crossridge
 444 (August 2000 Plan)? No opposition. I move that Crossridge (August 2000 Plan), The Greens, The
 445 Oaks, Courtney, Section D and The Villa at Crossridge with the change on the addendum be
 446 approved with the annotations on the plan, the standard conditions and additional conditions Nos.
 447 12 through 19.

448

449 Mr. Taylor - Second.

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

452

453 The Planning Commission granted conditional approval to subdivision Crossridge (August 2000
 454 Plan); The greens; The Oaks; Courtney, Section D and The Cottages (Formerly The Villas @
 455 Crossridge), subject to the standard conditions attached to these minutes for subdivision serve by
 456 public utilities, the annotations on the plans and the following additional conditions:

457

- 458 12. Prior to requesting recordation, the developer shall furnish a letter from Virginia Power stating
 459 that this proposed development does not conflict with its facilities.
 460 13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the
 461 plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain
 462 as a "Variable Width Drainage & Utility Easement."
 463 14. Any necessary off-site drainage easements must be obtained prior to final approval of the
 464 construction plans by the Department of Public Works.
 465 15. The proffers approved as part of zoning case **C-17C-00** shall be incorporated in this approval.
 466 16. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of the
 467 common area by a homeowners association shall be submitted to the Planning Office for
 468 review. Such covenants and restrictions shall be in form and substance satisfactory to the
 469 County Attorney and shall be recorded prior to recordation of the subdivision plat.
 470 17. Each lot shall contain at least the minimum lot area required pursuant to Section 24-94 of the
 471 Henrico County Code exclusive of floodplain areas.
 472 18. The recorded plat shall contain a statement that the common area is dedicated to the common
 473 use and enjoyment of the homeowners of Crossridge and is not dedicated for use by the general
 474 public. This statement shall refer to the applicable article in the covenants recorded with the
 475 plat.
 476 19. Final approval of The Oaks, Sections 2 and 3 shall not be approved until the proposed
 477 amendment to the Major Thoroughfare plan is adopted.

478
 479 Mr. Wilhite - The last request we have for expedited approval is on page 24, Pine Creek
 480 (August 2000 Plan).

481
 482 **SUBDIVISION**

483
 Pine Creek (Revised)
 (August 2000 Plan)

Engineering Design Associates for Hugh Owens, Inc. and Urban Corridor Properties, Inc.: The 42.4 acre site is located on the eastern terminus of Howard Street on parcel 164-A-42 and part of parcel 165-A-12A. The zoning is R-4C, One-Family Residence District (Conditional) and R-3C, One-Family Residence District (Conditional) and ASO (Airport Safety Overlay District). County water and sewer. **(Varina) 50 Lots**

484
 485 Mr. Vanarsdall - Is there anyone in the audience in opposition to subdivision Pine Creek
 486 (Revised) (August 2000 Plan)? No opposition. Ms. Dwyer.

487
 488 Ms. Dwyer - Likewise, I have spoken to Mrs. Quesinberry and she finds this ready for
 489 approval so I move approval of Pine Creek subdivision revised August 2000 Plan subject to the
 490 standard conditions for developments of this type, the annotations on the plan and added conditions
 491 Nos. 12 through 18.

492
 493 Mr. Taylor - Second.

494
 495 Mr. Vanarsdall - The motion was made by Ms. Dwyer and seconded by Mr. Taylor. All in
 496 favor say aye...all opposed say nay. The motion carries.

497

498 The Planning Commission granted conditional approval to subdivision Pine Creek (Revised)
499 (August 2000 Plan), subject to the standard conditions attached to these minutes for subdivision
500 serve by public utilities, the annotations on the plans and the following additional conditions:

501

502 12. Each lot shall contain at least (R-3) 11,000 square feet and (R-4) 8,000 square feet, exclusive
503 of floodplain areas.

504 13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the
505 plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain
506 as a "Variable Width Drainage & Utility Easement."

507 14. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-
508 wide planting strip easement along Interstate 64 shall be submitted to the Planning Office for
509 review and approval prior to recordation of the plat.

510 15. Any necessary off-site drainage easements must be obtained prior to final approval of the
511 construction plans by the Department of Public Works.

512 16. The proffers approved as part of zoning cases **C-46C-00 and C-9C-97** shall be incorporated
513 in this approval.

514 17. The applicant shall secure adequate easements and/or right-of-way for the construction of
515 Howard Street, prior to the submission or a final plan.

516 18. Any change in access to the proposed subdivision shall be resubmitted for review and
517 approval by the Planning Commission.

518

519 Mr. Vanarsdall - Mr. Secretary, on Olde Colony Estate, did we pick up No. 15 on the
520 addendum.

521

522 Ms. Dwyer - Yes, we did.

523

524 Mr. Vanarsdall - Okay. Thank you. Mr. Secretary, our next item.

525

526 Mr. Marlles - Mr. Chairman and members of the Commission, the next item on the agenda
527 is subdivision extensions of conditional approval. This information is provided to the
528 Commission for informational purposes only. I guess I can report to you that there is nothing on
529 here unusual. All of these are fairly recent requests or there has been substantial progress on each
530 of these subdivisions. Staff will be glad to answer any questions.

531

532 **(FOR INFORMATIONAL PURPOSE ONLY)**

533

534 **SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**

535

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Eddleton Estates (August 1996 Plan)	Three Chopt	20	5	3	1 Year 8/22/01
Olde Mill Pond August 23, 2000	Three Chopt	44	44	0	1 Year

(August 1999 Plan)					8/22/01
Fairlawn (August 1993 Plan)	Varina	107	5	6	1 Year 8/22/01
Osborne Acres (August 1999 Plan)	Varina	17	17	0	1 Year 8/22/01
Windsor Business Park (June 98 Plan)	Fairfield	0	0	1	1 Year 8/22/01

536

537

538 Mr. Vanarsdall - Are there any question of the Secretary by Commission members? All right.

539 Thank you. All right.

540

541 Mr. Marlles - Mr. Chairman, the next item on the agenda is rezoning case C-63C-00 in the
542 Varina District. This case was deferred from the August 11, 2000 meeting.

543

544 **VARINA (Deferred from the August 11, 2000 Meeting)**

545 **C-63C-00 Engineering Design Associates for Battlefield Veterinary Clinic:** Request to
546 conditionally rezone from A-1 Agricultural District to B-1C Business District (Conditional), part
547 of Parcel 165-A-27, containing 4.149 acres, located at the northwest intersection of the
548 Williamsburg Road (U. S. Route 60) Service Road and Whiteside Road. Commercial uses
549 including a veterinary clinic are proposed. The use will be controlled by zoning ordinance
550 regulations and proffered conditions. The Land Use Plan recommends Office. The site is also in
551 the Airport Safety Overlay District.

552

553 Mr. Vanarsdall - Is there anyone in the audience in opposition to this case? This is a
554 rezoning case C-63C-00, Battlefield Veterinary Clinic. Good morning, Mr. Householder.

555

556 Mr. Householder - Good morning, Mr. Chairman, members of the Commission. This case was
557 deferred by the Commission at the August 10, 2000, meeting to allow the applicant to address the
558 following concerns, which I have handed out the revised proffers and highlighted the revisions.
559 The first concern was site coordination. The applicant has revised proffer No. 2 to address the
560 concerns of site coordination. I would like to point out that in the blacklined version they spelled
561 the word coordinated incorrectly but in the actual proffers that were submitted it was spelled
562 correctly.

563

564 Mr. Vanarsdall - What did you say about the proffers?

565

566 Mr. Householder - Those proffers are the blacklined version they submitted with the official
567 proffers. The official proffers spelled the word correctly but not in the blackline that was handed
568 out to you.

569

570 Mr. Vanarsdall - So they are dated....

571

572 Mr. Householder - They are dated the 18th.

573

574 Mr. Vanarsdall - Okay. Thank you.

575

576 Mr. Householder - Now the next issue was the buffer along the north and west of the property,
577 which I will bring up the zoning map to show you, so that you can see the property lines a little
578 better. The original applicant had proffered 25-foot buffer along the north and the west. They
579 have revised proffer No. 3 to increase the buffer along the north edge, abutting the A-1 property to
580 the north to make that 35 feet, and they have kept the west edge at 25 feet. The A-1 property
581 currently have houses on them, but the R-3 property to the west is vacant and a vacated subdivision
582 so staff is comfortable with this proffer as it is written.

583

584 The next issue was the concern that there were no architectural elevations to give us an idea of
585 what the site might look like. The applicant has not addressed this concern. They are prepared to
586 speak to it though. Overall, the 2010 Land Use Plan does recommend office for this parcel and
587 staff feels a veterinary clinic... It is not an office use but we feel it would not be a negative impact
588 on the adjoining properties. Also, the applicant has excluded certain B-1 uses at staff's request
589 that we did not feel were appropriate for this site. Overall, we feel the revised proffers submitted
590 to you today sufficiently address our issues and concerns and we recommend approval of this
591 request. I'll answer any questions you may have.

592

593 Mr. Vanarsdall - Are there any questions by Commission members?

594

595 Ms. Dwyer - Mr. Householder, I notice in the staff report there was an Exhibit A, which
596 is kind of a sketch of the layout of the parcels in and interior roadway. That's not proffered, is it?

597

598 Mr. Householder - That is not proffered, correct. It was just provided for an example of how
599 the site may be developed.

600

601 Ms. Dwyer - Okay. Thank you.

602

603 Mr. Vanarsdall - Are there any other questions by Commission members? Would you like to
604 hear from the applicant, Ms. Dwyer?

605

606 Ms. Dwyer - Yes.

607

608 Mr. Vanarsdall - Would the applicant please come down.

609

610 Ms. Isaac - Good morning. My name is Laraine Isaac. We have revised the proffers
611 based upon the last Planning Commission meeting. I've had two conversations with Mrs.
612 Quesinberry since the last meeting, and the last being last Friday. She told me that she was very
613 comfortable with the revised proffers. And I do not know if she has conveyed those feelings to
614 anyone else on the Planning Commission. With regards to the architectural plans, we still have not
615 developed the building for the veterinary clinic. However, there is an existing dentist office at
616 Whiteside on the south side of Route 60. It's an existing building that is a brick and block building
617 and this is the kind of facility that Mr. Harden would like to have. And I will submit these for you

618 to look at.

619

620 Ms. Dwyer - Okay. Thank you. Ms. Isaac, what about the site plan sketch that was
621 submitted by you, I guess as a part of the application.

622

623 Ms. Isaac - Right.

624

625 Ms. Dwyer - And is there a reason why that is not proffered?

626

627 Ms. Isaac - It's not proffered because, obviously, we don't know who the other users
628 are, and it's very possible that one user might want to come in and buy the whole remaining parcel.
629 And so it was just.... One. It can be used as a marketing tool for Dr. Harden for the remainder of
630 the property, if someone is looking for a smaller site. However, if one person wanted to purchase
631 and develop the remaining site they could. Now, one thing that Dr. Harden, after listening to the
632 Planning Commission at the last meeting, is considering is he's thinking that his building facing the
633 access point off of Whiteside, if he turns his building to face that so that if the property behind him
634 is developed, they wouldn't have to look at the rear of his building, that it would appear to be more
635 coordinated development. Let me give you some comfort level in the fact that he is thinking about,
636 he want's this to look like a nice area and have things coordinated. He doesn't want someone to
637 have to look at the rear of his building, so we will probably be looking at that at the POD and
638 turning his building toward that access point.

639

640 Ms. Dwyer - Would you be willing to just leave these as a part of the file?

641

642 Ms. Isaac - I have no problem with them being in the file, I just can't.... One. I can't
643 proffer another architects work, but this is the kind of building that Mr. Harden, as far as materials.

644 Ms. Dwyer - I don't see the block on here. It looks all brick.

645

646 Ms. Isaac - There's glass block....

647

648 Ms. Dwyer - Oh. Okay. On this side.

649

650 Ms. Isaac - And of course that would provide for light within his facility while still
651 keeping it secure.

652

653 Ms. Dwyer - Okay. Well, I have spoken to Mrs. Quesinberry and she is satisfied with the
654 changes and the proffers and finds this case ready for approval. Thank you for coming back and
655 making these changes. I think that it will certainly benefit the community as well as this
656 development to have it coordinated and I'm glad that you and your clients are thinking along those
657 lines. I appreciate that.

658

659 Ms. Isaac - Well, thank you for letting us come to this meeting so that we will stay on
660 schedule for the Board meeting. Dr. Harden and I both appreciate that.

661

662 Mr. Vanarsdall - Dr. Harden, it's nice to see you again.

663

664 Dr. Harden - Thank you.

665

666 Mr. Vanarsdall - All right. Ms. Dwyer.

667

668 Ms. Dwyer - I move that case C-63C-00, Battlefield Veterinary Clinic, be recommended
669 to the Board for approval and we are now relying on the most recent set of proffers submitted
670 August 18, 2000, with amendments as noted in proffers Nos. 2 and 3.

671

672 Mr. Taylor - Second.

673

674 Mr. Vanarsdall - The motion was made by Ms. Dwyer and seconded by Mr. Taylor. All in
675 favor say aye...all opposed say nay. The motion carries. Thank you.

676

677 Acting on a motion by Ms. Dwyer, seconded by Mr. Taylor, the Planning Commission voted 4-0
678 (two absent) to recommend that the Board of Supervisors **grant** the request because it would
679 provide for appropriate development; and the proffered conditions will provide appropriate
680 quality assurances not otherwise available.

681 **LANDSCAPE & LIGHTING PLAN**

682

LP/POD-80-99
Downtown Short Pump

Balzer & Associates P. C.: Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 23.18 acre site is located on the southeast corner of W. Board Street (U. S. Route 250) and Pouncey Tract Road on parcels 36-A-19G, 19H, 19I, 19J, 21 22N and 25. The zoning is B-2C, Business District (Conditional), M-1, Light Industrial District and WBSO (West Broad Street Overlay District). **(Three Chopt)**

683

684

685 Mr. Vanarsdall - Is there anyone in the audience in opposition to the landscape and lighting
686 plan for LP/POD-80-99, Downtown Short Pump? No opposition. Mr. Strauss.

687

688 Mr. Strauss - Thank you, Mr. Chairman and members of the Commission. This
689 application has been the subject of much discussion among the staff and the applicant recently. A
690 portion of the project area includes the parking lot that currently serves the Skate Nation and
691 American Family Fitness Center. It's been in need of some landscape restoration for some time,
692 particularly the existing BMP located in the center of the parking area and the larger BMP fronting
693 on Pouncey Tract Road. During the review, staff requested additional information about the
694 landscaping treatment of the BMPs and the applicant has provided more detailed plans indicating
695 how these areas will be treated.

696

697 This morning we are handing out revised plans which address staffs concerns about these BMPs
698 and the landscape treatment. The applicant proposes to provide a planted landscape area around
699 the central BMP. On sheet L6 on the monitor you will see a cross-section of how the BMP and the
700 center of the parking lot is going to be treated. A fountain will be installed in the BMP with theme
701 lighting and a decorative wrought iron fence will also surround the BMP. The applicant also
702 proposes to line the interior of the BMP with an architectural split-face block, tan in color, to
703 match the block of the buildings. The Department of Public Works has reviewed these plans and
704 has no objection to the proposal. Staff has made additional comments. We annotated the first
705 sheet of the landscape plan and requested a row of evergreen trees to be planted along the frontage
706 of Pouncey Tract Road and in front to the parking deck area that will cover the other BMP that
707 fronts on Pouncey Tract Road.

708

709 The applicant has worked extensively with County staff to produce a plan to resolve the issues that
710 has been raised in the past. I would only add at this point that due to the fact this final plan was
711 received yesterday, we will be needing to waive the time limits before the Commission takes
712 action on this application. And I will answer any questions you may have, and Mr. Tom O'Brien
713 and Andy Sherzer are also here.

714

715 Mrs. O'Bannon - May I just ask you a question about the BMP? It looks very nice. Is the
716 bottom dirt? You know, the idea of a BMP is that....

717 Mr. Strauss - I haven't asked that question but I imagine since the representatives have
718 taken the time to come, they would be happy to answer that.

719
720 Mrs. O'Bannon - It's just a detail.
721
722 Mr. Strauss - I would imagine it's a solid bottom.
723
724 Mr. Sherzer - It's going to be concrete on the sides and....
725
726 Mr. Vanarsdall - Can we get you on the mike there please?
727
728 Mr. Sherzer - For the record, my name is Andy Sherzer from Balzer & Associates and we
729 have worked on this project extensively with the developer. The BMP, in order to stabilize the
730 sides the soils in this area has been difficult. Below the water surface has like a concrete coating
731 like a pool and it has helical anchors that tie back in the surrounding soil to make it stable. And
732 then just below the water surface up there is a segmental retaining ornamental split-face block
733 that's also anchored back with various geo fabrics etc. So we are trying to make it work both from
734 an engineering practice way as well as from the aesthetic way and indeed it is being offered this
735 way and it is under construction.
736
737 Mrs. O'Bannon - Is the bottom cement or some type of material or is it dirt? I guess that's my
738 question. The point of the BMP is to filter out
739
740 Mr. Shuser - I believe the bottom is just the natural bottom at this point.
741
742 Mr. Taylor - We thought you said that was gumite.
743
744 Mr. Shuser - On the sides, down to the bottom.
745
746 Mr. O'Brien - I'm Tom O'Brien with Menin Development. I'm not an engineer but I play
747 one on TV. Actually, the two BMPs and the way they work, the larger BMP that's actually covered
748 by the deck acts as a sediment pond. So, that does have a natural bottom to it. This BMP actually
749 has eight inches of riffrap that's put there to put a solid foundation to get in.
750
751 Mr. Sherzer - It does have a lot of sediment to filter in down to the bottom.
752
753 Mrs. O'Bannon - Through the riffrap at the bottom?
754
755 Mr. O'Brien - This BMP does not actually act as the sediment basin for the development,
756 the larger BMP has that primary role. As I understand, it's been designed that way.
757
758 Mrs. O'Bannon - So as a part of the design the BMP is like a pond area with walkways over
759 it?
760 Mr. O'Brien - That's right.
761
762 Mrs. O'Bannon - You said it was a large, like a pond area with...
763
764 Mr. O'Brien - It's a parking deck. We are actually putting an ongrade parking deck over

765 the larger BMP. When you actually look at it, it's difficult to see on the plan sheet, there is actually
766 the larger BMP under there.

767

768 Mr. Sherzer - These BMPs, in case you may or may not know, have been the object of
769 controversy in the past due to the, I guess, the aesthetic appearance of them. These BMPs existed,
770 and there is an existing, you know, the large BMP is still there. You can see it now although they
771 are working to put the foundations in for the parking deck, immediately in front to the American
772 Family fitness. They are going to be decking over maybe 75%, 80% of that BMP. It will still be a
773 natural water surface below it, but it's going to have a parking deck over top of it. It will still have
774 the filtration and sediment properties both during construction it acts as a sediment basin,
775 permanently it acts as the water quality basin long term. At this point right now it still has to be
776 cleaned up etc. you know through the construction process, that's where everything is filtered out.
777 That's what Mr. O'Brien was eluding to.

778

779 Mr. Vanarsdall - You said 75% of it will be....

780

781 Mr. Sherzer - There is a very limited amount we have to leave open so that we can have
782 maintenance access to it. And it has a retaining wall and it's enclosed. That's part of the approved
783 POD plan that you all already approved, I guess, some months ago. And what Mr. Strauss' note
784 says is that we are going to try and plant the planting around the front perimeter of that BMP along
785 Pouncey Tract Road, was that last annotation. And we are going to coordinate that with Public
786 Works to put them in the appropriate manner where they feel it still can be maintained yet provide
787 some separation.

788

789 Ms. Dwyer - Does the decorative BMP replace the one that's out there now?

790

791 Mr. Sherzer - It's in the same location but it's basically being totally rebuilt. And all the
792 plantings and all the existing fencing are all being removed and taken out and it's going to be
793 rebuilt or it's in the process of being rebuilt from the engineering side now, these aesthetic
794 concerns you are approving now, the fence, the walls, the fountain and the plantings.

795

796 Ms. Dwyer - The old one did not have a lot of aesthetic appeal.

797

798 Mr. Sherzer - It did not and unfortunately it was not planted necessarily in the proper way.
799 It was planted, I think, July 5 and no irrigation and everything basically was very, very, stressed
800 and it remained so for the last three or four years.

801

802 Mrs. O'Bannon - I have a question for the staff. How do you judge that a BMP is working
803 efficiently? How do you rate it?

804

805 Mr. Strauss - Mrs. O'Bannon, I think that is probably a question for Public Works. I don't
806 think we can answer that question.

807

808 Mr. Marlles - It's getting a little bit outside of the expertise of the Planning staff.

809

810 Mrs. O'Bannon - I have a meeting on Friday with the EPA about this type of thing is why my

811 sudden interest. How do you rank it? Mr. Eure, that's not really your department of expertise, I
812 know you're more into traffic.

813

814 Mr. Vanarsdall - That is a good question. Can anybody find out?

815

816 Mrs. O'Bannon - Yes. How do they rate them? I like the way it looks and it seems to me it's
817 going to be efficient. I like the idea that the BMP isn't just sitting out there. We have had a lot of
818 trouble with BMPs and so on.

819

820 Mr. Strauss - When is your meeting?

821

822 Mrs. O'Bannon - It's this Friday.

823

824 Mr. Strauss - I'll talk to Public Works and try to get you some information on that.

825

826 Mr. Vanarsdall - Thank you, Jim.

827

828 Mrs. O'Bannon - I only ask that because I was looking at it and it looks like an attractive way
829 to do a BMP and I like the idea they've done the improvement on it from the past one.

830

831 Mr. Vanarsdall - All right. Are there any other questions? Mr. Taylor.

832

833 Mr. Marlles - Mr. Chairman, I do want to remind you. I think Mr. Strauss indicated that
834 we need to waive the time limit first. That would be a separate motion.

835

836 Mr. Taylor - Mr. Chairman, then I would move to waive the time limits for LP/POD-80-
837 99, Downtown Short Pump.

838

839 Ms. Dwyer - Second.

840

841 Mr. Vanarsdall - The motion was made by Mr. Taylor and seconded by Ms. Dyer. All in
842 favor say aye...all opposed say nay. The motion carries.

843

844 The Planning Commission approved to waive the time limit for LP/POD-80-99, Downtown Short
845 Pump.

846

847 Mr. Taylor - Next, Mr. Chairman, I would move approval for the landscape and lighting
848 plan for LP/POD-80-99, Downtown Short Pump, subject to the annotations on the plan and the
849 standard conditions for landscape and lighting plans.

850 Ms. Dwyer - Second.

851

852 Mr. Vanarsdall - The motion was made by Mr. Taylor and seconded by Ms. Dyer. All in
853 favor say aye...all opposed say nay. The motion carries.

854

855 The Planning Commission approved the landscape and lighting plan for LP/POD-80-99,
856 Downtown Short Pump, subject to the standard conditions for landscape and lighting plans and the

857 annotations on the plans.

858

859 **PLAN OF DEVELOPMENT**

860

POD-71-00

Motley's Auction Group

Engineering Design Associates for Seven Pines Limited Partnership and MTM-Seven Pines, L.L.C.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 19,560 square foot automotive auction facility. The 24.3 acre site is located on the north line of Old Williamsburg Road at Whiteside Road on parcel 165-A-12B. The zoning is M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay District). County water and sewer. **(Varina)**

861

862

863 Mr. Vanarsdall - Is there anyone in the audience in opposition to POD-71-00, Motley's
864 Auction Group? No opposition. Mr. Kennedy.

865

866 Mr. Kennedy - Mr. Chairman, ladies and gentlemen of the Commission, staff recommends
867 approval of Motley's Auction Group. The reason it is before you now and not on the Expedited
868 Agenda is because there is an exception required for a proposed architectural finish. The proffers
869 of the zoning case C-45C-00 provide that if they use painted block or unfinished block that they
870 would require specific Planning Commission approval. In this case, the applicant is intending to
871 use a painted split face block. Staff doesn't have any opposition to their request subject to the
872 conditions that they have already agreed to and they have discussed with Mrs. Quesinberry. The
873 building itself is 750 feet from Williamsburg Road so it will not be visible. To the east they have
874 a 50-foot proffer buffer, to the west, actually northwest, there is actually a 200-foot-deep
875 environmental protection area because of the wetlands. So they are not going to be visible from
876 the road or the adjacent properties. So we really don't have any concern about that. As far as Mrs.
877 Quesinberry having discussed with them, the applicant has agreed that it would be an earth-tone
878 color. The reason why they have asked for painting the split face block, they advised us that it is
879 waterproofing purposes. They have agreed to paint it an earth tone. The Planning Commission can
880 be assured that it is not going to be NAPA "yellow" or Home Depot "orange" or Lowes "blue."
881 It's going to be a natural earth-tone color. And Mrs. Quesinberry asked me to prepare a resolution
882 and Ms. Dwyer has agreed to sponsor that resolution for Mrs. Quesinberry.

883

884 Mr. Vanarsdall - All right. Are there any questions?

885

886 Ms. Dwyer - I just have one question of the applicant.

887

888 Ms. Isaac - Good morning. Again, I'm Laraine Isaac.

889

890 Ms. Dwyer - I understand from staff that it needs to be painted for waterproofing
891 purposes.

892

893 Ms. Isaac - Painting of block immensely helps the water proofing. It is so much easier

894 to repaint a building than to deal with the internal water damage. We advise all of our clients who
895 are using block to paint it for that purpose. On the aesthetic side, if block gets dirty or stained, you
896 can get water stains, there nothing you can do. With painted building you can go back refresh it
897 always making it look new by repainting it. And it really doesn't create that much of a maintenance
898 problem.

899

900 Ms. Dwyer - Does it peel?

901

902 Ms. Isaac - Not, if it is done right.

903

904 Ms. Dwyer - That's the key.

905

906 Mr. Taylor - I think that there are also certain pretreatment chemicals that you can apply
907 to the concrete block prior to the application of the paint that serve to approve the adhesion of the
908 paint to the block and I would assume that that is going to be used.

909

910 Ms. Isaac - You are using products that are made specifically for this, you are not going
911 down to Benjamin Moore and picking up a can of latex and putting it on. And it is the adhesive
912 quality is so much different than what you would go buy to paint a house.

913

914 Ms. Dwyer - All right. Thank you.

915

916 Mr. Taylor - I have one question and that is, as I read this, I come to the conclusion that
917 this is going to be for motor vehicles only and heavy equipment.

918

919 Ms. Isaac - As opposed to....

920

921 Mr. Taylor - As opposed to the auction operation that they have on Broad Street now.

922

923 Ms. Isaac - This is primarily for automobile and equipment auction.

924

925 Mr. Taylor - And there is no surface treatment on this parking lot is it? This is just
926 natural?

927

928 Ms. Isaac - Part of the parking will be in asphalt, of course, the public parking will
929 meet all of the standards of any public parking in the County. Where the cars will be kept, is
930 paved. The equipment storage is a combination of gravel where that machinery could actually be
931 sitting with grass between it to be use as driveways.

932

933 Mr. Taylor - One concern that I had is that with this equipment effectively being parked
934 there for a long period of time is a concern of oil leakage or lubricant leakage onto the ground and
935 then perhaps into the adjacent drainage systems. And I wondered if there had been any thought
936 given to working to prevent that perhaps, Laraine, by providing some kind of a berm around the
937 parking area for the equipment just in case there is a heavy storm and runoff we wouldn't get water
938 carrying those lubricants into the adjacent drainage areas.

939

940 Ms. Isaac - I believe that during the rezoning of this property, they added Proffer No. 18
941 that dealt with spill prevention control and counter measure plan. On who is going to be doing the
942 inspections, what kind of remedial action will be taken. And I believe that was what was required
943 in order to insure these kinds of things wouldn't happen and how, if they did, they would be
944 addressed.

945

946 Mr. Taylor - Thank you, very much, that's fine.

947

948 Mr. Vanarsdall - Are they going to move from Broad Street... You know they have a place
949 on Broad Street now where the old Capitol Lincoln Mercury used to be, are they moving or is this
950 an addition, do you know?

951

952 Ms. Isaac - It is my understanding that they are moving.

953

954 Mr. Vanarsdall - That's what I thought. They will have a lot more space down here. Thank
955 you. Are there any other questions? If not, I'll entertain a motion, Ms. Dwyer.

956

957 Ms. Dwyer - I did speak to Mrs. Quesinberry about this as well, particularly about the,...
958 I guess there needs to be a separate motion that needs to be made to permit painted CMU and I
959 think the case has been made for that. Staff is in agreement and Mrs. Quesinberry is in agreement.
960 This is the building that is located a fair distance from the road and from other residences and
961 apparently this is necessary to insure that the block will be waterproof. So with that, I move the
962 approval of the different architectural treatment as requested by the applicant for case POD-71-00.
963 This painted CMU is permitted in the proffers if the Planning Commission specifically agrees to
964 do that at POD time. So, I move for the approval of that subject to the conditions that will be
965 annotated on the plan. I'll just go ahead and read those into the record because I'm not sure how
966 that will be presented. So, the first one is that "The exterior walls shall be constructed of split-
967 face CMU painted in earth-tone color. And the second condition is that the paint color or colors
968 and their application will be reviewed and approved by staff. So, I move that we allow that.

969

970 Mr. Taylor - I will second that motion.

971

972 Mr. Vanarsdall - What about the added conditions?

973 Ms. Dwyer - I haven't made a motion on the case yet, I'm just making a motion to the
974 exception to the proffered requirements for architectural treatment. So, I just assume we would
975 move that and then the case.

976

977 Mr. Vanarsdall - All right. The motion was made by Ms. Dwyer and seconded by Mr.
978 Taylor. All in favor say aye...all opposed say nay. The motion carries.

979

980 The Planning Commission approved the different architectural treatment requested by the
981 applicant.

982

983 Ms. Dwyer - Okay. Now, I'll move for approval of the plan of development, POD-71-
984 00, Motley's Auction Group, subject to the annotations on the plans, the standard conditions for this
985 development and additional conditions Nos. 23 through 35.

986

987 Mr. Taylor - I'll second that.

988

989 Mr. Vanarsdall - All right. The motion was made by Ms. Dwyer and seconded by Mr.
990 Taylor. All in favor say aye...all opposed say nay. The motion carries.

991

992 The Planning Commission approved POD-71-00, Motley's Auction Group, subject to the standard
993 conditions for developments of this type, the annotations on the plans and the following additional
994 conditions:

995

996 23. The easements for drainage and utilities as shown on approved plans shall be granted to
997 the County in a form acceptable to the County Attorney prior to any occupancy permits
998 being issued. The easement plats and any other required information shall be submitted to
999 the County Real Property Agent at least sixty (60) days prior to requesting occupancy
1000 permits.

1001 24. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on
1002 the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain
1003 must be labeled "Variable Width Drainage and Utility Easement." The easement shall be
1004 granted to the County prior to the issuance of any occupancy permits.

1005 25. The developer shall provide fire hydrants as required by the Department of Public Utilities
1006 in its approval of the utility plans and contracts.

1007 26. All repair work shall be conducted entirely within the enclosed building.

1008 27. The proffers approved as a part of zoning case **C-45C-00** shall be incorporated in this
1009 approval.

1010 28. Any necessary off-site drainage easements must be obtained in a form acceptable to the
1011 County Attorney prior to final approval of the construction plans by the Department of
1012 Public Works.

1013 29. Deviations from County standards for pavement, curb or curb and gutter design shall be
1014 approved by the County Engineer prior to final approval of the construction plans by the
1015 Department of Public Works.

1016 30. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of
1017 the Henrico County Code.

1018 31. Insurance Services Office (ISO) calculations must be included with the utilities plans and
1019 contracts and must be approved by the Department of Public Utilities prior to the issuance
1020 of a building permit.

1021 32. Approval of the construction plans by the Department of Public Works does not establish
1022 the curb and gutter elevations along the Henrico County maintained right-of-way. The
1023 elevations will be set by Henrico County.

1024 33. The owners shall not begin clearing of the site until the following conditions have been
1025 met:

1026

1027 (a) The site engineer shall conspicuously illustrate on the plan of development or
1028 subdivision construction plan and the Erosion and Sediment Control Plan, the limits of
1029 the areas to be cleared and the methods of protecting the required buffer areas. The
1030 location of utility lines, drainage structures and easements shall be shown.

1031 (b) After the Erosion and Sediment Control Plan has been approved but prior to any

- 1032 clearing or grading operations of the site, the owner shall have the limits of clearing
1033 delineated with approved methods such as flagging, silt fencing or temporary fencing.
- 1034 (c) The site engineer shall certify in writing to the owner that the limits of clearing have
1035 been staked in accordance with the approved plans. A copy of this letter shall be sent
1036 to the Planning Office and the Department of Public Works.
- 1037 (d) The owner shall be responsible for the protection of the buffer areas and for replanting
1038 and/or supplemental planting and other necessary improvements to the buffer as may be
1039 appropriate or required to correct problems. The details shall be included on the
1040 landscape plans for Planning Commission approval.
- 1041 34. Outdoor storage, loading and parking areas shall be clearly identified on the construction
1042 plans. Areas devoted to storage and display of heavy equipment shall not be used for other
1043 vehicular parking or display unless paved and improved to County standards.
- 1044 35. The conceptual master plan, as submitted with this application, is for planning and
1045 information purposes only. All Subsequent detailed plans of development and construction
1046 plans needed to implement this conceptual plan may be administratively reviewed and
1047 approved and shall be subject to all regulations in effect at the time such subsequent plans
1048 are submitted for review/approval.

1049

1050 Mr. Marlles - Mr. Chairman, the last item on the agenda is the approval of the calendar for
1051 the 2001 year. There has been a little bit of discussion that has occurred already on this. I should
1052 say, that it is not necessary that we take action on this. However, we may want to have a little
1053 discussion to guide staff. It has been suggested on the Rezoning Calendar that the March 15, 2001,
1054 meeting be moved to another date. That is the week of the American Planning Association
1055 Conference in New Orleans. Planning Commission members and staff are scheduled to be back in
1056 town by the Thursday. However, if there is any interest, and maybe to early to determine that on
1057 going on any of the side trips that are provided by APA or for personal reasons, it may be difficult
1058 to have that meeting that night. But we will be back in town on Wednesday 14. So, the
1059 Commission may want to consider moving that particular date. If it is moved to the next week,
1060 which would be, I believe, is March 27, it would create a back to back meeting situation with the
1061 POD meeting on Wednesday and the Rezoning meeting would be on the 29th. We have done that in
1062 the past, but, again, you may want to discuss that.

1063

1064 The other item that I would point out, in November we do have a back to back situation with the
1065 Rezoning meeting being on November 15 and the POD meeting being on Wednesday, November
1066 14. That situation is a little bit more difficult to avoid, particularly with Thanksgiving. So, I'm not
1067 sure if we are going to be able to adjust that. But, we may want to discuss the possibility of
1068 moving the meeting on March 15.

1069

1070 Mr. Vanarsdall - Mrs. O'Bannon, has the Board decided what they are going to do for
1071 Christmas?

1072

1073 Mrs. O'Bannon - Next year?

1074

1075 Ms. Dwyer - They don't plan that far ahead.

1076

1077 Mrs. O'Bannon - Actually, not for 2001. Usually they cancel the meetings before the

1078 Thanksgiving and Christmas holidays. But, I have no idea for the year 2001. We usually approach
1079 that closer to the December meeting or even the January meeting.

1080

1081 Mr. Vanarsdall - Do you want to take this up at the next meeting? Or, Ms. Dwyer, or Mr.
1082 Taylor do you have anything to add to that?

1083

1084 Mr. Taylor - No.

1085

1086 Ms. Dwyer - I don't think it is good to have back to back meetings.

1087

1088 Mr. Marlles - If we can avoid it.

1089

1090 Mr. Vanarsdall - It doesn't put any strain on us, it's on the staff, if y'all can handle it.

1091

1092 Ms. Dwyer - Maybe you can move both meetings or move one up a couple of days or
1093 something.

1094

1095 Mr. Vanarsdall - I think we should work on the 19. That's the latest I can remember.

1096

1097 Mr. Marlles - What staff can do, we can check with the clerk's office to find out what may
1098 be in stored for the Board and we can come back and look at those dates. But, we can bring this
1099 back to you at your next meeting.

1100

1101 Mr. Vanarsdall - Okay. Good.

1102

1103 Mr. Marlles - Mr. Chairman, I've just got a couple of informational items. Hopefully, all
1104 of you have received the VCPA newsletter, which came in the mail. Mrs. O'Bannon, did you get
1105 one?

1106

1107 Mrs. O'Bannon - Yes. I got three of them.

1108

1109 Mr. Marlles - I have extras here if anybody does not have one, but I just wanted to point
1110 out that this is the institute for Planning Commission members. It is sponsored by VCPA. It's
1111 going to be held from October 9, 2000 to October 10, 2000 at National Bridge. I have gone
1112 through the agenda for the institute. It actually has a number of pretty interesting sessions so if
1113 there are any Planning Commission members that are interested in attending that, or staff, you can
1114 let me know and we will certainly try to make arrangements to try to have some representation
1115 there.

1116

1117 Mr. Vanarsdall - This is over a holiday weekend, isn't it?

1118

1119 Mr. Marlles - It is. I think that is Columbus Day weekend.

1120

1121 Mr. Vanarsdall - I understand that... We used to have two and then we stopped having two a
1122 couple of years ago, didn't we?

1123

1124 Mr. Marlles - Yes. What has happened is VCPA and APA are now collaborating on a
1125 spring conference. But, VCPA, you are right, used to have the fall institute, traditionally it has
1126 had the fall institute for Planning Commission members and used to have a spring conference and
1127 now that's done in collaboration with APA. The institute, I guess I'll say this for Mr. Taylor and
1128 Mrs. O'Bannon, I know that you are both familiar with the Certified Planning Commissioner's
1129 Program. That's kind of the basic training program for Planning Commission members. The
1130 institute is really intended to be the ongoing training for Planning Commission members. What
1131 they try to do, VCPA, and Mike Chandler with Virginia Tech, is cover topics of current interest for
1132 Planning Commissioners around the state. But, I would certainly encourage you to look at the
1133 schedule and attend those institutes when they are offered in the fall.

1134

1135 Mr. Vanarsdall - Okay. I've been to several of them in the past. I haven't been in two years.
1136 I think they are good. Thank you for that. And Mrs. Via term is up now, isn't it?

1137

1138 Mr. Marlles - That is correct. I think the Commission is aware that Mrs. Via has been
1139 president of the Virginia Chapter of the American Planning Association. I think her term did
1140 expire within the past month.

1141

1142 Mr. Vanarsdall - Is there anything else?

1143

1144 Mr. Marlles - Well, while I have a chance. I'm not sure if all of the Commission members
1145 are aware that Mr. Michael Whitney has resigned from the Planning staff to take a position in
1146 Colorado, just in case you weren't aware of that.

1147

1148 Mr. Vanarsdall - Yes, I was. Thank you for announcing that, and he's going to be near his
1149 family also. Anybody have anything over here, since we have a short day?

1150

1151 Mrs. O'Bannon - I just have one comment. I want it to reflect in the minutes, and I should
1152 said this at the beginning of the meeting, that I was voting today due to the absence of two of the
1153 members of the Commission. So, if that could be reflected at the beginning of the minutes.

1154

1155 Mr. Marlles - Mr. Chairman, I have one last items. I know at previous Planning
1156 Commission meetings there has been some interest or questions regarding the various items that
1157 have been referred, that have been acted upon by the Planning Commission and referred to the
1158 County Administration and the Board for action. There are actually quite a few. What I have
1159 passed out to you is a letter from the County Manager dated August 18, 2000, to the members of the
1160 Board. It references the various items that have been acted upon by the Planning Commission.
1161 The Manager sets forth in that letter what he feels are his priorities and they include the Enterprise
1162 Zone Application, the ordinance amendment on Multi-Family Development Standards and
1163 Residential Setbacks and the West Broad Street I-65 Land Use Study. He is pooling the Board
1164 members to determine what their priorities are. But, I think one thing I would say, and what we
1165 have to keep in mind, is that in addition to those items that are referred to the Board by the
1166 Planning Commission, there are also many other items that the Board has to schedule and consider
1167 for scheduling for work sessions and public hearings. But, this hopefully will bring you up-to-date
1168 on what the status of those various items are.

1169

1170 Mr. Vanarsdall - That's very good. We've never had this before, this is good.
1171
1172 Mr. Marlles - That concludes any information I have, Mr. Chairman.
1173
1174 Mr. Vanarsdall - Ms. Dwyer, I notice that the Multi-Family is in here, near the top, but not
1175 quite at the top.
1176
1177 Ms. Dwyer - Yes, it is.
1178
1179 Mr. Vanarsdall - All right. Is there anything else? Does anybody else have anything?
1180
1181 Mr. Taylor - Is this a record for a POD meeting?
1182
1183 Ms. Dwyer - I think so.
1184
1185 Mr. Vanarsdall - It must be.
1186
1187 Mr. Taylor - It's a record for efficiency too. We wrapped up those cases fine. It's a
1188 tribute to the expedited agenda.
1189
1190 Mrs. O'Bannon - This is the kind of meeting I like, everybody has everything worked out
1191 ahead of time.
1192 Mr. Vanarsdall - If there is no further.... Kevin, would you like to say something?
1193
1194 Mr. Wilhite - Yes. We did have to hear three or four cases, we will try to do better next
1195 time.
1196
1197 Mr. Vanarsdall - Thank you, Kevin. We were going to mention that.
1198
1199 Mr. Taylor - Mr. Chairman, I move adjournment.
1200
1201 Ms. Dwyer - Second.
1202
1203 Mr. Vanarsdall - All right. The meeting is adjourned.
1204
1205 On a motion by Mr. Taylor and seconded by Ms. Dwyer, the Planning Commission adjourned its
1206 meeting at 10:00 a.m.
1207
1208
1209
1210
1211
1212
1213
1214
1215

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

Mr. John R. Marlles, AICP, Secretary

August 23, 2000