

1 Minutes of the Planning Commission of the County of Henrico, Virginia, held in the Board
2 Room of the County Administration Building, Parham and Hungary Spring Roads at 7:00 p.m.,
3 December 15, 2004.

4

5 Members Present: Mr. Ernest B. Vanarsdall, C.P.C., Vice Chairperson, Brookland
6 Mr. C. W. Archer, C.P.C., Fairfield
7 Mr. E. Ray Jernigan, C.P.C., Varina
8 Mr. John Marshall, Three Chopt
9 Mr. Randall R. Silber, Director of Planning, Secretary

10

11 Member Absents: Ms. Lisa D. Ware, C.P.C., Chairperson (Tuckahoe)
12 Mr. James B. Donati, Jr., Board of Supervisors, Varina

13

14 Others Present: Mr. David D. O'Kelly, Jr., Assistant Director of Planning
15 Mr. Ben Blankenship, Principal Planner
16 Mr. Lee Tyson, County Planner
17 Mr. Jim Lehmann, County Planner
18 Ms. Christina Goggin, AICP, County Planner
19 Ms. Diana B. Carver, Office Assistant, Recording Secretary

20

21 Mr. Vanarsdall - Good evening, everyone. The Planning Commission will now come to
22 order and this is a public hearing, and it on the A-1 Subdivision and we welcome anyone who
23 would like to speak, and we are going to try to keep the time limit down so everyone will have a
24 chance. I am going to turn the meeting over to our Secretary, Mr. Silber.

25

26 Mr. Silber - Thank you, Mr. Vanarsdall. Welcome to the Planning Commission's
27 Public Hearing. We do have a quorum this evening. We do have two members of the Planning
28 Commission absent tonight. Jim Donati, who is on the Board of Supervisors, is home sick in bed
29 and I'm sorry to hear that, and Mrs. Ware, our Chairperson, is not here this evening, so the Vice-
30 Chairman, Mr. Vanarsdall, will be chairing the meeting. This is a public hearing. It is a
31 continuation of a public hearing from October 27 when the Commission heard testimony on a
32 proposed ordinance amendment. It was deferred at that time to allow the Planning Commission
33 to consider this matter again. I will have my staff present, in a few minutes, the proposed
34 ordinance amendments that we have prepared. The ordinance amendments, basically deal, there
35 are two ordinance amendments. One deals with the zoning ordinance and one deals with the
36 subdivision regulations. Basically, they involve the A-1 Ordinance District and one aspect of it
37 deals with the minimum lot size of agricultural districts being proposed to change from a
38 minimum of one-acre lots to something larger than that. What has been proposed up to this point
39 has been a 10-acre minimum lot, with the lot width that is currently 150 feet, and it is proposed
40 at 300 feet. So, that is some of the basic background, and another aspect of the ordinance
41 amendment deals with utilities being provided to certain properties. But my staff will explain the
42 ordinance amendment in somewhat greater detail. We won't go into quite the detail we did back
43 in October, but we will provide you with some information and then we do have several options
44 we wanted to present to the Planning Commission for consideration. We have four options that
45 we wanted to present to them as possibilities for going forward at this point. I will inform you
46 that this is a public hearing at the Planning Commission level. Any ordinance amendment, such

47 as this, is recommended by the Planning Commission and then goes on to the Board of
48 Supervisors. The Board of Supervisors then will consider this in a public hearing, also, and they
49 will make the final decision. So, this body simply makes a recommendation to the Board of
50 Supervisors.

51

52 Mr. Vanarsdall - Thank you, Mr. Silber. I wonder if we could get a show of hands of
53 people who think you are going to speak or came to speak.

54

55 Mr. Silber - What we may want to do so that we are not here all night, we might want
56 to limit each speaker to 4 or 5 minutes each. If they need more time than that, certainly you can
57 extend that period of time, but maybe if we could try to keep your presentations to about four or
58 five minutes each we would appreciate that.

59

60 Mr. Vanarsdall - And we don't have any kind of order, like the Board where you sign up to
61 speak. We don't have that, so whoever wants to be first, come down to the microphone, identify
62 yourself and where you live, and we will go from there.

63

64 Mr. Silber - Let's first have the staff make their presentation, sir.

65

66 Mr. Tyson - Good evening, Mr. Chairman and members of the Commission, Mr.
67 Secretary. On June 17 and 18, 2004, the Board of Supervisors and the Planning Commission
68 held a retreat to study growth and future land uses in the County and relationship between
69 residential growth and service demands. At that retreat, the Board expressed concerns about the
70 current permitted density and lot size in the A-1, Agricultural Zoning District, and the provision
71 of public water and sewer for residentially zoned property. On the 24th of June, 2004, the Board
72 of Supervisors adopted a resolution directing Planning staff to prepare and the Commission to
73 review amendments to the zoning ordinance to increase the lot size and lot width requirements in
74 the A-1, Agricultural Zoning District, and to require all one-family dwellings in the R,
75 Residential Zoning Districts to have public water and all one-family dwellings on lots less than
76 one acre in size and less than 150 feet in width to have both public water and sewer. In response
77 to this request and after conducting two work sessions with you and numerous meetings with the
78 County Attorney's office, the staff prepared amendments to the zoning and subdivision
79 ordinance that would do that, and those were presented to you back in October. In response to
80 direction received from the Board of Supervisors and the Planning
81 Commission, staff has prepared an amendment to the County zoning ordinance to increase the
82 minimum lot size in the A-1, Agricultural Zoning District, from one acre to 10 acres, and the
83 minimum lot width requirement to from 150 feet to 300 feet. The primary change proposed by
84 the amendment is the increase in the minimum lot size requirement and the minimum lot width
85 requirements, however, additional code sections must be amended to effectuate that change. The
86 amendment that would change Section 24-51 of the Code to permit one-family dwellings in the
87 A-1 zoning district, subject to the new lot area and lot width requirements. The amendment
88 would add language to Section 24-53 of the Code to permit exceptions to the new requirements
89 for existing parcels located in already approved subdivision zoned A-1. Those parcels would be
90 grandfathered with respect to the new requirements. The development standards for all of the
91 various zoning classifications are contained in Section 24-94 of the Code. The proposed
92 amendments change the section that set forth new requirements for the minimum lot size and lot

93 width for one-family dwellings in the A-1 District. Additionally, exception language is added to
94 grandfather existing acreage parcels, that is, parcels that are not contained in a subdivision.
95 Existing parcels less than 10 acres in size may continue to be developed for one-family dwellings
96 provided they are one acre in size and have a minimum lot width of 150 feet and otherwise meet
97 all of the other requirements contained in the zoning ordinance. The new exception standards are
98 also reflected in Section 24-95 of the Code. In addition to the proposed changes specific to the
99 A-1 District regulations, the amendment would require that all parcels located in an R,
100 Residential Zoning District be served by public water, and that all parcels less than one acre in
101 size and less than 150 feet in width be served by both public water and public sewer. By
102 definition, that would include all R zoned lots except those that are zoned R-0, which have a
103 minimum lot size of one acre. Those parcels served by public water may still be served by an
104 on-site septic drainfield. The proposed amendments would also strike existing language related
105 to exceptions to the requirements for providing public water and sewer. All of those changes
106 would also be reflected in amendments to Section 19-145 and 19-146 of the subdivision
107 ordinance.

108

109 One of the most common ways for land divisions to occur in the A-1, Agricultural Districts, is
110 through the immediate family transfer process, and that is something that State law requires the
111 County to permit. It allows immediate family members to divide and convey property subject to
112 certain restrictions whereas the proposed zoning ordinance amendment just outlined would
113 require that all new one-family dwellings be constructed on lots at least 10 acres in size; the
114 proposed amendment to the subdivision ordinance would grant an exception for parcels created
115 through the immediate family transfer process. Such lots could be a minimum of one acre in size
116 provided that the grantor retained one acre in the original tract. Both parcels would otherwise
117 have to meet all requirements of the zoning ordinance. Additionally, siblings would now be able
118 to transfer property through the immediate family transfer process. In response to your
119 comments and comments received by the general public at the last public hearing, staff
120 developed a series of four options the Commission may wish to consider.

121

122 Option 1 would continue with the amendment process just as it is, but would substitute some
123 acreage less than 10 acres. It has certain advantages and one of them being the process as it is
124 already tracked. A disadvantage of that is that reaching a consensus on the appropriate number
125 of acres may be difficult. Fewer than 10 acres may not meet the overall goal that you have set
126 for yourself.

127

128 Option 2 would permit a one-acre lot size in an Agricultural District, but would require water for
129 all future subdivisions zoned A-1. This eliminates the most sensitive component of the
130 discussion so far, that is, related to lot size, and provides some immediate provisions related to
131 public safety and health. A disadvantage, again, is the likelihood of reaching an agreement on the
132 lot size may be difficult and, again, fewer than 10 acres may not achieve the goal.

133 Option 3 is to table the issue and include it as part of the County's Comprehensive Land Use
134 Amendment process, which is beginning to start. It separates this issue from other issues
135 ongoing in the Agricultural zoning districts, and any change would come about as a result of a
136 detailed scope of work in the process of amending the Comprehensive Plan. Additionally,
137 outside consultation could be brought in to provide a fresh perspective on the issue. One of the

138 cons of that, if you will, is the delay in the process and that it would take at least 18 months to
139 effectuate and you, again, may be unlikely to achieve any consensus on the lot size.

140

141 The fourth option is the do nothing option. It satisfies the opposition to the change and keeps the
142 development potential at the status quo. However, the original concerns are not addressed and
143 the growth patterns are going to continue as they have been.

144

145 It is staff's recommendation that you delay further consideration of the proposed amendments
146 and study the issue as part of other growth management techniques that may come about as part
147 of the Comprehensive Plan Update process.

148

149 That concludes my presentation. I will be happy to answer any questions that you might have at
150 this time.

151

152 Mr. Vanarsdall - Are there any questions by Commission members for Mr. Tyson?

153

154 Mr. Archer - Mr. Tyson, I know that this will probably be a rare case where frontage is
155 not involved, but how do you go about determining width from length or depth?

156

157 Mr. Tyson - The width is measured parallel to the road at the setback line.

158

159 Mr. Archer - Suppose there is no road. I know there are rare occasions.

160

161 Mr. Tyson - Again, that is measured where the right of way or access reaches the
162 property line.

163

164 Mr. Silber - Mr. Archer, all parcels must have road frontage to be built on.

165

166 Mr. Tyson - In cases where someone would apply for a variance, which would be
167 required in that case, we would then measure it back from where the right of way meets the first
168 property line, and that determines essentially what your street front, what your front of the
169 property is.

170

171 Mr. Archer - I guess I was referring to a piece of land, that in rare occasions, may be
172 landlocked and not really near something that could be considered a roadway, and it may be very
173 narrow and at the same time very deep, which could happen.

174

175 Mr. Tyson - When I was with the Board of Zoning Appeals, we saw that quite often.

176

177 Mr. Archer - OK. Thank you.

178

179 Mr. Vanarsdall - Any more questions for Mr. Tyson from Commission members? Thank
180 you, Mr. Tyson.

181

182 Mr. Silber - Is the Commission clear on the four options that staff has presented?

183

184 Mr. Vanarsdall - Is everyone clear on it? OK. All right. Who wants to be first?
185

186 Mr. Silber - When you come to speak, if you would not mind giving us your name and
187 address, we would appreciate that. We do keep, so you will know, we do keep minutes of the
188 meeting, verbatim minutes, so we are recording the meeting and then they are transcribed after
189 the meeting.
190

191 Mr. Lewis - Good afternoon. My name is Joseph Lewis. I live on Greenwood Road in
192 Glen Allen. We received notification on the changes, I believe it was the 22nd of October, four
193 or five days before the first meeting. In the first meeting, you all discussed the possibility of
194 putting residential subdivisions on one-acre lots, running public water but not public sewer. My
195 question is, if you all put residential subdivisions on one-acre lots, who will be responsible for
196 the septic tanks? The homeowner or the County?
197

198 Mr. Silber - The home owner.
199

200 Mr. Lewis - OK, what percentage of ground pollution would be expected if you put
201 200 to 300 homes on one-acre lots, and with septic tanks?
202

203 Mr. Silber - We don't have anyone here from the Health Department, but the reason
204 that the one-acre requirement currently exists is because in a situation where you have a septic
205 field and septic tank, you need to have ample land to be able to handle that septic field. Yes,
206 over time, those can fail. How many would fail in a subdivision you described, I don't know.
207 Over time, occasionally they do fail and that can become a problem. For that reason, the County
208 is concerned about that and is interested in seeing residential property served with public sewer
209 and public water to avoid that situation.
210

211 Mr. Lewis - So it is safe to say that if a residential subdivision went up on one-acre
212 lots, the developer wouldn't have to put forth the money for public sewer and the County would
213 not have to maintain a sewer system for the homeowners. Correct.
214

215 Mr. Silber - That is correct.
216

217 Mr. Lewis - Question No. 2, what would that do to people who live near a subdivision?
218 What would that do to that ground water, say water only came in to a certain spot on the road
219 and it didn't make it past Mrs. Jones house or to Mrs. Jones house, and she has got a subdivision
220 next to her. What would happen to her ground water? Would it be for the neighboring
221 agricultural people, the people that are still there that have a few acres of land or whatever and
222 their own well water with their own septic system. If you put in a 300-home subdivision on one-
223 acre lots with septic systems right behind this person, what would happen to their ground water?
224 Would it be polluted?
225

226 Mr. Marshall - The bottom line is you don't know. And it is what is allowed. Currently by right,
227 and the Health Department issues you a permit and so forth, but as far as, there is no guarantee it
228 won't get in the ground water, but the permits are such that they issue for the well and the
229 system, that hopefully that won't occur, but there is no guarantee that it won't.

230

231 Mr. Lewis - OK. I saw recently that you all developed in Varina, and it is pretty much
232 carved in stone that you all are going to do that, on the James River. Would these developments
233 be in one-acre lot subdivisions?

234

235 Mr. Jernigan - That is high density and that is all sewer and water.

236

237 Mr. Lewis - My final question is, I live on Greenwood Road. Could any of you all tell
238 me why you all surveyed 300 foot of the back of my property line?

239

240 Mr. Silber - I don't know exactly where your property is.

241

242 Mr. Lewis - Right on Greenwood Road, between Bent Pine and Branch Road, right in
243 front of Bill Duvall's, 85 acres of undeveloped land.

244

245 Mr. Silber - I know roughly where that is. I don't know why it was surveyed? Was it
246 surveyed by the County?

247

248 Mr. Lewis - Yes, but they couldn't tell us why they were surveying it, and it was 300
249 foot exactly, in a straight line with the road frontage.

250

251 Mr. Silber - I have no idea.

252

253 Mr. Vanarsdall - Somebody was surveying it?

254

255 Mr. Lewis - Henrico County surveyed it. Yes, sir, and they've got flags straight across
256 the back and it measures out to 300 feet.

257

258 Mr. Silber - We can look into that. I will have staff make note of that. We can check
259 with our Department of Public Works to see if there is some road project or something that is
260 proposed. I am not aware of it.

261

262 Mr. Jernigan - I want to respond to something you said. When you are talking about a
263 one-acre lot, one reason that it is one acre is because you have to have room for your septic field,
264 but you also have to have a reserve area, and if that septic field fails through time, you have
265 another area of equal size that you can put your septic system over there.

266

267 Mr. Lewis - The County wouldn't have to maintain it? They would not have to help
268 the homeowner?

269

270 Mr. Jernigan - The County never maintains a septic system.

271

272 Mr. Lewis - OK, one last question. I saw on the news earlier tonight about the new
273 high school in the West End, and that Hermitage is overfilled and they are having to send some
274 students to Tucker. Why is it going to be five more years before a high school in my area can be
275 built to hold the amount of students that are at Hermitage now?

276

277 Mr. Jernigan - You hit on a tough subject there, because the East End needs a couple of
278 schools and we are working on that now. I mean, not to cut you short, I know you have a
279 situation over there, but we have a situation in Varina, too.

280

281 Mr. Silber - Let me point out that we do appreciate your bring this to our attention.
282 The School Board is a separate entity that does provide the schools. That is a good question for
283 them. I will share with you that there is a need for an eastern area middle school that is the No. 1
284 priority right now. There is also a very high priority to relieve Hermitage High School and we
285 are working on that, as well. So, we are sensitive to the crowdedness of those schools.

286

287 Mr. Lewis - If land was pinpointed for a school to be built, would it be considered
288 eminent domain?

289

290 Mr. Silber - More than likely, no sir. We would approach the property owners.

291

292 Mr. Lewis - Right, but what if the property owner didn't want to relocate. Then it
293 would become eminent domain?

294

295 Mr. Silber - We have not purchased a school that way before, no sir.

296

297 Mr. Lewis - All right, then. That is all of the questions I have for you gentlemen.

298 Thank you.

299

300 Mr. Jernigan - They just paid \$127,000 an acre for a school site. Where was that, Randy?

301

302 Mr. Silber - At Pouncey Tract and...

303

304 Mr. Jernigan - So that \$127,000 an acre is pretty stout. You don't need eminent domain
305 when you do that.

306

307 Mr. Lewis - I'd like to get \$200,000.

308

309 Mr. Vanarsdall - Good evening, ma'am. State your name and address please.

310

311 Ms. Koontz - My name is Jane Koontz and I live at 9184 Hoke Brady Road in Varina,
312 and I represent the Varina Beautification Committee tonight.

313

314 Mr. Vanarsdall - You can lower the microphone a little if it will be more convenient for
315 you.

316

317 Ms. Koontz - OK, thank you. The Varina Beautification Committee feels that a
318 comprehensive review of this proposed policy is in order before any changes should be enacted.
319 We are, therefore, proposing several details ideas which we feel should be given careful
320 consideration before any decision is finalized regarding changes in the A-1, Agricultural District
321 Zoning District regulations, as they relate to subdividing agricultural land. Varina is first and

368 thoughtful consideration of establishing Rural Conservation Districts with some very
369 strict guidelines on preservation of open space and clustering for the same kind of density
370 that can be achieved in conventional subdivisions.

371
372 □ We also recommend rewarding density bonuses for tree protection in cluster
373 subdivisions. A landowner choosing to cluster a subdivision would be rewarded as
374 Albemarle County does, if 10 to 19% percent of open space is preserved, then the land
375 owner gets the density bonus of 1.7 extra residential units. Also, some landscaping and
376 tree preservation. If the landowner preserves 20% or more open space, then his density
377 bonus is up to 10% and that would be 2 or 3 more extra lots. So, we think the bonus is a
378 good idea for density and for clustering. We recommend developing overlay districts or
379 special interest corridors to help shape the specific growth areas and we would highly
380 recommend this for the Route 5 corridor and Osborne Turnpike, two historic routes of
381 Richmond.

382
383 We would like and would appreciate revisiting of this idea, of requiring a 10-acre
384 minimum lot size in A-1, Agricultural Zoning Districts. The 10-acre lot size with well
385 and septic tank provided by the owner or the developer, or we could reduce the minimum
386 lot size to three acres with the requirement that water and sewer be provided by the
387 County.

388
389 □ Two options that we would like you to consider and also we'd like you to consider the
390 conduction of a cost of community services study in all magisterial districts to determine
391 the following:

- 392 ○ How much total tax is collected in each district.
- 393 ○ How much does infrastructure cost in each district.
- 394 ○ Determine the most cost effective districts and the most desirable patterns of
395 development needed to insure the most effective use of land for future growth.
396 This cost of community services study will probably reveal for every dollar
397 collected in revenue from your residential sector, your local government, we
398 taxpayers are paying anywhere from \$1.13 to \$1.70 for every dollar collected in
399 revenue from open space, farmland, forest, or even the commercial sector. You
400 will be spending on me about 30 cents, so we are aware of the profound impact of
401 these changes on the Varina Magisterial District and we appreciate so much your
402 attention to our suggestions on this very, very important issue.

403
404 Thank you.

405
406 Mr. Jernigan - Jane, before you go, were you here Tuesday night at the hearing for the
407 Board of Supervisors?

408
409 Ms. Koontz - No, I was not here last night.

410
411 Mr. Jernigan - Mr. Donati approved the Osborne case that we have been working on, so I
412 guess we got bonus points for that, as we had 52% open space.

413

414 Ms. Koontz - Wow. I am sorry. I had not heard that.
415

416 Mr. Jernigan - Well, that is Spud's project, but anyway, Mr. Donati approved that with
417 more landscaping, but it ended up with the clustering, which is the first clustering development
418 we have had in Varina on Nelson property on Osborne, but anyway it is 67 units on 41 acres and
419 it was 52% green.
420

421 Ms. Koontz- That is certainly a step in the right direction. I appreciate that.
422

423 Mr. Jernigan - OK. Hello, how are you?
424

425 Mr. Schermerhorn - Thanks for allowing me to speak twice in the same day. My name is
426 Truman Porter Schermerhorn, Jr., Winfrey Road, which my grandfather built, incidentally. They
427 changed from Schermerhorn to Winfrey, because Winfrey (sic) (Schermerhorn) was too big to
428 get on the sign. That is the truth. I am against these measures because of the financial
429 devastation it will cause me and my family. If we look at the acreage that can be developed
430 going up from one to 10 acres, I am not going to develop it. I am going to have to sell it to a
431 developer. I live almost directly behind Ukrop's at Virginia Center Market Place in a high
432 development area. It is going to be developed, but I will lose potentially 90% of what my land is
433 worth. I have about 12 acres. My mother has 12 acres very close to what I own. She is going to
434 lose 90% of the value of her land. Even if you take, potentially, even if you take the minimum
435 from one to two, and I was speaking with Mr. Thornton, my supervisor today, and he said it
436 might end up somewhere between one and three instead of 10, even from one to two, I stand to
437 potentially lose a couple hundred thousand dollars or more. I wonder how many people in this
438 room would like 50% of their retirement funds taken away. That is really what we are talking
439 about in my case. This morning Attack Properties had a proposal for 56 houses on 97 point some
440 acres and the value of my land is going to go up, my taxes are going to go up, and if what I can,
441 if what I can actually get for my land goes down 50, 60, 80 or 90%, then I will be very
442 disappointed, very unhappy with my government. I don't like, I personally since right now I am
443 away from County water or City water, whatever you call it, having to bring water to the
444 properties in order to sell a lot of an acre or less. I think that is kind of an unfair burden, also. A
445 remark was made by a couple of the members here at the last meeting that was deferred to this
446 one about houses going up in smoke. Nobody wants to see that, but I think that by not bring
447 County water to a house that is being built, I don't think that will make them all go up in smoke
448 if there is a small fire. That's all I have to say really. Thank you for letting me speak.
449

450 Mr. Vanarsdall - Thank you for your input.
451

452 Mr. Silber - Mr. Schermerhorn, let me maybe respond to one point that you made. I
453 am aware that Mr. Attack came forward this morning with a subdivision that was for property
454 that was zoned A-1. Under the A-1 requirements he does have to have an acre of land for each
455 lot. And at the same time, I think he is also filing to rezone that property and seeks to bring
456 water and sewer to that property and develop it more intensely than acre lots.
457

458 Mr. Schermerhorn - Just water.
459

460 Mr. Silber- Just water.

461

462 Mr. Schermerhorn - Yes, sir.

463

464 Mr. Silber - I don't know how far sewer is from the property but I don't think it is too far.
465 As water and sewer is extended from parcel to parcel I think that will enhance your value
466 probably more so than leaving it as A-1 and what the potential could be as acre lots. I think one
467 of the concerns the County has is property developing in these acre lots with no public water and
468 sewer with well and septic that we find later began to fail and then the people come to the
469 County saying we need public water and sewer and then it is very expensive to run those lines.
470 So, we really encourage Mr. Atack to come in and rezone his property, and if you wish to do that
471 we would encourage you to do that as well. We have no mission here to devalue your property
472 or take any of your savings away and your land. In fact, this is really the opposite. As land
473 develops, we want it to be developed in a fashion that is provided with the public services of
474 public water and sewer that it deserves to have.

475

476 Mr. Schermerhorn - An offer that I had for about \$50,000 an acre was just recently withdrawn
477 I believe it had something to do with these proposals. That's how I perceive this affecting me.
478 And I understand and appreciate what you are saying but I believe it's going to have a
479 devastating effect on a lot of people.

480

481 Mr. Silber - Yes, sir. Thank you.

482

483 Mr. Martino - My name is Don Martino and I live at 2887 Mountain Road. The property
484 is currently zone A-1, agricultural, it's less than 10 acres. The question is under the grandfather
485 clause what happens if we want to sell our property? Does it stay A-1 or does it have to be
486 rezoned?

487

488 Mr. Silber - Mr. Tyson, you are going to have to refresh my memory on it. A parcel of
489 land less than 10 acres would they be entitled to one dwelling unit?

490

491 Mr. Tyson - Under the proposed provisions, yes. The minimum lot size would be 10
492 acres. I think the answer to his question is no, it would have no effect on the zoning of your
493 property. Your property is going to remain A-1 under the new ordinance. It would change the
494 minimum lot size and lot width where you would try to divide it in the future but the provisions
495 of the ordinance itself would not affect the zoning of your property.

496

497 Mr. Martino - The other thing is, is there any consideration in the acreage size taken
498 wetlands into effect? Is wetlands going to be a part of that 10 acres?

499

500 Mr. Silber - Wetlands can be a part of the 10 acres.

501

502 Mr. Martino - So, if I have a half an acre of non-wetland and nine and a half acres of
503 wetlands, I can still build on it.

504

505 Mr. Silber - That's fine. Your house, the dwelling would have to be situated in a
506 position so that you can still meet the setbacks of that parcel and stay out of the wetlands. You
507 can use 90% of that 10-acre parcel towards meeting your 10-acre minimum, yes, sir.

508

509 Mr. Martino - It seems to me that, I understand what you are trying to accomplish, well I
510 think I do anyway. In developing A-1 property in the future it seems to me through your zoning
511 laws and ordinances and passing property that wants to go from A-1 to residential, I think you
512 could control a lot of this through your current laws and zoning ordinances. I don't see why if
513 has to be a 10-acre lot size with 300 feet of road frontage. I can understand maybe the 300 feet
514 but 10 acres seems to be a lot of land to be able to build on. Let's say a gentleman owns 15 acres
515 and he wants to give five acres to his son and his son can't build on it, the way I understand it
516 now, because he doesn't have 10 acres even though he might have 300 feet road frontage.

517

518 Mr. Marshall - In a family split he can do that. He can give his son one acre and he can build a
519 house on it.

520

521 Mr. Martino - So, if he has 15 acres, and he has 14 children, he can give all 14 an acre.

522

523 Mr. Marshall - He can give each one of them an acre.

524 Mr. Martino - Anyway, I would just like to make a point. I think through your zoning
525 ordinances and when you have property rezoned, I think you can control a lot of this. I'm not
526 sure that 10 acres is a good number.

527

528 Mr. Marshall - And I agree with you about the number but the issue about the zoning ordinance,
529 the problem is when it is zoned A-1, as it stands now, we have no control. And they want to do
530 one-acre lot subdivisions, we don't have any control that you are talking about as far as the water
531 and sewer is by right. They can go do it so that alleviates, or doesn't give us any control.

532

533 Mr. Martino - But couldn't you not, on an A-1 piece of property, when someone wants to
534 put in a subdivision rezone it to R-2?

535

536 Mr. Marshall - Oh, yes, when they want to rezone it, that gives us control.

537

538 Mr. Martino - No, they don't want to rezone it, the County usually wants them to rezone.

539

540 Mr. Marshall - We can't force them to do it, they can just go in, from day one they can go in and
541 put in one-acre lots in there and there's not anything we can do about it.

542

543 Mr. Martino - On A-1 property.

544

545 Mr. Marshall - Yes.

546

547 Mr. Martino - Well, you sure have a way of controlling A-1 property now and it sounds
548 like R-2 to me and I live on that property. Thank you very much.

549

550 Mr. Vanarsdall - Thank you. Yes, sir.

551

552 Mr. Dowdy - My name is Roland Dowdy, Jr. and I live in Matthews County. It might
553 sound strange that someone from Matthews County to be here at this meeting except that I do
554 own seven parcels of land in Varina ranging from a few acres to one that's 40 some and one is 50
555 some. And I have stood before you folks before on environmental issues. Naturally, my concern
556 for the environment makes me somewhat enthusiastic about your proposals. And I appreciate
557 the chance to get here and speak so that I can get a head start on those that are against it. I might
558 have to cut and run. But, I don't have any comments on what kind of costs intense development
559 would involve with as far as schools and so forth. You all know the expertise and you have been
560 beaten to death with that many times before.

561

562 My concerns are purely environmental and I have a history of those concerns that predates my
563 involvement with my own business and my concern about protecting the aquifer that lies beneath
564 it. Part of the Henrico County's Citizens Committee appointed by the Board of Supervisors to
565 investigate the sewage treatment plant and make recommendations and so forth.

566 I want to make it as short and sweet as possible. If you have development that has one home per
567 acre or even through variances, more than one per acre, then you would have, I think, probably
568 normally what you would consider a house with a roof, a garage with a roof, a paved driveway, a
569 parking area, all connected to roads that are paved and gutter systems that funnel the rain water
570 that we need to replenish our ground water, not just an aquifer that I'm concerned about but
571 everywhere. So, what you are doing is funneling what we need to replenish that water into
572 sewers that go directly into the river. And then again a concern is that carrying pollutants with it
573 into the bay, etc. When you take one house and one garage roof and perhaps a paved parking
574 area, but then a winding gravel road to get out of that 10-acres, without all of these channels that
575 take the water away. Then that just makes mathematical sense that it is better for the
576 environment. I'm sure that that environmental protection is something that has been a
577 consideration in these items being proposed. And I'll close by saying that we are required to be
578 good stewards of our resources and those that have a concern for that and have been involved in
579 this process with that concern being a part of it, I wish to thank. And I am in favor of whatever
580 measures we take to preserve our environment, our resources and to keep Varina, everything has
581 got to change, but to keep Varina to not lose it's appeal, its country, its open spaces, its history.
582 The beauty of traveling the country roads and in the fall watching the leaves change, that sort of
583 thing that makes Varina unique, especially in Henrico County because so much of the County
584 has been the void of that. Thank you.

585

586 Mr. Vanarsdall - Good evening.

587

588 Mr. Lawson - My name is Robert Lawson and I live in Chesterfield County, Virginia,
589 however, I have 25 acres and a house that I own in Varina, Va. Right there on Route 5, New
590 Market Road. I was at the last meeting and I heard a lot of concerns expressed as far as the
591 County is concerned as to control growth, and I think this is the primary reason for the 10-acre
592 lot size. Am I correct?

593

594 Mr. Silber - I don't think it is necessarily a method to control growth. I think we are
595 more concerned about being able to provide utilities, public water and sewer to these properties.

596

597 Mr. Lawson - OK. So my question is to the Board (sic), why are we building over 3,000
598 houses in that area if we want to control growth to a degree.

599

600 Mr. Marshall - That was what Mr. Silber said, that this wasn't a measure set out per se to control
601 growth, and that development will be served by public sewer and public water, and that is one of
602 the primary aims behind this proposal is to get water and sewer to developments and not have
603 development come on well and septic.

604

605 Mr. Lawson - Thank you.

606

607 Mr. Vanarsdall - Thank you. Good evening, sir. How are you doing, Mr. Phelps.

608

609 Mr. Phelps - Yes, sir. I spoke last time, but there are not a whole lot of people here, so
610 I will reiterate what I said.

611

612 Mr. Vanarsdall - We were here. I remember you.

613

614 Mr. Phelps - Anyway, my name is Everett A. Phelps and I am a practicing attorney in
615 the East End of Richmond and have been for about 33 or 34 years, and I am not paid to be here.
616 I am here on my own volition and for my own personal reasons, and I oppose this change for the
617 following reasons: Most of my practice or half of it involves real estate transactions, and I don't
618 get any adverse comments about one-acre lots and wells and septic tanks and this sort of thing.
619 It is not a perfect system. You do have some problems, but very few I have experienced in my
620 years in the East End. I have been living down here since about 1949 in Highland Springs, and
621 now off of Grapevine Road, 1197 Traverse Drive. I have been on a 1-1/2 acre lot for about 29
622 years. I live in Malvern Estates, which is across the street from Hickory Hills, down the road
623 from Green Meadows, and Stephanie Trace is right behind me, all served by wells and septic
624 tanks, and as I stand here now, I can't relay to you any problems the people have had with septic
625 tanks, except that sometimes the wells are not as strong as they maybe should be. My well, my
626 wife can't water the yard for two or three hours or it pulls it down, but it always comes back, but
627 I can't relate to you any problems people have had with their septic tanks in that area. The next
628 thing that bothers me about this proposal here is going to 10 acres is something that is not
629 absolutely necessary, because you don't need 10 acres. One acre is plenty of land for a person to
630 live on, to take care of, and like I said, in my neighborhood that is what we have and it has been
631 a healthy, wonderful place to live. I raised my family there and still live there and have no plans
632 to move, and I have enjoyed it immensely. We have great neighbors. We are not stacked on top
633 of each other, but with the one-acre lot it gives you plenty of space. Now another thing is, that is
634 very adverse about this, can you imagine yourself, a young person going out to build a home,
635 where normally in the East End you could buy an acre lot for \$35,000, \$40,000 or \$45,000 and
636 then all of a sudden, due to this zoning on this here, where they don't put in one acre lots with
637 public water, and the price of the lot jumps from \$90,000 to \$100,000, and that is what 10-acre
638 lots are selling for in Hanover County routinely, \$120,000, \$130,000, \$140,000 a piece where
639 you don't have public water and sewer, so it is a tremendous unfair increase in the price of the
640 property. Another thing it does is it drives the population out the central areas where people
641 want to live, and another point that I would like to make here, you are saying up there it is to
642 protect the health, safety and welfare of the public. If you all believe or it is believed by the staff

643 that the current rate of growth is going to problem. I haven't seen any problem with safety,
644 health and welfare in my area of Sandston and Highland Springs. Like I said, it has been a good
645 healthy place to live, and we have immensely enjoyed it. Therefore, I believe and I am
646 vehemently opposed to this change for these reasons, and I just think the underlying fact that I
647 understand from the County is when they then require you to have the one-acre lots with the
648 public water. I have been hearing some scuttle but that the County is going to throw in proffers,
649 \$8,000 to \$10,000 per lot, and, of course, then that money become the money that the County
650 uses as they see fit. I think it is illegal to earmark it for anything in that particular area, so how
651 would the area that is going to be greatly detrimented by this, in my opinion in the Varina area
652 would receive any real benefit from this. So, for those reasons I would like to submit to you that
653 I am vehemently opposed to this. I think it is unfair, an unjust restraint on a person's use of his
654 land and possibly unconstitutional for people that already have their land and like the fellow was
655 saying here, when it comes time for him to retire and he's had this land for years and it is part of
656 his retirement. He has worked hard and paid for it and now he just wants to use it as a fair means
657 to finance his retirement. I would like to see a show of hands of those persons here that are
658 opposed to this change. And by like sign, to be fair about it, those that have no problem with the
659 change. Thank you. Also, I have here I would like to submit petitions that I gave a bunch of
660 petitions before, but I've got some additional ones here probably about 60 additional signatures
661 of people who have signed up for similar reasons of mine opposing this change. Thank you.

662

663 Mr. Vanarsdall - Thank you.

664

665 Ms. Burch - Hello. My name is Susan Burch, 2715 Pleasant Run Drive. I agree with
666 everything that guy just said, and I'd like to just highlight the part that is most important to me is
667 that, if I understand, there are concerns about how land is used and developed. People are more
668 important than land and there are a number of people, probably a lot of people, but I am thinking
669 of several in particular. Their land is all they have. I mean the land has been in their family for
670 hundreds of years and I think his example was real good, and I don't think many of us would like
671 if the government came and said our retirement is now 10% of what it used to be. For a person
672 who is counting on their land to support them through their old age, pay for their medical care, I
673 think it is unjust for the government to just all of a sudden change the way that their land can be
674 used, and a person who has 12 acres and they were planning to sell that so they could live off of
675 it, and maybe a developer was interested in it, thinking they could put 12 homes on it, now they
676 can put one home on it, and that just seems terribly unfair. So I would ask that the County
677 government would exercise leadership in how the land is developed responsibly, but other
678 leadership in being ethical in caring about the citizens. Thanks.

679

680 Mr. Vanarsdall - I like the reminder of the one you said and this is the very reason we are
681 having the hearing is to try to find out how you feel and think about it and we are not trying to
682 take anything away from you at all. No decision has been made. We don't know that.

683

684 Mr. Stelle - My name is George Steele and I live on Old Washington Highway
685 between 295 and Hunton. I own 9.6 acres and the idea of retirement just hit home for me. I am
686 getting ready for that and I understand that if you go through with this, if I try to sell an acre of
687 my land, I will have to provide public utilities for that land. I have been told by Henrico County
688 they will not provide utilities out on Old Washington Highway ever, because it is Agricultural

689 zoned, it is agriculture to stay. Now you are telling me something opposite. If I were to try to
690 retire today and I wanted to try to sell acre, which I was offered \$65,000 for an acre 11 years ago
691 and didn't take it, however, if I try to sell an acre today I believe this ordinance says I have to
692 provide water and sewer. Can you imagine what it is going to cost me to do that. I looked at this
693 five years ago. The price was \$150,000 to provide water and sewer to my property. At that time
694 the County forgot to tell me they would pay for half of it. Now you won't even pay for half of it.
695 You give me something else. A person talked about having choices. Why choices? I would
696 prefer to keep my land agricultural like it is and my neighbors prefer that. My next-door
697 neighbor said "If you develop your land, I am moving." It is that simple. He wasn't ugly. He
698 wasn't being mean. That is what he wanted, that land to stay agricultural. When I get to the
699 point, and you can correct me if I am wrong, but I really don't understand all the effects this is
700 going to be, but I believe it takes away my choices for meeting my retirement by not being able
701 to sell my land because it is so cost prohibitive to meet this ordinance. It is just cost prohibitive.
702 I can't do it. If you tell me if I sell an acre, I have to provide water and sewer, I can't do that.
703 Now, you said you don't know how this diminishes my value. I believe that speaks to that. That
704 diminishes the value of my land and I am having a real problem with land value right now. I
705 can't get an appraiser. People are talking about land values in Henrico County. You want to
706 know what an appraiser just gave me for my land? Three thousand dollars an acre. That is it. I
707 know Hunton Subdivision across from me, the lots are \$150,000 a lot. Now sure, they have
708 water and sewer, but water and sewer doesn't mean that much. I get \$3,000 and he sells them for
709 \$150,000. I can't get that kind of value because it would cost me that much. Now, my options
710 are very limited. If I wanted to sell four acres to retire, I have to provide water and sewer. If I
711 want to sell one acre or 2 one-acre lots, I can't do it, and for those reasons I am against it. If
712 someone could explain to me how my value is not affected in that way, I am glad to listen, but I
713 don't see it. Thank you.

714

715 Mr. Silber - Mr. Steele, let me clarify one thing. You can sit down if you want. It is
716 up to you. The way the proposed ordinance would work is that as proposed it requires a 10-acre
717 lot. I understand you don't agree with that and prefer to have something less than that. The way
718 the ordinance is proposed though, it would not require, only requires water and sewer if the
719 parcel is less than one acre, but you wouldn't be allowed to subdivide your property to like one
720 acre, four acres, because the ordinance as proposed wouldn't allow you to do that unless you
721 were splitting it off for a family member. Splitting off an acre of land for a family member, you
722 would be allowed to do that and you do not have to provide water and sewer to it, because it is
723 more than an acre, and it is for a family member. So, I just want to make sure that you
724 understand the way the ordinance is proposed and you are entitled to your opinion.

725

726 Mr. Steele - If I want to sell four acres, I still feel I am under...

727

728 Mr. Silber - If this ordinance is approved and it requires 10 acres, you wouldn't be able
729 to sell off four acres and have that as a buildable area. You wouldn't be able to build a house on
730 those four acres.

731

732 Mr. Steele - Correct. So my value goes to the floor. That is everybody's point.

733

734 Mr. Vanarsdall - All right. Who wants to speak next? David Roop.

735

736 Mr. Roop - Good evening. David Roop, Richmond Homebuilders Association, and as
737 many of you heard today, I was also at the last meeting when we discussed this issue and belabor
738 to repeat those points over again. Obviously, again for many of the reasons you heard this
739 evening, we would support the, for the lack of a better phrase, the way staff phrased it, we
740 choose Option 4 where we do nothing. However, I will also be honest and share with the
741 Commission and everyone else here that we, along with you all, have the burden of sharing the
742 shape and scope of development in the County as it moves forward, which is why if this horse
743 has already left the barn, we would support staff's recommendation for Option 3, and not for
744 perhaps why they may think in simply the delaying factor of the effort. But we believe, as I think
745 staff does as well, that through working with the Comprehensive Plan and developing measures
746 that address some of the issues that are very accurate on behalf of the County. The County has
747 moved forward on this issue that we can come together with a better product that would give the
748 County the surety, for the lack of a better phrase, that they are looking for, and at the same time,
749 not necessarily diminish the values of peoples' property as the development goes forward, much
750 like some of the negotiation that took place prior to this ordinance coming forward to Mr.
751 Jernigan and Mr. Donati in the project you heard referenced earlier. We think that that could be
752 achieved if it has to be through the Comprehensive Plan and the development of such things such
753 as Special Assessment Districts, Community Development Authorities, clustering, those types of
754 things. If there is a way for our people, my members, to provide the service, the water and sewer
755 that you are looking for, and still be able to get the houses out of the ground at a reasonable price
756 and pay a reasonable price for the people's land that we buy to develop on and we are willing to
757 work with the County and support that effort. So, again, I would say that obviously we would
758 support Option 4, which is to keep it the way that it is, for all of the reasons that you heard
759 tonight, but again, realizing that we share the burden of developing and shaping the County with
760 you all, and if that is the case, we support Option 3 that the staff recommended, and that is we
761 work through this at the Comprehensive Plan level and perhaps look at that last zoning case, if
762 not necessarily a model, but some negotiations that you went through was developing those as
763 part of that ordinance that would come forward out of the Comp Plan. Having said that, if there
764 are any questions, and other than that I will leave you alone.

765

766 Mr. Vanarsdall - Thank you, David.

767

768 Mr. Sullivan - Rex Sullivan, 5241 Kurop Road. I am a real estate broker of 24 years in
769 the East End and I like living out there and I own land out there. I have lots of friends who own
770 land out there, and do some developing out there. And, I have a question for you guys and if you
771 would answer this for me, "Why in the world are we changing or why are we proposing this
772 change?" So we can control development in Varina or in Henrico County. What is the exact
773 reason why you are proposing this change?

774

775 Mr. Silber - Well, the reason for the change is that we believe there is a better way of
776 developing land, and we believe it can be done through the extension of, logical extension of
777 public water and sewer, instead of leap-frogging development out and developing subdivision
778 after subdivision on acre lots that have well and septic, and later become a problem and fail, and
779 then the County has to provide at its expense public water and sewer, so we see this as a better
780 land development technique.

781 Mr. Sullivan - OK. A few other questions. How much or how money new septic tanks or
782 new wells has Henrico County provided to its citizens because of the ones that fail?

783

784 Mr. Silber- I don't know the answer to that question.

785

786 Mr. Sullivan - You all are not in that business, I understand.

787

788 Mr. Silber - If the system fails, the County does not come in and replace a failed
789 system. If the well is not working or the septic tank is not working, that is the property owner's
790 responsibility.

791

792 Mr. Sullivan - So why is that a particular concern or is there another concern? I am
793 afraid there is. I think that proffers are the concern of the County right now. I think proffers are a
794 big thing, and without rezoning, you can't charge a proffer. If you had said, 150 or 1,000 that
795 you guys had replaced that you'd helped out citizens and whatever, and I've been on the other
796 end of that a time or too, and have helped out people whose well had failed and some septic
797 fields as well. They are few, though, and I have sold hundreds of homes in Varina and Eastern
798 Henrico and the West End and so on and so forth. I think this proposal you've got is a good one
799 for the West End. I am not trying to be funny. I am absolutely trying to tell you the truth. I
800 think it works for the West End and some people it doesn't work for in the West End, so I am not
801 trying to step on toes. However, it does not work for Eastern Henrico. You are devaluing
802 peoples' property. You may not have that intention, but you have to look at it as if you can see
803 it. I have done market analysis and appraisals after appraisals, and any way you cut it if you do
804 this, two-thirds of the value will just go. You may say, and I expect it, well, Rex, what about if
805 water and sewer is available? Sewer is not available and if the County, and I want to ask one
806 more question, how much water and sewer would you guys run to help us out? None.

807

808 Mr. Marshall - Mr. Sullivan, that is a philosophical question. You may decide standing there
809 tonight that from now until the end of time we don't need any water and sewer in Eastern
810 Henrico County. Hear me out. You may say that it is better off developing all of these lots and
811 subdivisions with well and septic, because if they fail it is the landowner's problem and water
812 and sewer is not that big of an issue. We don't need it. That path of development is fine for the
813 East End of Henrico County. That is a philosophical difference of opinion you may have with
814 us. The safety issues that go along with that as discussed at the last meeting about no water, no
815 County water, houses going to burn down because the pumping truck is going to run out of water
816 in however many minutes he said it was. Those are philosophical differences, but a lot, we had a
817 Retreat on the 23rd and Mr. Donati and Mr. Jernigan tried to say to you that you act like
818 sometimes it is an impossibility that there is going to be sewer in eastern Henrico County, and
819 they pointed to you development Camp Holly where sooner than later, which is far Eastern
820 Henrico County, there is going to be sewer down there. OK? It is not going to be an issue that
821 you are not going to get.

822

823 Mr. Sullivan - How many homes are built in that subdivision right now? Is there a trunk
824 line being run there now?

825

826 Mr. Marshall - There is none in there now. In the short term it is going to be that. That takes
827 away your argument that it is not going to get down there. Also, another issue and that is the
828 County at the Retreat as part of the Comprehensive Plan issue the Board as well as the
829 management believes that it may be time to look at having County run the water and sewer
830 instead of having the developers run it piecemeal, here, there, everywhere, which dictates that
831 you have no idea of how long it is going to be before water and sewer gets to your piece of
832 property, whereas if the County goes and does it, then we have not only a definite time frame of
833 what area the County is going to run water and sewer to this year, next year, five years. You
834 have projected areas of where the County is going to run the water and sewer, which then will
835 allow the development to take place where the County has run the water and sewer and then you
836 have a definite picture of, OK, within two years our property is going to have water and sewer
837 running to it, so my land values have quadrupled or whatever, because now a 10-acre parcel is
838 only getting 10 lots. Maybe I will get 30. So, there are a lot of different things involved in
839 looking at, not just what is going to happen today, five years from now, 10 years from now, but
840 20 to 30 years from now and 50 years from now as far as what is going to happen as far as
841 development goes in the East End, but not just a cookie-cutter answer to the question right now.

842

843 Mr. Sullivan - Well, let me kind of give you my opinion since you have given me yours,
844 and it is an opinion, because the County does not have anything proposed that I know about to
845 run sewer and water, but you can tell me if they do. I haven't seen it or heard of it.

846

847 Mr. Marshall - I am telling you at our Retreat, and you can believe me or not believe me, the
848 Board of Supervisors instructed the County Manager to come up with a paper to address the
849 issue of Henrico running water and sewer, to look into Henrico County doing it and not one of
850 the developers doing it and not the developers doing it. OK.

851

852 Mr. Sullivan - Well, I would strongly suggest they change this ordinance when we have
853 that paper in our hands and we can look at it for the sake of our properties. I mean that makes
854 sense to me. That would be the best way to handle it. But anyway, arguing about it is not going
855 to get us...

856

857 Mr. Marshall - It is not an argument. It is just a philosophical difference about what you want to
858 see happen and the time frame.

859

860 Mr. Sullivan - Like I said, you live in the West End and we live in the East End, and we
861 know a lot about what is going on out there, and so you do. Your family owns property out there,
862 and they are probably are out dividing it right now as we speak.

863

864 Mr. Marshall - Now you can have all your fun and make all your jokes, but you are right. They
865 have enough land and maybe they should run out and subdivide it like everybody else in Varina
866 is doing, but they haven't done it. Haven't done it. Where their property is, sewer will never be
867 there in anybody in this room's lifetime.

868

869 Mr. Sullivan - Well, there is another point I would like to make and we do trust our State
870 and our State laws and our permits and so on and so forth, and if the State issues a permit for a
871 septic field and it is supposed to work and not pollute a neighbor's land and so on and so forth, if

872 they issue that permit you guys trust that permit works because you are allowing homes to be
873 built under those permits with 100% reserve, and I think that has been fine. If you ever doubt that
874 a subdivision looks good under A-1 or one-acre lot type thing, go to the White Oak area of
875 Varina, and take a look at Scandia Lake, White Oak Ridge, White Oak Hills, and they look good
876 and there is nothing I know of out there that is failing in terms of wells and septic or water
877 system, but they weren't and some still are not, and if we had water, I wouldn't be opposed to it,
878 and I don't think anybody here would be. The thing is, it is cost prohibitive to run the water and
879 sewer, so where the lines are now, you can't just pick them up and go with them and make it
880 work and make money on a subdivision or sell your lots. But I think the State has changed its
881 law in terms of septic fields, so I think both of them work nowadays. Have you guys evidenced
882 that. The next thing in another County wants what is good for the County and hopefully its
883 people. The next thing is, I don't think the County is going to run water and sewer and a lot of
884 us in this room probably won't see it, if they did, I don't believe we will see it in the East End of
885 Henrico, and I'd like to say I think we've got an ordinance that is good for the West End but not
886 so good for the East End, and I think it all goes back to proffers. There has been rumors of
887 proffers for a long time and someone said 8 or 10 thousand dollars. The rumor is \$16,000 per lot.
888 Not, none of you can say you haven't talked about proffers, because I know you have.

889

890 Mr. Marshall - We had a study and no number has been named to my knowledge.

891

892 Mr. Sullivan - Well, let's go back to, everybody has talked about Hanover.

893

894 Mr. Marshall - We don't even know if the Board is going to decide to do that.

895

896 Mr. Sullivan - It seems like that is what all of the counties are going to, and I expect this
897 one will, too, but you can't impose a proffer, as I understand it, if you don't change the zoning, if
898 it A-1, you can't charge proffers for A-1 type zoning, so my opinion, and a lot of people's
899 opinion, and you can tell me if I am wrong, you want to see zoning changes so that you can
900 charge proffers, and the average, in most of the counties \$16,000 per lot and up to \$20,000 a lot.
901 The East End of Henrico can't afford that. We can't afford it. We don't get enough for our lots to
902 do that. Then if we go back to 10-acre lots that are rezoned, there is not a soul in here, not one
903 person in here that would want to go buy a lot in the East End for \$100,000. Hanover starts at
904 \$100,000. They go up to \$185,000 and more in some cases, but we can't sell the land for that. It
905 is not possible.

906

907 Mr. Vanarsdall - I don't mean to interrupt you, but can you wind down.

908

909 Mr. Sullivan - Yes, sir. I am done.

910

911 Mr. Marshall - Mr. Silber, you can address it. To my knowledge, when the staff brought
912 these recommendations to us, I don't recall proffers ever being an issue and being mentioned at
913 all.

914

915 Mr. Sullivan - They come later after the rezoning things change.

916

917 Mr. Silber - Mr. Sullivan, you are correct that the County is considering cash proffers
918 and we've been considering cash proffers since the summer and the Board would like for us to
919 study it and hire a consultant to evaluate this. It is not related to this ordinance in any way that I
920 am aware of. I don't think that is the game plan here to encourage people to rezone their
921 property so then we can hit them with cash proffers.

922

923 Mr. Sullivan - Once it is rezoned and you have adopted cash proffers, the rezoned
924 property do pass.

925

926 Mr. Silber - When someone wants to come in and rezone their property and more than
927 likely they would be encouraged to submit a cash proffer, yes. It would be something to....but it
928 does not apply to this ordinance. The intent is not to create this ordinance to encourage people to
929 rezone their property so we'd get cash proffers.

930

931 Mr. Sullivan - Encouragement can be extorted.

932

933 Mr. Jernigan - Rex, before you go, and I am sure everybody here knows, every County
934 official in here, including Mr. Hazelett, knows how I feel about cash proffers. I am not for them.
935 I have expressed that in every meeting I have been in and they know how I feel about it, because
936 I think it needs to be spread Countywide. I have been in favor of an infrastructure tax or
937 something that hits everybody, and that might be \$5 or \$6 a month. We do need infrastructure in
938 the County and we need a lot in the old East End, but we also still need some in the West End.
939 There are some roads that have to be built. Pouncey Tract needs to be widened and that is one of
940 them, but I don't support cash proffers and I will tell you, cash proffers were not a discussion
941 that came into this. When this came down from staff to us to look it, the cash proffer wasn't one
942 of the things that was instituted in it.

943

944 Mr. Sullivan - If I could close with, there is not a soul in this room, that in my opinion
945 are opposed to water and sewer. I think they are opposed to the cost of it and can't get it to their
946 property to make any money when and if they do sell.

947

948 Mr. Jernigan - Well, let me give you something, and we've had this discussion before and
949 I think you will agree with me on this. Zoned property is worth more than A-1 property. Is there
950 anybody in this room that would disagree with me? If property is zoned, it is worth more. Now,
951 the West End didn't get to the price it is just because of the location. It is because of the way it
952 grew. Now property in Varina is going to go up, too. The problem is that some people have
953 now is that some people want to sell their property too cheap, and I told people that two years
954 ago. Don't give your property away. But the property in the East End is going to go up because
955 the West End, in 10 more years, the West End will be built out. It is just like gasoline, supply
956 and demand. You paid \$1.27 a gallon for gas last year and you are paying \$1.87 a gallon here
957 just a couple of weeks ago, and everybody did it because of price and demand. Demand is going
958 to be in the East End, and that property is going to go up.

959

960 Mr. Sullivan - I agree with you. I think it has gone up, but I still think, and it is an old
961 cliché, the money is in the West End, you know.

962

963 Mr. Jernigan - You are right.

964

965 Mr. Vanarsdall - Who wants to be next? We'd like to cut the time down from now on if
966 you can, maybe three to five minutes or something and stick more to the subject of why we are
967 here.

968

969 Mr. Nelson - My name is Jack Nelson. I live at 2011 Cozy Lane in Varina, which is
970 very near the intersection of Laburnum Avenue and Route 5. Last night at the Board of
971 Supervisors meeting something was said when there was a request by some of the folks in Varina
972 to require a certified landscape architect, County staff made the point that it was not wise to limit
973 itself to certified landscape architects in laying out property because there were so many nursery
974 men and other people who could do it very well. I think that is a good example of what I want to
975 speak to, and that is, Mr. Marshall, you made the statement about the County considering putting
976 in water and sewer, and if the County wants to decide to put in water and sewer, that is fine, but I
977 don't think it should be limited to the County putting in water and sewer. If the County decides
978 to do it, and the commercial folks want to put water and sewer extended on a parcel of land
979 because of the size and it makes sense and so forth, then I would certainly urge you to keep that
980 going, too. The other thing I do wish to say is I recognize that as time goes on, land values are
981 going to increase, and for folks who have plenty of time to wait, it makes sense to wait until
982 everything settles out, but there are a number of people in here tonight, some I have seen and
983 spoken and some of them have not, that we probably don't have that time to wait. We are retired
984 or we are approaching retirement age, and, of course, as we all know, tomorrow is not promised
985 to anyone of us anyway, so there are some people that have pressures on them from time and
986 really don't have the time to wait. It makes a difference in the size of the land and so forth, but if
987 somebody's got 20 acres and they are looking at probably getting 15 to 18 one-acre parcels off of
988 that to develop, that should provide a substantial retirement. If you go to the 10 acres, obviously,
989 you are talking about one parcel, if it is under 20 acres. So, just keep that in mind as you consider
990 this. I strongly oppose the 10-acre requirement and even the gentleman made the point a while
991 ago, even if you reduce that to two acres, then you are cutting the value by close to 50%. Maybe
992 not 50% exactly, but you are not going to get nearly the amount for one 15 to 20 acre parcel that
993 you would get for two or three parcels or even five acres, so please keep that in mind. I am
994 opposed to the 10 acre or literally the 2 acre. I prefer to keep the status quo. I would have to
995 agree with the people who said that if something is going to be done, it needs to be put in that
996 Comprehensive plan.

997 Mr. Vanarsdall - Thank you, Mr. Nelson.

998

999 Ms. Ellis - Hi. My name is Nicole Ellis and I live in Varina on Chaffin's Bluff and it
1000 is very hard for me to come up and speak tonight for a couple of reasons. One is that what I have
1001 to say is really unpopular and another is that what I have to say may sound as if I am wishing
1002 harm on some of you, and that is certainly not how I feel, but my concern as a resident of
1003 Henrico and Varina are different from some of yours and I would like to at least have them
1004 heard. I have been losing sleep but for different reasons than some of you may have. My home
1005 that I own in Varina is not for me a financial investment. It is an investment in my family and
1006 the family is growing and I would like to die on my back porch in Varina, not anytime soon, but
1007 when I do, that is where I want to be, and my concern is that when that time comes, I will be in a
1008 different world and that all of the beauty and wonder that make it such a wonderful home for all

1009 of us will be gone, so that the development will come and even one house per one acre, will my
1010 grandchildren be able to see the stars at night? Will they wake up and look out the window and
1011 see white tail or a surprised wild turkey and will they hear owls at night. I think that is really,
1012 really rare and our homes are special, and I am afraid one house per acre will kill that. You
1013 mentioned earlier the idea, which is more valuable, people or land, and for me that argument is a
1014 little bit like which is more valuable than my hand. I can't imagine my life without the land that
1015 we live on and I am really afraid of what is coming and losing what is so special about. The
1016 value of my property is not in the money and I wish I had a lot of money and I'd buy it all up and
1017 protect it and I wouldn't have to worry, but I don't. So, for me, this limit to ten acres is a way of
1018 protecting my future, and I support it. Thank you all for listening.

1019

1020 Mr. Vanarsdall - Thank you. Who wants to be next?

1021

1022 Ms. Nelson - My name is Sandra Nelson and I own property at 4271 Charles City Road,
1023 and I was at the last meeting and I spoke, and I think I suggested that everything be postponed
1024 until the Comprehensive Plan was complete, and I would like to thank staff's recommendations
1025 for taking that into consideration. I think that this, although I prefer Option No. 4, which is
1026 really to do nothing, because I think doing something violates the rights of those that are in
1027 Varina. I would anyway support staff's recommendation for Option No. 3. This is really the
1028 only reasonable and intelligent option at this point in time given the various issues and
1029 corresponding impact to the County and its residents. One thing is for sure. Growth cannot be
1030 stopped until death exceeds birth or you begin to export your citizens. Therefore, the only wise
1031 thing to do is to take the necessary time, perhaps the 18 months, to explore all of the options and
1032 recommendations of the experts who have dealt with these issues and know these areas for other
1033 localities. That being said, I remain opposed to the proposed amendment as a change to require
1034 10-acre parcels and public water, which I feel would violate the rights of East End landowners
1035 who have been shortchanged since the beginning of time and they are now bearing the brunt of
1036 the consequences for the over-development of the West End, which has consumed our tax
1037 dollars, roads, schools and services to meet their ever growing demand while the East End gets
1038 nothing. I feel that, again, this is a West End – East End issue. It always has been. It has been
1039 like that for years. I have been involved in Henrico County government. I have been in school
1040 board meetings. I have heard discussions about what the West End needed as far as new schools
1041 and improvements. They got the schools. The East End didn't get anything. Now that the West
1042 End is overdeveloped, they want the property owner's rights in the East End to change it. They
1043 were talking about one house per acre is too much. That is what they have now. They want to
1044 change it now, so they won't have to put in place the services required in the West End. Growth
1045 has got to go somewhere. The East End is all Henrico has, unless you want to start exporting to
1046 surrounding areas. When you have development, when areas are developed, Henrico gets new
1047 tax dollars and a new tax base with no investment. Property that has little or no value becomes
1048 developed, growth occurs, you bring businesses in and residences in and people in. You get
1049 those tax dollars. Certainly those tax dollars can pay for services in schools and roads and
1050 improvements that are required, and I think one thing that government needs to keep in mind is
1051 that people don't serve the government. The government serves the people. Thank you.

1052

1053 Mr. Vanarsdall - We have been at this now for an hour and a half. Have many more
1054 speakers do we have. (No hands were raised) I know that this was asked earlier in the evening

1055 but could we see the show of hands of the people that oppose to what we have as we speak, the
1056 ten acres? (Several people raised their hands) Is there anyone in here for it? (No one raised their
1057 hand) How many would be opposed to five acres? Thank you. How about three acres? Thank
1058 you.

1059

1060 Mr. Jernigan - You might as well ask two, you've asked the rest of them.

1061

1062 Mr. Vanarsdall - How about two acres? Thank you. If there are no more speakers... Any
1063 of the Planning Commissioners have anything to say?

1064

1065 Mr. Archer - Mr. Vanarsdall, I think it would be good to say to Ms. Ellis, I believe her
1066 name was, who came up and spoke and she said that she was afraid she would be unpopular for
1067 speaking. I appreciate you coming up and speaking because the purpose of having a public form
1068 is to get both sides of an issue. So, if we were to just hear one side of an issue, we could have all
1069 stayed home tonight. So, I thank you for coming up and expressing your opinion because at least
1070 it helps us to see another side of this issue. Also, we often talk about the government providing
1071 services and we sometimes forget that you are the government. The government doesn't have a
1072 dime, we spend your money. That's all the money that we have. Everything that is done for and
1073 in the form of government, rather it be federal, state, local or whatever it's all done with
1074 taxpayers money. It's just a matter of how the distribution occurs and I just think it's good for us
1075 to remember that point because if we make an assertion that the County will pay for something
1076 ultimately all of us, even those of us sitting up here, we are tax payers too. We pay for it. The
1077 County doesn't have any money. But, again, I would like to thank Ms. Ellis for coming up.
1078 Nobody is going to hurt you, I don't think. If we find you dead on your back porch tonight, we
1079 might (unintelligible).

1080

1081 Mr. Jernigan - Or a horse's head in the bed or something like that.

1082

1083 Mr. Archer - Thank you.

1084

1085 Mr. Jernigan - John, go ahead and say what you want to say and then I will speak.

1086

1087 Mr. Marshall - This thing falls under the category, in my mind, there's never going to be a time
1088 when this type of a change is going to popular with anybody that owns land. It doesn't matter if
1089 they wait ten years from now to do it. It doesn't matter if they wait 20 years to do it. At some
1090 point, somebody is going to be affected and the issues is whether or not it's in the best interest of
1091 the long-range growth of the County to make a change. I didn't like the fact that the staff picked
1092 ten acres. I think they followed Hanover and I never thought we should follow any county but
1093 our own. Chesterfield, I think, went to five acres. And it is no coincidence that other
1094 jurisdictions went to something other, I don't know if you all know, but to my knowledge when
1095 we were given this issue, we are the only jurisdiction in a wide area going out from here that
1096 stills has one-acre development by right with no zoning. And therefore no requirement of public
1097 water and sewer. Maybe we are slow to react but over the long haul it's been presented to us and
1098 that's why the staff brought it to us. With the current changes going on in the County, and I
1099 think this is not a simple issue or question about whether we are going to change the minimum
1100 lot size to require zoning or not, but it goes hand and hand with the growth and the way the

1101 growth is going to occur in the east end of the County. Now up to now, in the west end of the
1102 County, the County has not chosen to run water and sewer lines. So, what that has meant over
1103 the years is that the development didn't occur until a developer came in and said okay I want this
1104 piece of property, I'm going to pay \$2 million out of my money and I'm going to run water and
1105 sewer to it so I can get three lots per acre. And there is good and bad in that and the problem is
1106 the length of time that it takes to find developers to do that and then you end up with a bunch of
1107 well and septic lots that have safety issues as well as public health issues. So, the County is
1108 looking at and I think that will be looked at as a part of the Comprehensive Plan Study to change
1109 things for the east end, which I think will be much better for the east end and that will involve
1110 the County footing the bill to run the water and sewer lines down the road and then the
1111 developers that come along to develop your properties would then have to reimburse the County
1112 a proportion it share what the County spent to put the water and sewer there because the
1113 developer didn't have to do it. And, we asked them at the Retreat when they did that if the
1114 County would give us a map as a part of their consideration of doing that to show where the
1115 County would first run the water and sewer and so forth and the timeframes for each area that it
1116 thought it would take to get it there.

1117

1118 So, I don't think ten acres, I said it was wrong from the beginning, I mean, that's going from one
1119 to ten. No number is going to be good because any number other than one is going to affect
1120 somebody in the short term but as Mr. Silber pointed out, and the land values in my district
1121 didn't get to where they are because of the growth, they got there primarily because of the water
1122 and the sewer. And that's because a developer can come in and he can put 30 lots on a, 30
1123 houses on a 10-acre lots instead of 10, so therefore he pays a premium for the land.

1124 But we aren't going to ultimately be the decision makers on this, it's going to be the Board of
1125 Supervisors that decide whether or not it should be change or shouldn't be changed. Our charge
1126 was to look at this, to set it up for a public hearing and that's what we have done. I think that the
1127 options that the staff gave us are good, but I don't think one of them fits the entire thing. It is my
1128 opinion that we need to give the Board something to look at to consider, that's our charge is to
1129 send this to the Board of Supervisors to give them something to consider. What I would like to
1130 send them is that we give them a three-acre number to look at and study. We ask also that they
1131 not just study an acre size for the change in the ordinance but also do that in conjunction with the
1132 County's position now to study the County running the water and sewer because I don't think
1133 you can do one without the other. If the County is going to look at running the water and sewer,
1134 then you would have definite timeframes of when the affective people's properties can expect to
1135 see water and sewer which would then give you the value to your property. And I also think the
1136 third prong should be that they also put whatever they decide, as far as an acre number, the utility
1137 issue as well as the Comprehensive Plan Issue that they put those two into the Comprehensive
1138 Plan Study and study it all together and come up with an answer. And the Comprehensive Plan,
1139 as they said, would take 18 months. So, that's what I think we should do to give the Board some
1140 guidance and they can decide to do what they want with it. They can either take our
1141 recommendation that they put it in the Comprehensive Plan Study with the utility plan issue and
1142 an acre size of three acres or put it into the study with no acre size issue.

1143

1144 Mr. Vanarsdall - Thank you, Mr. Marshall. Mr. Jernigan.

1145

1146 Mr. Jernigan - Okay. Well I've got a few things to say. First I want to start off with,
1147 through my phone conversations with a lot of you out here, there's always been this discussion
1148 about east and west and a lot of people think that it's the west end and then the east end is just
1149 stuck over here. I want you to know, and this is my fourth year up here, nobody sits up here and
1150 plots against the east end. That does not happen. Mr. Donati would not allow it, and I wouldn't
1151 allow it. This is a County government and this is your government. As Mr. Archer said, you are
1152 the government. This is your government and we have to work for you. But, every decision that
1153 comes out of here is for the whole County. We don't just try to benefit the west end. It's for the
1154 whole County. And a lot of people just feel that the County is against them and that's not the
1155 case.

1156

1157 The water and sewer situation, everybody says well the County put water and sewer in the west
1158 end. Well, they didn't put it in the west end but the developers, as Mr. Marshall said, put it in the
1159 west end. As they will put it in the east end on the areas that they are working on. As of this
1160 time, I have met with Bob Attack who owns the Camp Hill property, which is next to Camp
1161 Holly, which Mr. Dowdy owns, and we've discussed zoning that property in order to get sewer
1162 and water there so we don't have septic tanks over top of the recharge area that feeds Camp
1163 Holly. And you say, well the Health Department won't give you a permit. The Health
1164 Department will give you a permit to put a septic tank right over top of that recharge area that
1165 supplies 31 homes. Mr. Donati and I both fought that heavily to have that case turned down and
1166 it was about a three-hour meeting up here. The Health Department is very loose when it comes
1167 to septic permits. Now, the new alternative systems that have come out you can put that on
1168 property that doesn't even perk because it's its own processing system, and the run off that
1169 comes out of that looks pretty much clear. They will run that down to the river or that's what
1170 they wanted to run into the Camp Holly recharge area. And like I said, Mr. Donati and I fought
1171 that heavily.

1172

1173 The discussion of sewer and water, Mr. Marshall is right, that did come out that in strategic areas
1174 through Varina we do feel that the County is going to have to help and put some systems in. Mr.
1175 Felts when he was out there talking about one-acre lots and septic tanks and wells, I'm on eight
1176 acres, I have a septic tank and well and I've been fine. Everybody in my neighbor, there are 84
1177 homes in my neighborhood. But what is going on today is working but we have to look at 20 to
1178 25 years down the road and that's what we have to do. When you all think about tomorrow you
1179 think tomorrow and maybe two or three years down the road, but we have got to look at 25. We
1180 have got to look for our kids and for our grandchildren. We punch another 2000 holes in the
1181 ground for wells. If we have a drought like we had two years ago, there were people that were
1182 dried up. The question came up about, I think Rex asked about wherever they ran a septic line.
1183 Well, I'll tell you on Old Williamsburg Road they had a septic field that failed up there and was
1184 coming out of the ground and actually in the ditches out front. The County had to go in there
1185 and run sewer, they did run sewer. And I know when I-895 came through there were a bunch of
1186 wells that dried up then. They had to dig, I think at that point, they dug new wells, they didn't
1187 run water to those because they were too far away.

1188

1189 I think we had a good meeting tonight. We had a good meeting last night and I think I know
1190 where everybody is on this thing. My recommendation to the panel is going to be option 3, that
1191 we leave things the way they are right now and look at this under the Comprehensive Plan. The

1192 Comprehensive Plan this time is going to be done by another agency other than the County. We
1193 are out sourcing that this time because it has gotten so huge. But, for this point right now, I'm
1194 going to recommend to the panel that we leave things as they are. And I'm going to put that in
1195 the form of a motion.

1196

1197 Mr. Vanarsdall - Wait a minute. Mr. Silber, do you have anything to add to it from a
1198 professional side?

1199

1200 Mr. Silber - No, sir, Mr. Vanarsdall. I think staff made it at our presentation we
1201 offered four options. Our recommendation is to study this as a part of the Comprehensive Plan
1202 Update. I might mention, if you can give me a minute, maybe what the Comprehensive Plan is
1203 about so that everybody knows what this involves.

1204

1205 Mr. Vanarsdall - Okay.

1206

1207 Mr. Silber - The County already has a Comprehensive Plan that's basically consist of
1208 three parts. One is its Land Use Plan that's a guide that shows, when development occurs, where
1209 we think it should occur, and for what types of uses. Where residential should go, where office
1210 should go, where industrial should go. So, we have an adopted Land Use Plan. We also have an
1211 adopted long-range road plan called The Major Thoroughfare Plan and then the third element of
1212 the Comprehensive Plan is the Parks & Recreation Plan. So, we will be updating that
1213 Comprehensive Plan. Right now it is called the 2010 Plan, it goes out to 2010. The new horizon
1214 year will be 2026. So, we are just now starting this Comprehensive plan which would be a
1215 countywide effort. We will be going out into the community, out in to the County, seeking input
1216 from every group and individual we can in developing this Comprehensive Plan as Mr. Jernigan
1217 said, we have hired consultants to help with this process. We anticipate this to take 14 to 16
1218 months to do and then we will go through the public hearing process and adoption process.

1219

1220 As a part of that, we will be looking at implementation tools, how we are going to implement
1221 some of these, techniques or ideas that we will have in the Comprehensive Plans. There may be
1222 some ordinance amendments that come out of this, zoning ordinance or subdivision ordinance
1223 that come out of this. These types of ordinances that are before you tonight might be
1224 reconsidered at that time after we look at the larger global Comprehensive Plan. So, it is a huge
1225 effort and we would like to see this a part of that study process to see how we best can
1226 accommodate growth. Growth is going to continue to happen in Henrico County. That's been
1227 the pass history, it's going to continue to happen, people enjoy living in the County, they want to
1228 move to the County and we just have to best organize that growth in the best way we can. And
1229 the extension of utilities is a critical part of where development goes. That's just a fact where
1230 development goes, will follow utilities.

1231

1232 The recommendation that the staff made was Option #3 which was to fold this ordinance
1233 amendment into the Comprehensive Plan Update. I believe Mr. Marshall's recommendation was
1234 slightly different from that. He had a preference to include two other aspects to that option.

1235

1236 Mr. Vanarsdall - Thank you. I want to thank all of you for speaking for and against and
1237 letting us know how you feel about it and this is the only way that we would know and this is the

1238 real way that the government works. And you will be notified about the Comprehensive Plan
1239 and we have series of meetings. We are going to send this on to the Board and the Board will act
1240 on it, we don't know when, but it will be on their agenda or it will go into the Comprehensive
1241 Plan to study long before the Board does anything, I would think.

1242

1243 Mr. Silber - I think, depending what the recommendation tonight is from the Planning
1244 Commission, that would just be a recommendation to the Board of Supervisors. The Board of
1245 Supervisors then will likely hold a work session. I suspect they may set a public hearing,
1246 perhaps in February, but we will notifying everyone again as we have in the past by way of
1247 letter. So, if some form of an ordinance amendment comes out of this, the County will be
1248 notifying you. If they decide to table this, Mr. Marshall, maybe this is where you are going, if
1249 they decide to table this, the Board of Supervisors, and they decide not to move forward with the
1250 ordinance amendment then we will not be notifying people we will just fold it into the
1251 Comprehensive Plan Update and roll with it that way.

1252

1253 Mr. Vanarsdall - And one other thing that I want to suggest to you. Because of the east end
1254 and because of this, I believe, it's 45% of the County that has not been developed and that is
1255 mostly in the east end. Is that right?

1256

1257 Mr. Silber - That's correct.

1258

1259 Mr. Vanarsdall - You should be watchdogs at what comes down there and how it's built
1260 and assist on quality just like the Wilton that we just approved is going to be quality, and that's
1261 what you want. So, with that, we are going to need a motion.

1262

1263 Mr. Jernigan - I'll make a motion, Mr. Chairman. I'm going to make a motion to the
1264 Board of Supervisor that we take Option #3 to leave things as they are right now with one acre
1265 and study it with the Comprehensive Plan for future development.

1266

1267 Mr. Marshall - Second.

1268

1269 Mr. Vanarsdall - All right. The motion was made by Mr. Jernigan and seconded by Mr.
1270 Marshall. All in favor say aye...all opposed say nay. The ayes have. The motion passes.

1271

1272 (The Audience Applauds)

1273

1274 The Planning Commission voted to forward the ordinance to the Board of Supervisors to Take
1275 Option 3 to place this with the Comprehensive Plan Study.

1276

1277 Mr. Silber - Thank you very much.

1278

1279 Mr. Vanarsdall - Do we have a motion to adjourn?

1280

1281 Mr. Marshall - So moved.

1282

1283 Mr. Archer - Second.

1284

1285 On a motion by Mr. Marshall and seconded by Mr. Archer the Planning Commission adjourned
1286 its Public Hearing Meeting at 8:53 p.m.

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1291

Ernest B. Vanarsdall, C.P.C., Vice-Chairperson

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Randall R. Silber, Secretary