

1 Minutes of the Planning Commission of the County of Henrico, Virginia, held in the
2 Board Room in the County Administration Building, Parham and Hungary Spring Roads
3 at 9:30 a.m. on March 27, 2002.
4

5 Members Present: Allen J. Taylor, P.E., C.P.C., Three Chopt, Chairperson
6 E. Ray Jernigan, C.P.C., Varina
7 C.W. Archer, C.P.C., Fairfield
8 Lisa Ware, Tuckahoe
9 Ernest B. Vanarsdall, C.P.C., Brookland
10 Frank J. Thornton, Board of Supervisors, Fairfield
11

12 Others Present: John R. Marlles, AICP, Secretary, Director of Planning
13 Randall R. Silber, Assistant Director of Planning
14 David D. O'Kelly, Principal Planner
15 Leslie A. News, County Planner
16 James P. Strauss, County Planner
17 E. J. "Ted" McGarry, III, County Planner
18 Kevin D. Wilhite, County Planner
19 Michael F. Kennedy, County Planner
20 Christina Goggin, County Planner
21 Michael P. Cooper, County Planner
22 Diana B. Carver, Office Assistant
23 Todd Eure, Assistant Traffic Engineer, Public Works
24

25 Mr. Taylor - Today what I'd like to do is begin the Planning Commission
26 meeting for Subdivisions and Plans of Development for March 27, 2002, at 9:00 a.m.
27 meeting. I want to welcome everybody here and I don't believe there are any people
28 from the press here. Are there any? All right, then I will turn the meeting over to our
29 Secretary, Mr. Marlles.
30

31 Mr. Marlles- Thank you, Mr. Chairman. Good morning, members of the
32 Commission, ladies and gentlemen. The first item on the agenda is Request for Deferrals
33 and Withdrawals. I understand we do not have any today, so we will proceed to the next
34 item on the Agenda, which is those items on the Expedited Agenda. Those will be
35 presented by Mr. Kennedy. Good morning, Mr. Kennedy.
36

37 Mr. Kennedy - Good morning, ladies and gentlemen. The first item on the Expedited
38 Agenda is on Page 3.
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45 **REVISED PLAN OF DEVELOPMENT & MASTER PLAN**
46

POD-70-01
Elko Union Church –
Elko Road

Engineering Design Associates for Elko Church: Request for approval of a revised plan of development and master plan as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 3,000 square foot multi-purpose building addition and a one-story, 507 square foot sanctuary addition and additional parking. The 7.45 acre site is located at 6861 Elko Road (State Route 156) on parcels 856-699-6650 (210-A-16), 856-699-6256 (210-A-19A), 856-699-4984 (210-6-B-6), 856-699-5168 (210-6-B-7), 856-699-8271 (210-6-B-8), 856-699-8287 (210-6-B-9). The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**)

47

48 Mr. Taylor - Is there any opposition to POD-70-01 being approved on the
49 Expedited Agenda? No opposition.

50

51 Mr. Kennedy - I want to call your attention to the fact that this revised Condition No. 34,
52 that was passed out this morning, was just a revision to wording of that condition.

53

54 Mr. Jernigan - Mr. Chairman, I make a motion to approve POD-70-01, Elko
55 Union Church, on the Expedited Agenda, subject to the annotations on the plans, standard
56 conditions for developments of this type, and additional conditions Nos. 23 through 35,
57 revised on the Addendum.

58

59 Mr. Vanarsdall - Second.

60

61 Mr. Taylor - Motion made by Mr. Jernigan and seconded by Mr. Vanarsdall.
62 All in favor say aye. All opposed say no. The ayes have it. The motion is approved.

63

64 The Planning Commission approved POD-70-01, Elko Union Church – Elko Road,
65 subject to the annotations on the plans, the standard conditions for developments of this
66 type, and the following additional conditions:

67

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

73 24. The entrances and drainage facilities on Elko Road (State Route 156) shall be
74 approved by the Virginia Department of Transportation and the County.

75 25. A notice of completion form, certifying that the requirements of the Virginia
76 Department of Transportation entrances permit have been completed, shall be
77 submitted to the Planning Office prior to any occupancy permits being issued.

78 26. The required building setback shall be measured from the proposed right-of-way
79 line and the parking shall be located behind the proposed right-of-way line.

- 80 27. Deviations from County standards for pavement, curb or curb and gutter design
81 shall be approved by the County Engineer prior to final approval of the
82 construction plans by the Department of Public Works.
- 83 28. The temporary parking areas shall be properly compacted and maintained at all
84 times.
- 85 29. The applicant shall furnish proof to the Planning Office that conditions
86 satisfactory to the Health Department have been met that insure the proposed
87 septic tank drainfield system is suitable for this project prior to the issuance of a
88 building permit.
- 89 30. Approval of the construction plans by the Department of Public Works does not
90 establish the curb and gutter elevations along the Virginia Department of
91 Transportation maintained right-of-way. The elevations will be set by the
92 contractor and approved by the Virginia Department of Transportation.
- 93 31. The conceptual master plan, as submitted with this application, is for planning and
94 information purposes only. All subsequent detailed plans of development and
95 construction plans needed to implement this conceptual plan shall require a plan
96 development review and approved by the Planning Commission and shall be
97 subject to all regulations in effect at the time such subsequent plans are submitted
98 for review/approval.
- 99 32. When public water is available to the site, fire hydrants will be installed by the
100 owner to meet existing ISO – needed Fire Flow requirements and the County’s
101 commercial property maximum hoselay requirement, which presently is 350 feet.
- 102 33. All buildings will include, when constructed, a fire detection alarm system. The
103 alarm system will be designed and installed to provide immediate notification to
104 the fire division in the event of an alarm situation at the facility. A twenty-four
105 hour monitoring company must be utilized for this service.
- 106 34. The location of all existing and proposed utility and mechanical equipment
107 (including HVAC units, electric meters, junction and accessory boxes,
108 transformers, and generators) shall be identified on the landscape plans. All
109 equipment shall be screened by such measures as determined appropriate by the
110 Director of Planning or the Planning Commission at the time of plan approval.
- 111 35. **REVISED** - The right-of-way for widening of Elko Road (State Route 156) as
112 shown on the approved plan shall be dedicated to the County prior to issuance of
113 occupancy permits for Phase II improvements on this site, but not later than five
114 years from the date of POD approval by the Planning Commission. At that time,
115 any existing parking within the right of way will be eliminated and additional
116 parking will be provided elsewhere on the site and required improvements to Elko
117 Road shall be provided. In addition, at that time any temporary parking spaces
118 that may have been previously approved by the Department of Public Works shall
119 be improved in accordance with County Standards and the terminus of Caboose
120 Lane shall be relocated.

121
122 Mr. Jernigan - Wait a minute, what about Fair Oaks Church?
123

124 Mr. Kennedy - Fair Oaks Church is not coming up because they haven’t closed, they
125 haven’t vacated the right-of-way.

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Mr. Jernigan - I know, but it wasn't deferred?

Mr. Kennedy - It doesn't need to be deferred because we had not put it on the agenda.

Mr. Jernigan - OK.

Mr. Taylor - The second item on the Expedited Agenda.

Mr. Kennedy - The second item on the Expedited Agenda is on Page 7.

PLAN OF DEVELOPMENT & MASTER PLAN

POD-12-02

The Shops at CrossRidge

Jordan Consulting Engineers, P.C. for Staples Mill, L.C. and Courtney Development, Inc. c/o Attack Properties, Inc.: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 97,000 square foot shopping center on a 9.37 acre site and a master plan for out parcels totaling 3.65 acres. The site is located on the southwest corner of the intersection of Crossridge Glen Way and Staples Mill Road (State Route 33) on parcel 762-764-6451 (40-A-1A). The zoning is B-1, Business District and B-1C, Business District (Conditional). County water and sewer. **(Brookland)**

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Mr. Taylor - Is there anybody in the audience opposed to POD-12-02, The Shops at CrossRidge, being heard on the Expedited Agenda? No opposition.

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Mr. Vanarsdall - I move that POD-12-02, The Shops at CrossRidge, be approved on the Expedited Agenda, as recommended by staff, with the annotations on the plans, the standard conditions for developments of this type, and Conditions Nos. 23 through 36.

148
149

Mr. Archer - Second.

150
151

Mr. Taylor - Motion made by Mr. Vanarsdall and seconded by Mr. Archer. All in favor say aye. All opposed say no. The ayes have it. The motion passes.

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The Planning Commission approved POD-12-02, The Shops at CrossRidge, subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

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23. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

24. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

- 161 25. The right-of-way for widening of Staples Mill Road (U.S. Route 33) as shown on
162 approved plans shall be dedicated to the County prior to any occupancy permits
163 being issued. The right-of-way dedication plat and any other required information
164 shall be submitted to the County Real Property Agent at least sixty (60) days prior
165 to requesting occupancy permits.
- 166 26. The easements for drainage and utilities as shown on approved plans shall be
167 granted to the County in a form acceptable to the County Attorney prior to any
168 occupancy permits being issued. The easement plats and any other required
169 information shall be submitted to the County Real Property Agent at least sixty
170 (60) days prior to requesting occupancy permits.
- 171 27. A notice of completion form, certifying that the requirements of the Virginia
172 Department of Transportation entrances permit have been completed, shall be
173 submitted to the Planning Office prior to any occupancy permits being issued.
- 174 28. The developer shall provide fire hydrants as required by the Department of Public
175 Utilities and Division of Fire.
- 176 29. The proffers approved as a part of zoning case C-17C-00 shall be incorporated in
177 this approval.
- 178 30. Any necessary off-site drainage and/or water and sewer easements must be
179 obtained in a form acceptable to the County Attorney prior to final approval of the
180 construction plans.
- 181 31. Deviations from County standards for pavement, curb or curb and gutter design
182 shall be approved by the County Engineer prior to final approval of the
183 construction plans by the Department of Public Works.
- 184 32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-
185 97(b) of the Henrico County Code.
- 186 33. Insurance Services Office (ISO) calculations must be included with the plans and
187 contracts and must be approved by the Department of Public Utilities prior to the
188 issuance of a building permit.
- 189 34. Approval of the construction plans by the Department of Public Works does not
190 establish the curb and gutter elevations along the Virginia Department of
191 Transportation maintained right-of-way. The elevations will be set by the
192 contractor and approved by the Virginia Department of Transportation.
- 193 35. The conceptual master plan, as submitted with this application, is for planning and
194 information purposes only. All subsequent detailed plans of development and
195 construction plans needed to implement this conceptual plan shall require a plan
196 of development review and approval by the Planning Commission and shall be
197 subject to all regulations in effect at the time such subsequent plans are submitted
198 for review and approval.
- 199 36. The location of all existing and proposed utility and mechanical equipment
200 (including HVAC units, electric meters, junction and accessory boxes,
201 transformers, and generators) shall be identified on the landscape plans. All
202 equipment shall be screened by such measures as determined appropriate by the
203 Director of Planning or the Planning Commission at the time of plan approval.
204

205 Mr. Kennedy - The next item is on Page 12.
206

207 **PLAN OF DEVELOPMENT**
208

POD-16-02
Bank of Richmond –
W. Broad Street &
N. Gayton Road

Carter Design for Gayton & Broad Associates, L.P. and the Bank of Richmond, N.A.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a three-story, 8,700 square foot building for a bank and administrative offices. The 1.0-acre site is located on the northeast corner of W. Broad Street (U.S. Route 250) and N. Gayton Road on part of parcel 734-765-4705 (36-A-47). The zoning is B-3C, Business District (Conditional) and WBSO (W. Broad Street Overlay District). County water and sewer. **(Three Chopt)**

209
210 Mr. Taylor - Is there anybody in the audience who is opposed to hearing POD-16-02?
211 No opposition. Then I will move approval of POD-16-02, Bank of Richmond, on the Expedited
212 Agenda, subject to the standard conditions for developments of this type, annotations on the
213 plan, and additional conditions Nos. 23 through 37.

214
215 Mr. Jernigan - Second.

216
217 Mr. Taylor - Motion made by Mr. Taylor, seconded by Mr. Jernigan. All in favor say
218 aye. All opposed say no. The ayes have it. The motion passes.

219
220 The Planning Commission approved POD-16-02, Bank of Richmond – W. Broad Street and N.
221 Gayton Road, subject to the annotations on the plan, the standard conditions for developments of
222 this type, and the following additional conditions:

- 223
224 23. The easements for drainage and utilities as shown on approved plans shall be
225 granted to the County in a form acceptable to the County Attorney prior to any
226 occupancy permits being issued. The easement plats and any other required
227 information shall be submitted to the County Real Property Agent at least sixty
228 (60) days prior to requesting occupancy permits.
- 229 24. The developer shall provide fire hydrants as required by the Department of Public
230 Utilities and Division of Fire.
- 231 25. Employees shall be required to use the parking spaces provided at the rear of the
232 building(s) as shown on the approved plans.
- 233 26. All repair work shall be conducted entirely within the enclosed building.
- 234 27. Outside storage shall not be permitted.
- 235 28. The proffers approved, as a part of zoning cases C-27C-98 and C-62C-98 shall be
236 incorporated in this approval.
- 237 29. Any necessary off-site drainage and/or water and sewer easements must be
238 obtained in a form acceptable to the County Attorney prior to final approval of the
239 construction plans.
- 240 30. Deviations from County standards for pavement, curb or curb and gutter design
241 shall be approved by the County Engineer prior to final approval of the
242 construction plans by the Department of Public Works.

- 243 31. In the event of any traffic backup which blocks the public right-of-way as a result
244 of congestion caused by the drive-up teller facilities, the owner/occupant shall
245 close the drive-up teller facilities until a solution can be designed to prevent
246 traffic backup.
- 247 32. Insurance Services Office (ISO) calculations must be approved by the Department
248 of Public Utilities prior to the issuance of a building permit.
- 249 33. Approval of the construction plans by the Department of Public Works does not
250 establish the curb and gutter elevations along the Henrico County maintained
251 right-of-way. The elevations will be set by Henrico County.
- 252 34. Approval of the construction plans by the Department of Public Works does not
253 establish the curb and gutter elevations along the Virginia Department of
254 Transportation maintained right-of-way. The elevations will be set by the
255 contractor and approved by the Virginia Department of Transportation.
- 256 35. Evidence of a joint ingress/egress and maintenance agreement must be submitted
257 to the Planning Office and approved prior to issuance of a certificate of
258 occupancy for this development.
- 259 36. The building shall be constructed of red brick and the brick shall not be painted at
260 any time.
- 261 37. The location of all existing and proposed utility and mechanical equipment
262 (including HVAC units, electric meters, junction and accessory boxes,
263 transformers, and generators) shall be identified on the landscape plans. All
264 equipment shall be screened by such measures as determined appropriate by the
265 Director of Planning or the Planning Commission at the time of plan approval.
266
267

267 **LANDSCAPE PLAN**

268

LP/POD-107-00

The Cottages @ CrossRidge
- Section One

James River Nurseries, Inc. for Eagle Construction of Virginia Inc.: Request for approval of a landscape plan for Section One, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 13.17-acre site is located on the south line of CrossRidge Glen Way, west of Staples Mill Road (State Route 33) on parcel 764-763-4685 (40-12-A-105). The zoning is R-5AC, General Residence District (Conditional). **(Brookland)**

269

270 Mr. Taylor - Is there anybody in the audience who is opposed to hearing Landscape
271 Plan, POD-107-00, The Cottages @ CrossRidge, Section One, on the Expedited Agenda? No
272 opposition. Mr. Vanarsdall.

273

274 Mr. Vanarsdall - I have a question for Mr. Kennedy. I mentioned this earlier this morning,
275 on the annotations on the plans about the brick wall says that just says there will be an eight-foot
276 high brick wall, and No. 5 says the materials and samples will be worked out. That is fine. You
277 told me it had to be put up.

278

279 Mr. Kennedy - The proffers reflect that it will be put up within 30-days of approval of the
280 shopping center POD, so the very first action of the construction of the shopping center will be
281 the construction of this wall.

282

283 Mr. Vanarsdall - I just wanted to get that on the record. Thank you. Mr. Chairman, I move
284 approval of LP/POD-107-00, The Cottages @ CrossRidge, Section One, be approved with
285 annotations on the plans and standard conditions for developments of this type, and two
286 conditions, Nos. 5 and 6.

287

288 Mr. Jernigan - Second.

289

290 Mr. Taylor - Motion made by Mr. Vanarsdall and seconded by Mr. Jernigan. All in
291 favor say aye. All opposed say no. The ayes have it. The motion passes.

292

293 The Planning Commission approved LP/POD-107-00, The Cottages @ CrossRidge, Section
294 One, subject to the annotations on the plans, standard conditions for developments of this type,
295 and the following additional conditions:

296

- 297 5. Engineering details and materials samples for the wall will be submitted for staff
298 review and approval prior to construction.
- 299 6. The location of all existing and proposed utility and mechanical equipment (including
300 HVAC units, electric meters, junction and accessory boxes, transformers, and
301 generators) shall be identified on the landscape plans. All equipment shall be screened
302 by such measures as determined appropriate by the Director of Planning or the Planning
303 Commission at the time of plan approval.

304 **LANDSCAPE & LIGHTING PLAN**

305

LP/POD-40-00
Second Baptist Church –
River Road

Russell Harper for Higgins & Gerstenmaier: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 10-acre site is located on the northeast corner of the intersection of South Gaskins Road and River Road on parcels 743-737-0432 and 1972 (111-A-11 and 12). The zoning is R-1, One-Family Residence District. (**Tuckahoe**)

306

307 Mr. Taylor - Anybody in the audience oppose hearing LP/POD-40-00, Second Baptist
308 Church on River Road on the Expedited Agenda?

309

310 Mr. McKeon - We have a question. We don't oppose it but we have some questions.

311

312 Mr. Taylor - All right. If you would, sir, just step forward to the microphone and give
313 us your name.

314

315 Mr. McKeon - My name is Eugene McKeon, 9609 Carterwood Road. We back up to the
316 church.

317

318 Mrs. Roberts - Can we do this together? My name is Mrs. Stuart Roberts and I am 9603
319 Carterwood Road, and we also back up to the church, and I think we are just naïve to your
320 process and we thought this plan would be presented and we would have a chance to see the
321 plan. We haven't seen the plan. We got the notice of the hearing, but haven't seen the plan,
322 and we didn't know that it was going to be on the Expedited Agenda and that we just wouldn't
323 get a chance to see it.

324

325 Mr. Strauss - Mr. Chairman, if you like, we could show them the plan out in the
326 lobby.

327

328 Mr. Taylor - I think that is the best approach and we will go on to the next case.

329

330 Mr. Vanarsdall - Don't take it off the Expedited. Just leave it on there.

331

332 Mr. Taylor - Yes. We will just start over again and we will go on to the next case.

333

334

334 **SUBDIVISION**

335

Forest Lodge, Section H
(March 2002 Plan)

Foster & Miller, P.C. for L. Earl Kelley: The 1.222 acre site is located on the south line of Mountain Road, approximately 446 feet west of Hamilton Road on parcel 770-767-0064 (31-3-2-3). The zoning is R-2, One-Family Residence District. County water and sewer. **(Brookland) 2 Lots**

336

337 Mr. Taylor - Is there anybody in the audience who is opposed to hearing the
338 Subdivision case for Forest Lodge, Section H, on the Expedited Agenda in the audience? All
339 right, there being none.

340

341 Mr. Vanarsdall - Mr. Chairman, I move that Subdivision Forest Lodge, Section H, (March
342 2002 Plan) be approved with annotations on the plans and standard conditions for subdivisions
343 of this type and no conditions. Staff recommends approval.

344

345 Mr. Archer - Second.

346

347 Mr. Taylor - Thank you. Motion made by Mr. Vanarsdall and seconded by Mr.
348 Archer for the approval of Subdivision Forest Lodge, Section H. All in favor of approval say
349 aye. All opposed say no. The ayes have it. The motion passes.

350

351 The Planning Commission granted conditional approval to Subdivision Forest Lodge, Section
352 H, (March 2002 Plan), subject to the annotations on the plans and the standard conditions for
353 subdivisions served by public utilities.

354

355 **PLAN OF DEVELOPMENT**

356

POD-18-02
Millspring Townes,
Section 2

Bay Design Group, P.C. for Wilton Development Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 45, two-story, townhouse units for sales. The 5.58-acre site is located along the west line of Hungary Spring Road, approximately 200 feet north of Olde West Drive on parcel 765-757-8865 (50-A-39). The zoning is RTHC, Residential Townhouse District (Conditional) and C-1, Conservation District. County water and sewer. **(Brookland)**

357

358 Mr. Taylor - Is there anybody in the audience who is opposed to hearing POD-18-02,
359 Millspring Townes, Section 2, on the Expedited Agenda? There is opposition. Ma'am, are
360 you opposed or do you just have a comment?

361

362 Ms. Johnson - I just have a couple of comments.

363

364 Mr. Taylor - If you would, if you come to the podium and give us your name.

365

366 Ms. Johnson - My name is Marsha Dunmore Johnson. I live at 5617 Knockadoon
367 Court and my house is right behind where this subdivision is proposed to be built. I, too, have
368 never seen the plan. I was under the impression that that property was belonging to the school
369 district, and that that property would be reserved for building and enhancing the schools in that
370 area. So, I just have some question as to what, why there was a change? When I purchased the
371 property I was told that it was definitely going to be for the school district.
372

373 Mr. Vanarsdall - May I interrupt you? Mr. Wilton is here this morning. He can shed
374 some light on that, and we will be glad to set it aside, but I will tell you this, this is the second
375 time. We had all kinds of meetings and rezoned all the property.
376

377 Ms. Johnson - My parents live in New Jersey and they have been very ill, and I have
378 not been able to attend. This is the first meeting that I have been able to attend.
379

380 Mr. Vanarsdall - OK. Well, I just wanted you to know that this wasn't the first meeting.
381

382 Ms. Johnson - Right. I understand that.
383

384 Mr. Vanarsdall - Mr. Wilton is here and we will set it aside, Mr. Chairman, if that is all
385 right with you.
386

387 Ms. Johnson - I thought the subdivision, we had talked about it in our meeting, our
388 annual and quarterly meetings, that someone would be represented, but evidently no one has,
389 so I am here representing the subdivision, so our homeowner's association has never attend. I
390 am not sure why.
391

392 Mr. Taylor- What I would propose to do then, Ms. Johnson, is exactly as Mr.
393 Vanarsdall said. We will just delay the case for now, and you can talk to Mr. Wilton, and we
394 will pick it up again.
395

396 Mr. Vanarsdall - If he doesn't take care of all of your answers, let us know. Let me know.
397

398 Mr. Taylor - All right. Next case, Mr. Secretary.
399

399 **SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**

400

401 (FOR INFORMATIONAL PURPOSE ONLY)

402

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Effinger Drive (A dedication of a portion of Effinger Drive) (June 1998 Plan)	Fairfield	0	0	2	1 Year 3/26/03
Oak Hill Manor (March 1999 Plan)	Fairfield	40	23	2	1 Year 3/26/03

403

404 Mr. Marles - This information is being presented to the Commission for informational
405 purposes only. No action on the part of the Commission is necessary. Mr. Wilhite.

406

407 Mr. Wilhite - Thank you. We have two subdivisions on this agenda, both of them
408 being approved administratively. The first one is Effinger Drive in the Fairfield District, and
409 the other one is Oak Hill Manor, in Fairfield, as well, both being extended for one year. I'll be
410 happy to answer any questions that you may have.

411

412 Mr. Archer - Mr. Wilhite, is there any activity at all on Effinger Drive?

413

414 Mr. Wilhite - From the information that we got from the applicant, due to current
415 economic situation, the project was being delayed. That is the extent of the reason that we got
416 for the delay.

417

418 Mr. Archer - OK. Thank you.

419

420 Mr. Marles - Thank you, Mr. Wilhite.

421

422 **TRANSFER OF APPROVAL**

423

<p>POD-30-94 Deep Run Shopping Center Phase I</p>	<p>Rawson Haverty, Jr. for AFG Services, LP : Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Duma and Associates to AFG Services, LP. The 3.8-acre site is located along the north line of W. Broad Street (U.S. Route 250), approximately 600 feet west of Gaskins Road on parcel 751-760-9605. The zoning is B-2C, Business District (Conditional). County water and sewer. (Three Chopt)</p>
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425 Mr. Marles - The staff report will be given by Mr. Wilhite.

426

427 Mr. Taylor - Good morning, Mr. Wilhite.

428

429 Mr. Wilhite - Good morning, Mr. Chairman. Staff has done an inspection of the
430 property and we have identified some deficiencies. The applicant has posted a bond with the
431 County to cover those deficiencies. On the first page of your Addendum, there is a condition.
432 We are recommending approval with this condition that the deficiencies be corrected by July
433 31, 2002.

434

435 Mr. Taylor- Thank you. Are there any other questions from the Commission? All
436 right. We will move approval then of Transfer of Approval for POD-30-94, Deep Run
437 Shopping Center, Phase I, with Condition No. 1 on the Addendum.

438

439 Mr. Vanarsdall - Second.

440

441 Mr. Taylor - We have a motion made by Taylor and seconded by Mr. Vanarsdall. All
442 in favor say aye. All opposed say no. The motion passes.

443

444 The Planning Commission approved Transfer of Approval for POD-30-94, Deep Run
445 Shopping Center, Phase I, subject to Condition No. 1 as follows:

446

447 1. The site deficiencies, as identified in the inspector's report dated March 14, 2002, shall
448 be corrected by July 31, 2002.

449

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

451

POD-2-02

Glen Allen Community
Church – 11808 Nuckols
Road

**Koontz-Bryant, P. C. for Glen Allen Community Church
Trustees:** Request for approval of a plan of development and
transitional buffer deviation, as required by Chapter 24,
Sections 24-106 and 24-106.2(3)a. of the Henrico County Code,
to construct a two-phase, two-story, 20,000 square foot church
with parking lot. The 6.80-acre site is located on the south line
of Nuckols Road at the southern terminus of Wyndham Park
Drive on parcel 741-776-2242 (9-A-20A). The zoning is R-2C,
One-Family Residence District (Conditional) and C-1C,
Conservation District (Conditional). County water and sewer.
(Three Chopt)

452

453 Mr. Marlles - The staff report will be given by Ms. Christina Goggin.

454

455 Mr. Taylor- Good morning, Ms. Goggin.

456

457 Ms. Goggin - Good morning.

458

459 Mr. Taylor - Is there any opposition to this case? No opposition.

460

461 Ms. Goggin - This was a request for a plan of development approval for a 20,000
462 square foot, two-story church, that would be constructed in two phases. A revised annotated
463 staff plan has been handed out to you in your packet to show additional landscaping and such
464 that is going to be retained vs. the plan that was handed out with the packet. Basically, the
465 applicant has worked diligently with staff and the Wyndham Architectural Review Committee
466 to bring this plan in front of you today. The Glen Allen Community Church has had to obtain
467 four variances from the Board of Zoning Appeals to be able to get this plan together. Just for
468 your knowledge, the variances were for lot width, parking on an adjacent parcel. Even though
469 the land is one piece now, as soon as Wyndham Park Drive Extended is constructed, it will be
470 considered a separate parcel. They also received variances to be allowed to park in the front
471 yard, in front of the church, and the parking lot setback on the southern side of the property,
472 they received a variance for that. Still, the Planning Commission will have to approve a
473 transitional buffer deviation. Under, County Code there is a 35-foot transitional buffer
474 between C-1C property and R-2C. If you look at the bottom right hand of the parking lot on
475 your staff plan, that is where the parking lot slightly goes into the transitional buffer for the C-
476 1C, so the request is to allow that in there.

477

478 The applicant has also held numerous meetings with the Wyndham Architectural Review
479 Committee and the Wyndham Board of Modifications for their church design. The church is a
480 unique design for the area and it did require what the Wyndham Board of Modifications calls a
481 variance from them for their architectural design. Michael Cooper is going to hold up a model
482 to show what the church is going to look like on site, and right now we have an architect's
483 rendering of what the church is going to look like on site when completed. I understand that
484 the architectural renderings in your packet don't really quite describe what it is going to look
485 like. This building is a design of Mr. DeBartolo from Phoenix, Arizona. He is known for
486 public buildings, libraries, schools, churches that have a little bit more of a modern flair to
487 them, but they are known to blend in with the landscape of the land. Staff is very excited that
488 the church has really worked hard on keeping as much existing landscaping and existing trees
489 on the site as possible. As you know, a lot of times existing vegetation is not normally taken
490 into consideration in site design. I have Pastor Rick McDaniel from Glen Allen Community
491 Church. I have Greg Koontz from Koontz-Bryant that is here to answer questions you may
492 have. Staff recommends approval of the plan, subject to the annotations on the plan, the
493 standard conditions for developments of this type, and additional conditions Nos. 23 through
494 35.

495

496 Mr. Taylor - Thank you, Ms. Goggin. Are there any questions from the Commission?

497

498 Ms. Ware - The church's face doesn't face the road. Is it going to face the parking
499 lot, then the orientation of the church...

500

501 Ms. Goggin - The main entrance of the church is going to face the parking lot. The
502 rear of the church...Pastor McDaniel, would you like to try to explain it?

503 Mr. McDaniel - Hi. I am Rick McDaniel, Senior Pastor of the Glen Allen Community
504 Church. What can I help you with?

505

506 Ms. Ware - I was just checking on the orientation on the front of the church.

507
508 Mr. McDaniel - The front of the church does face Nuckols Road. Yes. And the entrance
509 to the church is through the parking lot area in the back, the idea being that parking shouldn't
510 be the first thing you see, but you should see the building and the trees, and then the parking is
511 hidden. So, the front of the church, in our way of looking at it, faces Nuckols Road.
512
513 Ms. Ware - OK. I was just looking at the variance. OK.
514
515 Mr. McDaniel - Can I help you with anything else?
516
517 Mr. Taylor - Are there any further questions from the Commission? Before you sit
518 down, Reverend, I want to echo what Ms. Goggin said. I think that you have done really a
519 great job in this particular case in working with the different citizens groups, with the staff, and
520 coming up with a project. I recognize that it has been long and the design has taken a long
521 time. It has been very frustrating, but I appreciate you working with us and you and the
522 architect, Mr. DeBartolo, coming up with what I consider is a really masterful project and
523 something that really will be a place of worship that people will enjoy for many years to come.
524
525 Mr. McDaniel - Well, thank you, and you know, we want people to come. We are in the
526 people business, so I hope everyone likes it. Thank you.
527
528 Mr. Taylor - Thank you, sir.
529
530 Ms. Ware - Just one more question. You worked out safety issues about having that
531 road, because they are going to have to build a road, and there is parking on the other side. It
532 said that there were concerns.
533
534 Ms. Goggin - To just go over that real quick, because once the road goes in, the
535 parking will be on an adjacent parcel. They did have to obtain a variance from the Board of
536 Zoning Appeals. Planning, Traffic and Police have all expressed concerns about people
537 crossing the street, since it is going to be a pretty substantial road. Sidewalks are going to be
538 taken up to Nuckols Road, crossing signs, and then sidewalks back down the other side of
539 Nuckols Road to facilitate pedestrian crossing, hopefully, safely.
540
541 Mr. Koontz - Hi. My name is Greg Koontz, Koontz-Bryant. That was a point of
542 discussion before at the Board of Zoning Appeals, and this is the only four-lane portion of that
543 road. It necks down to a two-lane road as soon as it leaves the church property, and in meeting
544 with the Traffic Department, they do have pedestrian buttons on the signals right there to allow
545 for pedestrian traffic to cross at that intersection. Currently there are people crossing
546 pedestrian cross walks on Nuckols Road with no stoplight, because that is the way the
547 sidewalks actually go out there now. So, the intent was to, once this stoplight gets built, which
548 it is already under design by the Transportation Department with pedestrian buttons for the
549 signals, it should greatly improve the situation.
550
551 Mr. Taylor - Thank you, Mr. Koontz. Are there any other questions from the
552 Commissioners?

553

554 Mr. Marlles - Mr. Chairman, we do need a motion on the transitional buffer deviation,
555 first.

556

557 Mr. Taylor - With regard to POD-2-02, Glen Allen Community Church – 11808
558 Nuckols Road, I will first move to approve transitional buffer deviation for Case POD-2-02.

559

560 Mr. Vanarsdall - Second.

561

562 Mr. Taylor - Motion made by Taylor and seconded by Mr. Vanarsdall. All in favor
563 say aye. All opposed say no. The motion passes

564 The Planning Commission approved the Transitional Buffer Deviation for POD-2-02, Glen
565 Allen Community Church – 11808 Nuckols Road.

566

567 Mr. Taylor - I move approval of POD-2-02, Glen Allen Community Church – 11808
568 Nuckols Road, subject to the annotations on the plans, standard conditions for developments of
569 this type, and Conditions Nos. 23 through 35.

570

571 Mr. Vanarsdall - Second.

572

573 Mr. Taylor - Motion made by Taylor and seconded by Mr. Vanarsdall. All in favor
574 say aye. All opposed say no. The motion passes.

575

576 The Planning Commission approved POD-2-02, Glen Allen Community Church – 11808
577 Nuckols Road, subject to the annotations on the plans, the standard conditions for
578 developments of this type, and the following additional conditions:

579

580 23. The right-of-way for widening of Wyndham Park Drive extended as shown on
581 approved plans shall be dedicated to the County prior to any occupancy permits
582 being issued. The right-of-way dedication plat and any other required information
583 shall be submitted to the County Real Property Agent at least sixty (60) days prior
584 to requesting occupancy permits.

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

590 25. The limits and elevations of the 100-year frequency flood shall be conspicuously
591 noted on the plan “Limits of 100 Year Floodplain.” In addition, the delineated
592 100-year floodplain must be labeled “Variable Width Drainage and Utility
593 Easement.” The easement shall be granted to the County prior to the issuance of
594 any occupancy permits.

595 26. The developer shall provide fire hydrants as required by the Department of Public
596 Utilities and Division of Fire.

597 27. Outside storage shall not be permitted.

- 598 28. The proffers approved as a part of zoning cases C-29C-89 and C-48C-90 shall be
599 incorporated in this approval.
- 600 29. Any necessary off-site drainage and/or water and sewer easements must be
601 obtained in a form acceptable to the County Attorney prior to final approval of the
602 construction plans.
- 603 30. Deviations from County standards for pavement, curb or curb and gutter design
604 shall be approved by the County Engineer prior to final approval of the
605 construction plans by the Department of Public Works.
- 606 31. Insurance Services Office (ISO) calculations must be included with the plans and
607 contracts and must be approved by the Department of Public Utilities prior to the
608 issuance of a building permit.
- 609 32. Approval of the construction plans by the Department of Public Works does not
610 establish the curb and gutter elevations along the Henrico County maintained
611 right-of-way. The elevations will be set by Henrico County.
- 612 33. The owners shall not begin clearing of the site until the following conditions have
613 been met:
614
- 615 (a) The site engineer shall conspicuously illustrate on the plan of development
616 or subdivision construction plan and the Erosion and Sediment Control
617 Plan, the limits of the areas to be cleared and the methods of protecting the
618 required buffer areas. The location of utility lines, drainage structures and
619 easements shall be shown.
 - 620 (b) After the Erosion and Sediment Control Plan has been approved but prior
621 to any clearing or grading operations of the site, the owner shall have the
622 limits of clearing delineated with approved methods such as flagging, silt
623 fencing or temporary fencing.
 - 624 (c) The site engineer shall certify in writing to the owner that the limits of
625 clearing have been staked in accordance with the approved plans. A copy
626 of this letter shall be sent to the Planning Office and the Department of
627 Public Works.
 - 628 (d) The owner shall be responsible for the protection of the buffer areas and
629 for replanting and/or supplemental planting and other necessary
630 improvements to the buffer as may be appropriate or required to correct
631 problems. The details shall be included on the landscape plans for
632 approval.
- 633 34. The location of all existing and proposed utility and mechanical equipment
634 (including HVAC units, electric meters, junction and accessory boxes,
635 transformers, and generators) shall be identified on the landscape plans. All
636 equipment shall be screened by such measures as determined appropriate by the
637 Director of Planning or the Planning Commission at the time of plan approval.
- 638 35. A standard concrete sidewalk shall be provided along the south side of Nuckols
639 Road and the east and west sides of Wyndham Park Drive extended.
- 640

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

642 POD-13-02

Draper Aden Associates for Wella Manufacturing of

Wella Manufacturing –
Office Building
(POD-116-88 Rev.)
4650 Oakleys Lane

Virginia, Inc. and Kjellstrom & Lee Construction:
Request for approval of a revised plan of development and **transitional buffer deviation**, as required by Chapter 24, Sections 24-106 and **24-106.2(3)a** of the Henrico County Code, to construct a one-story, 9,000 square foot administration building with additional parking. The 23.3-acre site is located at 4650 Oakleys Lane on parcel 818-718-5133 (155-A-3C). The zoning is M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer. (**Varina**)

643

644 Mr. Marles - The staff report will be given by Mr. McGarry.

645

646 Mr. Taylor - Is there anyone in the audience who is opposed to POD-13-02? No
647 opposition. Mr. McGarry, good morning.

648

649 Mr. McGarry - Good morning, Mr. Chairman and members of the Commission.

650 The transitional buffer deviation, staff can recommend acceptance of that request for the
651 25-foot reduction in the transitional buffer 50 along I-64 for several reasons. First, there
652 are proffers that established a minimum of 25-feet. There is A-1 zoning primarily for the
653 Interstate, and industrial zoning exists across the interstate to the north, and most
654 importantly, the proposed use is an office building with no loading docks that would
655 become a visual impact. Staff can recommend approval of the POD as well, subject to the
656 standard conditions, and added Conditions Nos. 23 through 28. I'd be happy to answer
657 any questions.

658

659 Mr. Taylor - Thank you, Mr. McGarry. Are there any questions from the
660 Commission?

661

662 Mr. Jernigan - I don't have a question, just clearing up the reason we have to have
663 the transitional buffer is because the Ordinance changed from 25 to 50 feet in the original
664 proffers. There was a 25-foot buffer, and since then the County has changed it to a 50-
665 foot next to A-1 property. We are just falling in line with what it was before on the
666 transitional buffer.

667

668 Mr. Vanarsdall - I was wondering about that.

669

670 Mr. Jernigan - Mr. McGarry, let me ask you this. Do you know how many
671 employees are there, or let me ask you this, is the parking that they've got now close to
672 what they employ?

673

674 Mr. McGarry - I don't actually have the answer to that. Perhaps the engineer can tell us
675 what he thinks the employee number count is.

676

677 Mr. Jernigan - Riding around through there, there are very few vacant spaces as it
678 is now.
679
680 Mr. McGarry - Correct, and that is why they are putting a substantial increase in parking.
681
682 Mr. Jernigan - Well, the building is going to take part of the parking now, so I am
683 not sure they are adding that many spaces. They are just relocating them.
684
685 Mr. Taylor - If you would, sir, please identify yourself for the record.
686
687 Mr. Shust - My name is Chris Shust and I am with Draper Aden Associates,
688 engineer of record for the project. We are proposing to go up to 288 parking spaces, an
689 increase of approximately 86 parking spaces, so while there are spaces being taken out
690 for the new building, we are extending the parking to accommodate this combination of
691 office-space and a break room, so there is only going to be about 15 additional spaces
692 required for the addition. The rest of the spaces are to accommodate the manufacturing
693 portion of the building.
694
695 Mr. Jernigan - Do you know how many employees are there?
696
697 Mr. Shust - There are approximately 75 to 100 employees per shift in the
698 manufacturing building, and then there is, I think, 36 employees in the office.
699
700 Mr. Jernigan - OK. Thank you, sir. I don't have anything else.
701
702 Mr. Taylor - I guess we are ready for a motion then.
703
704 Mr. Marlles - Mr. Chairman, again, we do need to take the transitional buffer
705 deviation first.
706
707 Mr. Jernigan - Mr. Chairman, I make a motion to approve the transitional buffer
708 deviation to 25-feet on POD-13-02, Wella Manufacturing.
709
710 Mr. Vanarsdall - Second.
711
712 Mr. Taylor - Motion by Mr. Jernigan, seconded by Mr. Vanarsdall. All in favor
713 of the approval of the transitional buffer deviation say aye. All opposed say no. The
714 motion passes.
715
716 The Planning Commission approved Transitional Buffer Deviation for POD-13-02, Wella
717 Manufacturing – Office Building (POD-116-88 Rev.) 4650 Oakleys Lane.
718
719 Mr. Jernigan - Now, Mr. Chairman, I make a motion to approve POD-13-02,
720 Wella Manufacturing – Office Building, subject to the annotations on the plans, the
721 standard conditions for developments of this type, and the following additional
722 conditions, Nos. 23 through 28.

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750

Mr. Vanarsdall - Second.

Mr. Taylor - Motion made by Mr. Jernigan and seconded by Mr. Vanarsdall. All in favor say aye. All opposed say no. The motion passes.

The Planning Commission approved POD-13-02, Wella Manufacturing – Office Building (POD-116-88 Rev.) 4650 Oakleys Lane, subject to the annotations on the plans, the standard conditions for developments of this type and the following additional conditions:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. The proffers approved as a part of zoning case C-50C-88 shall be incorporated in this approval.
25. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
26. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
27. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
28. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right of way. The elevations will be set by Henrico County.

750 **PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION**
751

POD-14-02
Long & Foster Office
Building – Williamsburg
and Elko Roads

E. D. Lewis & Associates for Wilton Development:
Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2(3)a. of the Henrico County Code to construct a one-story, 6,477 square foot office building. The 3.15-acre site is located on the southwest corner of Williamsburg Road (U.S. Route 60) and Elko Road (State Route 156) on part of parcel 847-711-9746 (177-A-40). The zoning is B-3, Business District. County water and septic tank/drainfield.
(Varina)

752

753 Mr. Marlles- Staff report will be given by Mr. McGarry.

754

755 Mr. Taylor - Good morning, again, Mr. McGarry.

756

757 Mr. McGarry- Good morning, Mr. Chairman. I will address two issues. The first
758 is the conceptual landscape plan and then the POD itself. Since there is a transitional
759 buffer deviation required here, we are supposed to get a conceptual landscape plan, and
760 that was not delivered in time to get into your packet. That is what is being handed out to
761 you now. The purpose of this conceptual plan is to show that with slight embellishments
762 when the landscape plan comes back, it could be approved with no major problems.

763

764 Regarding the issue of the septic tank drainfield on the POD, being on-site, there are five
765 additional conditions that have been created on the Addendum to address that. Staff is
766 satisfied that with these conditions the project can meet all of the County requirements
767 and staff recommends approval of the project with standard conditions plus No. 23
768 through 31 on your agenda, and No. 32 through 36 on the Addendum. I will be happy to
769 answer any questions.

770

771 Mr. Jernigan- Mr. McGarry, I asked you when we discussed this yesterday, they
772 are going to have to do a lot of fill in there. Did we find out anything about the
773 foundations and all when you fill? Is the representative here for them?

774

775 Mr. Lewis - My name is Monte Lewis, with Lewis and Associates. We have
776 not done any geo-technical work on the project yet. I would suspect that we don't need
777 anything other than just putting in constructed filled, compacted 95-100% standard
778 foundations, but we haven't done any geo-technical work yet.

779

780 Mr. Jernigan - If you use 100% compaction dirt, it is like on a roadway, you don't
781 have to, you can put a foundation on that?

782

783 Mr. Lewis - Yes, sir.

784

785 Mr. Jernigan - OK, because I know that area is right rough through there. It is
786 going to need a lot of fill.
787
788 Mr. Monte - Yes, we have a lot of fill.
789
790 Mr. Jernigan - OK. That was my main question.
791
792 Mr. Taylor - Any other questions from the Commissioners?
793
794 Mr. Jernigan - Mr. McGarry, how much are we having to deviate on this?
795
796 Mr. McGarry - It is for less than half of the length of the transitional buffer. There is a
797 fence being provided in the transitional buffer that allows them to go from 35 feet down
798 to 23 feet, but the majority, over half of the buffer is being left intact, and basically it is
799 being requested to allow for a stub road to the County property and the entrance drive
800 coming in that actually takes away the ability to get your full 35 feet.
801
802 Mr. Jernigan - OK. That is all I have.
803
804 Mr. Taylor - Your motion?
805
806 Mr. Jernigan - Mr. Chairman, first of all we will do the transitional buffer. I make
807 a motion to approve on POD-14-02, Long and Foster Office Building, transitional buffer
808 deviation.
809
810 Mr. Vanarsdall - Second.
811
812 Mr. Taylor - Motion made by Mr. Taylor and seconded by Mr. Vanarsdall to
813 approve the transitional buffer in the case of POD-14-02. All in favor of approval say
814 aye. All opposed say no. The motion passes.
815
816 The Planning Commission approved the Transitional Buffer Deviation for POD-14-02,
817 Long and Foster Office Building – Williamsburg and Elko Roads.
818
819 Mr. Jernigan - Mr. Chairman, I make a motion to approve POD-14-02, Long and
820 Foster Office Building – Williamsburg and Elko Roads, subject to the standard
821 conditions for developments of this type, and the following conditional conditions: Nos.
822 1A, 1B, 23 through 31 plus 32 through 36 on the Addendum.
823
824 Mr. Vanarsdall - Second.
825
826 Mr. Taylor - Motion made by Mr. Jernigan and seconded by Mr. Vanarsdall.
827 All in favor say aye. All opposed say no. The motion passes.
828 The Planning Commission approved POD-14-02, Long and Foster Office Building –
829 Williamsburg and Elko Roads, subject to the annotations on the plans, the standard
830 conditions for developments of this type and the following additional conditions:

- 831
832 1A. The owner shall enter into the necessary contracts with the Department of Public
833 Utilities for connections to public water.
834 1B. The septic tank location shall be approved by the County Health Department
835 before a building permit is issued. Connection shall be made to the public sewer
836 when available within 300 feet of the site/building.
837 23. The developer shall provide fire hydrants as required by the Department of Public
838 Utilities and Division of Fire.
839 24. The entrances and drainage facilities on Elko Road (State Route 156) shall be
840 approved by the Virginia Department of Transportation and the County.
841 25. A notice of completion form, certifying that the requirements of the Virginia
842 Department of Transportation entrances permit have been completed, shall be
843 submitted to the Planning Office prior to any occupancy permits being issued.
844 26. Any necessary off-site drainage and/or water and sewer easements must be
845 obtained in a form acceptable to the County Attorney prior to final approval of the
846 construction plans.
847 27. Deviations from County standards for pavement, curb or curb and gutter design
848 shall be approved by the County Engineer prior to final approval of the
849 construction plans by the Department of Public Works.
850 28. The applicant shall furnish proof to the Planning Office that conditions
851 satisfactory to the Health Department have been met that insure the proposed
852 septic tank drainfield system is suitable for this project prior to the issuance of a
853 building permit.
854 29. Insurance Services Office (ISO) calculations must be included with the plans and
855 contracts and must be approved by the Department of Public Utilities prior to the
856 issuance of a building permit.
857 30. Approval of the construction plans by the Department of Public Works does not
858 establish the curb and gutter elevations along the Virginia Department of
859 Transportation maintained right-of-way. The elevations will be set by the
860 contractor and approved by the Virginia Department of Transportation.
861 31. The location of all existing and proposed utility and mechanical equipment
862 (including HVAC units, electric meters, junction and accessory boxes,
863 transformers, and generators) shall be identified on the landscape plans. All
864 equipment shall be screened by such measures as determined appropriate by the
865 Director of Planning or the Planning Commission at the time of plan approval.
866 32. Private sewer facilities shall be provided on the same parcel as the principal use.
867 33. In order to comply with condition No. 32, the applicant shall request a portion of
868 Ruritan Lane be vacated or abandoned. The Ruritan Lane vacation request and
869 approval shall be in effect prior to approval of construction plans.
870 34. The developer shall provide a letter from VDOT approving the proposed force
871 main on VDOT right-of-way prior to construction plan approval.
872 35. Evidence of a joint ingress/egress easement and maintenance agreement
873 permitting the County access across this parcel must be submitted to the Planning
874 Office and approved prior to issuance of a certificate of occupancy for this
875 development.

876 36. The 24-foot-wide ingress/egress driveway shall be improved with a construction
877 grade gravel subbase and extend a minimum of 180 feet into the County property.
878 This shall be provided on the construction plans.
879

880 Mr. Vanarsdall - I know that we put in 1A and 1B, what was that for, again, Mr.
881 Secretary? We added 1A and 1B for a reason and I forget what the reason was.
882

883 Mr. Marlles - Mr. McGarry.
884

885 Mr. McGarry - The standard conditions address water and sewer being public, and since it
886 is not going to be the case here, sir, we've had to use the amended conditions which
887 reflect that.
888

889 Mr. Vanarsdall - OK. I remember we did that for a purpose. Thank you. That is all
890 of the questions that I have.
891

892 Mr. Taylor - Thank you, Mr. McGarry.
893

894 **PLAN OF DEVELOPMENT & MASTER PLAN**

895

POD-19-02
Bon Secours @ Wellesley,
Phase 1 and Master Plan

TIMMONS for Bon Secours Richmond Health System: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 50,000 square foot medical office building. The 7.8-acre portion (Phase 1) of this 41.06-acre site is located at the southwest corner of W. Broad Street (U.S. Route 250) and Lauderdale Drive on parcel 736-762-2022 (36-A-49). The zoning is O-3C, Office District (Conditional), B-2C, Business District (Conditional), and WBSO (West Broad Street Overlay District). County water and sewer. **(Three Chopt)**

896
897 Mr. Marlles - Staff report will be given by Mr. Kevin Wilhite.
898

899 Mr. Taylor - Is there anybody in the audience in opposition to POD-19-02? No
900 opposition. Mr. Wilhite.
901

902 Mr. Wilhite - Thank you, sir. You are being handed out a revised site plan. This
903 was done to address concerns that we had concerning how the drive isles were
904 intersecting with the ring road. We asked that those intersections be done at a 90-degree
905 angle. Staff has reviewed the site plan and we find this acceptable. One comment I
906 wanted to make about the sidewalk being provided along Lauderdale Drive, there is a
907 proffered condition with the rezoning case requiring that the applicant provide a sidewalk
908 at the request of the County, which the County has made. The annotations show that the
909 sidewalk will be provided at this time, all the way from West Broad Street to the southern

910 boundary of this property, which is adjacent to Wellesley subdivision. Due to the fact
911 that we anticipate that there may be a second entrance off of Lauderdale Drive, between
912 the proposed entrance and West Broad Street, and a turn lane would need to be
913 constructed for that, we are recommending that the sidewalk be provided starting from
914 the turn lane. There will be a second entrance to the south near the boundary of the
915 Wellesley development. The applicant is in agreement with doing that. As far as the
916 architectural are concerned, we do have a material board here showing materials
917 proposed to be used on this building. One clarification that we need, they do show a
918 metal roof, two different metal roof colors, and it is unclear from the elevations where the
919 second color is being used. We do need clarification from the applicant on where that
920 will be used in the building. I'd be happy to answer any questions you may have.

921

922 Mr. Taylor - I have one with regard to the sidewalk. Is that a separate condition
923 or do we make it a separate condition for that? Or will that be handled in the next stage?

924

925 Mr. Wilhite - It shows up as a separate condition to provide a sidewalk. It would
926 need to be modified to point out that the only thing that we are requiring is from the
927 future second entrance off of Lauderdale Drive south to the property line, when the next
928 phase of development comes through, we will take another look at the sidewalk and see if
929 we'd recommend that it be completed all the way to West Broad Street at that time.

930

931 Mr. Taylor - Are there any questions from the Commission? Do we want to
932 hear from the opposition?

933

934 Mr. Wilhite - I believe he needs to clarify the use of materials on the building as
935 far as the roof color.

936

937 Mr. Vanarsdall - There is no opposition, is there?

938

939 Mr. Taylor - No opposition. Please, sir, if you would, come down and state
940 your name.

941

942 Mr. McDonough - Good morning. My name is Mike McDonough and I live in the
943 Foxfield area of Wellesley, which is adjacent to the proposed planned medical office
944 building site. When I heard the reviewer say about a second means of entry-egress, we
945 had a presentation of this a short time ago, and with our folks on the Board, everything is
946 fine. What I didn't hear was about the second - future second means of entry-egress.
947 Can you clarify that?

948

949 Mr. Wilhite - Let me try to clarify that. On the master plan there appears a
950 entrance has been sketched in roughly half way between West Broad Street and the
951 entrance at the Three Chopt Road intersection. This is something that can be requested
952 by the applicant in the future, and constructed with future phases of development.

953

954 Mr. Marles- Mr. Wilhite, just to clarify, that is not a part of this particular case?

955

956 Mr. Wilhite - That is not a part of this approval. That is correct.

957

958 Mr. Taylor - And a further clarification, the approval for that would still have to
959 come back to the Commission? Is that correct?

960

961 Mr. Wilhite - All future phases of this development would have to come back for
962 Planning Commission approval. The master plan that is included within this proposal
963 was included because it is a modification from what was shown at time of rezoning.
964 They have eliminated nearly all of the out parcels along West Broad Street and
965 Lauderdale Drive, and expanded the ring road out a little bit.

966

967 Mr. Vanarsdall - Mr. Wilhite, is this the beginning of St. Mary's Hospital moving to
968 this area?

969

970 Mr. Wilhite - This is the first phase of the medical complex for Bon Secours. We
971 have asked for additional information about the timing of future phases. The applicant
972 said they were not in a position to provide us with that information. We do not know
973 when the next phase will be coming forth, but there are a number of buildings as you can
974 see from the master plan.

975

976 Mr. Vanarsdall - About the same thing Richmond Memorial did. They finally just
977 left and went to Hanover. I just wondered if St. Mary's will do the same thing.

978

979 Mr. Wilhite - Perhaps the applicant can address that a little bit more than I can.

980

981 Mr. Vanarsdall - It does not have any bearing on this case. I just wondered. Thank
982 you.

983

984 Mr. Taylor - Any further comments from the Commission? There being none, I
985 will move approval of POD-19-02, Bon Secours @ Wellesley, Phase 1 and Master Plan,
986 subject to the standard conditions for developments of this type, and added conditions
987 Nos. 23 through 32, and the annotations on the plans.

988

989 Mr. Archer - Second.

990 Mr. Taylor - Motion made by Taylor and seconded by Mr. Archer. All in favor
991 say aye. All opposed say. The motion passes.

992

993 The Planning Commission approved POD-19-02, Bon Secours @ Wellesley, Phase 1 and
994 Master Plan, subject to the annotations on the plans, the standard conditions for
995 developments of this type and the following additional conditions:

996

997 23. The right-of-way for widening of Lauderdale Drive as shown on approved plans
998 shall be dedicated to the County prior to any occupancy permits being issued.
999 The right-of-way dedication plat and any other required information shall be
1000 submitted to the County Real Property Agent at least sixty (60) days prior to
1001 requesting occupancy permits.

- 1002 24. The easements for drainage and utilities as shown on approved plans shall be
 1003 granted to the County in a form acceptable to the County Attorney prior to any
 1004 occupancy permits being issued. The easement plats and any other required
 1005 information shall be submitted to the County Real Property Agent at least sixty
 1006 (60) days prior to requesting occupancy permits.
- 1007 25. The developer shall provide fire hydrants as required by the Department of Public
 1008 Utilities and Division of Fire.
- 1009 26. A standard concrete sidewalk shall be provided along the west side of Lauderdale
 1010 Drive from the southern boundary of this site to the future entrance shown on the
 1011 master plan.
- 1012 27. Outside storage shall not be permitted.
- 1013 28. The proffers approved as a part of zoning case C-68C-95 shall be incorporated in
 1014 this approval.
- 1015 29. Any necessary off-site drainage and/or water and sewer easements must be
 1016 obtained in a form acceptable to the County Attorney prior to final approval of the
 1017 construction plans.
- 1018 30. Deviations from County standards for pavement, curb or curb and gutter design
 1019 shall be approved by the County Engineer prior to final approval of the
 1020 construction plans by the Department of Public Works.
- 1021 31. Insurance Services Office (ISO) calculations must be included with the plans and
 1022 contracts and must be approved by the Department of Public Utilities prior to the
 1023 issuance of a building permit.
- 1024 32. The master plan, as submitted with this application, is approved in concept only
 1025 as a modification of the plan filed with the original rezoning case. All future
 1026 phases of this development shall require plan of development approval by the
 1027 Planning Commission and shall be subject to all regulation in effect at the time
 1028 such subsequent plans are submitted for review/approval.

1029
 1030 Mr. Marlles - Mr. Chairman, I believe our discussion on the two expedited cases
 1031 that were passed over have been completed. We may want to go back to those cases and
 1032 handle those at this point. The first case involved was on Page 19 of your Agenda. It
 1033 involved Second Baptist Church. Again, this was a request for a landscape and lighting
 1034 plan. Mr. Strauss, can you summarize where we are with that, sir?

1035 **LANDSCAPE & LIGHTING PLAN**

1036
 LP/POD-40-00
 Second Baptist Church –
 River Road

Russell Harper for Higgins & Gerstenmaier:
 Request for approval of a landscape and lighting plan, as
 required by Chapter 24, Sections 24-106 and 24-106.2
 of the Henrico County Code. The 10 acre site is located
 on the northeast corner of the intersection of South
 Gaskins Road and River Road on parcels 743-737-0432
 and 1972 (111-A-11 and 12). The zoning is R-1, One-
 Family Residence District. **(Tuckahoe)**

1037
 1038 Mr. Strauss - Yes, sir. The neighbors have looked at the plan now and they are
 1039 in agreement with the plan. I have to add four annotations to resolve the issues they

1040 raised, so we can hear this case in turn if you would like. I don't think it is any longer an
1041 expedited case. We have some additional information to add to the record.

1042
1043 Mr. Marles - So your recommendation is to take it off of the Expedited Agenda?

1044
1045 Mr. Strauss - Yes.

1046
1047 Mr. Marles - Our second case was also taken off the Expedited Agenda, passed
1048 over. This was on Page 23 of your agenda. It is a plan of development for POD-18-02,
1049 Millspring Townes, Section 2. Mr. Wilhite, can you update us on that?

1050
1051 **PLAN OF DEVELOPMENT**

1052
POD-18-02
Millspring Townes,
Section 2

Bay Design Group, P.C. for Wilton Development Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 45, two-story, townhouse units for sales. The 5.58 acre site is located along the west line of Hungary Spring Road, approximately 200 feet north of Olde West Drive on parcel 765-757-8865 (50-A-39). The zoning is RTHC, Residential Townhouse District (Conditional) and C-1, Conservation District. County water and sewer. **(Brookland)**

1053
1054 Mr. Wilhite - Yes. Again, the property owner was here and we have answered
1055 her questions and she seems satisfied. She is no longer here. She has left.

1056
1057 Mr. Vanarsdall- I am ready for a motion on that then.

1058
1059 Mr. Taylor - We are, Mr. Vanarsdall. Ready for a motion on POD-18-02?

1060 Mr. Vanarsdall - Thank you, Mr. Wilton, and Gary and Kevin for going out and
1061 taking care of that. The lady did have a legitimate question. I move that POD-18-02,
1062 Millspring Townes, Section 2, be approved on the Expedited Agenda, as recommended
1063 by staff, the annotations on the plans, standard conditions for developments of this type,
1064 and Conditions Nos. 9 Amended, No. 11 Amended, and Nos. 23 through 31, and also
1065 Condition No. 25, that incorporated all the proffers approved, and in that is a vinyl fence
1066 instead of a wooden fence.

1067
1068 Mr. Archer - Second.

1069
1070 Mr. Taylor - Motion was made by Mr. Vanarsdall and seconded by Mr. Archer.
1071 All in favor say aye. All opposed say no. The motion passes.

1072

1073 The Planning Commission approved POD-18-02, Millspring Townes, Section 2, subject
1074 to the annotations on the plans, the standard conditions for developments of this type, and
1075 the following additional conditions:
1076

- 1077 **9. AMENDED** - A detailed landscaping plan shall be submitted to the Planning
1078 Office for review and Planning Commission approval prior to the issuance of any
1079 occupancy permits.
- 1080 **11. AMENDED** - Prior to the installation of the site lighting equipment, a plan
1081 including depictions of light spread and intensity diagrams, and fixture and
1082 specifications and mounting height details shall be submitted for Planning Office
1083 review and Planning Commission approval.
- 1084 23. The limits and elevations of the 100-year frequency flood shall be conspicuously
1085 noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated
1086 100-year floodplain must be labeled "Variable Width Drainage and Utility
1087 Easement." The easement shall be granted to the County prior to the issuance of
1088 any occupancy permits.
- 1089 24. The developer shall provide fire hydrants as required by the Department of Public
1090 Utilities and Division of Fire.
- 1091 25. The proffers approved as a part of zoning case C-30C-01 shall be incorporated in
1092 this approval.
- 1093 26. Any necessary off-site drainage and/or water and sewer easements must be
1094 obtained in a form acceptable to the County Attorney prior to final approval of the
1095 construction plans.
- 1096 27. Deviations from County standards for pavement, curb or curb and gutter design
1097 shall be approved by the County Engineer prior to final approval of the
1098 construction plans by the Department of Public Works.
- 1099 28. The pavement shall be of an SM-2A type and shall be constructed in accordance
1100 with County standard and specifications. The developer shall post a defect bond
1101 for all pavement with the Planning Office - the exact type, amount and
1102 implementation shall be determined by the Director of Planning, to protect the
1103 interest of the members of the Homeowners Association. The bond shall become
1104 effective as of the date that the Homeowners Association assumes responsibility
1105 for the common areas.
- 1106 29. Insurance Services Office (ISO) calculations must be included with the plans and
1107 contracts and must be approved by the Department of Public Utilities prior to the
1108 issuance of a building permit.
- 1109 30. The unit house numbers shall be visible from the parking areas and drives.
- 1110 31. The names of streets, drives, courts and parking areas shall be approved by the
1111 Richmond Regional Planning District Commission and such names shall be
1112 included on the construction plans prior to their approval. The standard street name
1113 signs shall be ordered from the County and installed prior to any occupancy permit
1114 approval.

1115
1116
1117

PLAN OF DEVELOPMENT

POD-20-02

Hankins & Anderson, Inc. for Retlaw 100 L.L.C. and

CVS-Town Center @
Twin Hickory

The Rebkee Company: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 11,933 square foot retail pharmacy with a drive thru facility. The 1.64 acre site is located at the northwest corner of Nuckols Road and Twin Hickory Road on part of parcel 746-773-1046. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

1118

1119 Mr. Marlls - The staff report will be given by Mr. Wilhite.

1120

1121 Mr. Taylor - Good morning, again, Mr. Wilhite.

1122

1123 Mr. Wilhite - Good morning. There may be some people here in the audience
1124 that may want to speak to this.

1125

1126 Mr. Taylor - Oh, is there anybody in opposition to this case? No opposition,
1127 just comments. All right, we will get to you momentarily.

1128

1129 Mr. Wilhite - Mr. Chairman, you have been handed out revised plans. There
1130 should be a revised site plan and revised architectural plans in the handout. In regard to
1131 staff comments, the site plan has been revised to move the drive-through from the
1132 Nuckols Road side of the building to what appears to be the west side or the left-hand
1133 side of the building. The drive aisle on the Nuckols Road side has been reduced down
1134 from two-way to one-way traffic. Because of this reduction, the retaining wall that was
1135 originally in the landscape buffer has been moved out of the buffer completely. Staff is
1136 satisfied with the site plan and we can recommend approval of the site plan. We did have
1137 one concern dealing with the vertical trash compactor there on the site. Originally, this
1138 was supposed to be in a screened-wall area adjacent to the building. It has been moved to
1139 the other side of the drive aisle. Originally, we had some concerns over the height of the
1140 equipment. The details we had showed it as being as high as 10 feet and the wall detail
1141 was only eight feet. We understand that the equipment is only going to be seven feet in
1142 height and the eight-foot wall should screen it appropriately. There may be a need to
1143 tweak the location a little bit, so it is not any more conspicuous from surrounding
1144 property than it has to be. As far as the architectural treatments, we have gotten a revised
1145 plan. They have addressed most of staff's concerns. The building materials and design
1146 have been changed to better blend with the other existing buildings within the shopping
1147 center. The colors will be matching those used already out there.

1148

1149 One recommendation that the staff had that was not addressed was the provision of a
1150 standing metal seam roof on the building. We had suggested that be added at the
1151 entrance and also over the drive-through canopy, and that would be copper colored to
1152 match those being provided on other buildings already in the shopping center. The
1153 applicant is looking at that. We have not gotten a firm commitment on what the design
1154 would be. The applicant is here and can address that situation further. There is an

1155 Addendum and on Page 4 is an added condition that requires the signature from adjacent
1156 property owner for the off-site work that is shown on this plan. The adjacent property
1157 owner has provided us a letter stating that he is aware of the plan being filed, but they
1158 have not worked out formal agreements on the work that would be done on his side of the
1159 property line. The condition in the Addendum requires that evidence of this agreement
1160 be provided before staff signs the construction plans for this project.

1161

1162 I want to point out that in the caption there are some corrections that need to be made.
1163 This building is, in fact, two stories. It does have a partial mezzanine within the building
1164 itself, and the square footage is 11,933 square feet. So those changes would have to be
1165 made to the caption and your approval.

1166

1167 We have gotten some comments already from the neighborhood. In general, they have
1168 been concerned about the materials and the appearance of this building. They have asked
1169 that a brick building be provided. This is primarily a brick building. The design of the
1170 building blends in fairly well with the existing buildings out in the shopping center with
1171 the exception of staff's recommendation as far as the roof. It has not been addressed.
1172 They have asked for a bike rack to be provided. CVS is considering doing that. They
1173 also addressed trying to increase the landscape area. The landscape plan is recommended
1174 to come back before the Planning Commission for separate approval, and they also
1175 address the crosswalk from the sidewalk connection to the existing sidewalk along
1176 Nuckols Road. That would be a decorative type of sidewalk, and staff is recommending
1177 that it be of stamped concrete to match the other design features already in the shopping
1178 center. With that, I can answer any questions you may have.

1179

1180 Mr. Taylor - Thank you, Mr. Wilhite. Are there any questions from the
1181 Commission?

1182

1183 Ms. Ware - Are we approving the retaining wall that is within the buffer?

1184

1185 Mr. Wilhite - The retaining wall has been moved out of the buffer now with the
1186 revised site plan, so we are happy with that.

1187

1188 Ms. Ware - And has there been any mention of a movable message sign in
1189 connection with this CVS?

1190

1191 Mr. Wilhite - At this point, the signs are not part of this approval. We do not
1192 know if they have a movable message sign proposed. This is a shopping center and there
1193 is not a separate freestanding sign that can be approved for this out parcel. Only the
1194 shopping center signs themselves can be approved.

1195

1196 Mr. Taylor - Ms. Ware, we did mention to the applicant the issue of signs, so
1197 that it is an issue that has been discussed and we will resolve it kind of separately with the
1198 new Ordinance changes.

1199

1200 Ms. Ware - All right, and I just remember once before there was an issue of a
1201 lighted sign within the mezzanine area, that possibly you have a mezzanine. Is that right?
1202

1203 Mr. Wilhite - This has a mezzanine in it, but it is not visible from the exterior. It
1204 is strictly interior. I don't believe there are any windows even.
1205

1206 Mr. Archer - Mr. Wilhite, is there also an indication the annotations that there is
1207 a wall-mounted light that is part of this approval? You mentioned freestanding.
1208

1209 Mr. Wilhite - Yes, sir. Any type of lighting would have to be approved with the
1210 site lighting plan either freestanding light poles or lights attached to the building.
1211

1212 Mr. Archer - We do get a chance to look at it? OK.
1213

1214 Mr. Wilhite - Staff has recommended that the lighting plan come back for
1215 Planning Commission approval.
1216

1217 Mr. Taylor - Are there any other questions from the Commissioners? Thank
1218 you very much, Mr. Wilhite. I think Ms. Zuercher wanted to come up. If you would,
1219 come up, Ms. Zuercher and address the group.
1220

1221 Ms. Zuercher - Good morning, Mr. Chairman, and members of the Commission. I am
1222 Lucy Zuercher, representing a group of Twin Hickory residents with a strong interest in
1223 the way our community is developing. Also, here is my alternate, Rick Dodge, who will
1224 be representing our group in the future and his trainee, Katie, who represents the next
1225 generation of vocal Twin Hickory residents.
1226

1227 We met with the applicant last week to review the exterior design of the CVS. We
1228 commend the new design for its consistency with the existing development in the Town
1229 Center @ Twin Hickory. The parapet roof and the relocation of the drive-through to the
1230 west side will lessen the impact of this very visible addition to our intersection. I do want
1231 to hear more about the possibility of standing seam metal roofing. We are also very
1232 pleased by the addition of sidewalks around the store as well as pedestrian steps leading
1233 down the embankment along Nuckols Road, a County innovation we like so much, and
1234 the design of the Walgreen's on the other side of this intersection. We have requested
1235 that the applicant upgrade the pedestrian cross-walk from the steps to the store to stamped
1236 red brick, tying in the design theme of the Town Center, as well as adding visual
1237 emphasis to this amenity. Residents were so pleased with the tree-save area in front of
1238 Walgreen's and with its enhanced landscaping plan, especially in front of the utility area,
1239 as construction begins on the CVS we challenge the applicant to equal or better the
1240 landscaping of its competitor. We would like to see more mature trees than has been
1241 planted in the Twin Hickory Town Center. In January, we requested that Walgreen's add
1242 evergreens and planters against the elevations to visually break up the large blank
1243 exterior expanses, and we request that CVS adopt the same upgrade to enhance our
1244 intersection, especially since the CVS will be much closer to the road than Walgreen's.
1245 We still have some concerns about signage, which we would like kept to a minimum on

1246 the exterior, and eliminated elsewhere on the site. Since this store and its red lettering
1247 will be extremely prominent at the intersection, residents will need no additional signage
1248 to recognize it as a CVS with a drive-through pharmacy.
1249

1250 Public Works informs me that an electronic pedestrian signal and cross-walk will be
1251 installed at Twin Hickory Road in conjunction with HHHunt's Nuckols Road dual left-
1252 turn lane project, and we look forward to the appearance of that safety feature well before
1253 the CVS opens, and, in addition, we have asked the applicant to install a bike rack outside
1254 the brick wall screening the dumpster area, so that residents will have a safe place to
1255 leave their bikes while riding to the new CVS.
1256

1257 We appreciate the applicant's good will in meeting with residents and providing us with a
1258 full set of plans for the new store. We'd also like to thank Mr. Taylor and County staff
1259 for their work ensuring that this CVS blends with the existing design standards of the
1260 area and lessening the impact of commercial development in our community. We would
1261 like to see that design of design quality upheld throughout the County.
1262

1263 Mr. Vanarsdall - Ms. Zuercher, did you, a couple of three times said that you asked
1264 the applicant to do things? What kind of a response have you had?
1265

1266 Ms. Zuercher - We met with Ben Lilly last Thursday and he went to Cambodia, so we
1267 haven't had a response from Mr. Lilly, but I do believe that Mr. Wilhite talked with them
1268 yesterday.
1269

1270 Mr. Vanarsdall - What kind of response did you get?
1271

1272 Ms. Zuercher - That he would ask, and he felt optimistic, but I have not had an answer
1273 and it sounds like CVS is considering it, but still has not given any answer.
1274

1275 Mr. Vanarsdall - OK, thank you.
1276

1277 Mr. Taylor - Thank you, Ms. Zuercher. Mr. Goode, I believe, is in the
1278 audience, and is the developer of this or the landlord of this project. Perhaps he could
1279 shed some light on it. Would you please do that?
1280

1281 Mr. Goode - Members of the Commission, my name is Reed Goode of Goode
1282 Land Company. I was formerly with RealtiCorp, but I am still working on this project
1283 for them. We have, RealtiCorp, as you know, is the land developer, and has not built any
1284 of the buildings out here, but makes sure there is a standard that is upheld throughout the
1285 development. The developer is the Rebkee Company, which is CVS' preferred developer
1286 in Central Virginia. Rob Hargate is the principal there and Joe Gibbons is the head of
1287 construction. They can answer specific questions. Kevin brought up the – Kevin and
1288 Ben Lilly – brought up the items that Ms. Zuercher had brought up with the stamped red
1289 cross-walk, the bike rack. It is my understanding that the applicant has agreed to those
1290 items. We are – I would like to have Joe Gibbons up to discuss the roof a little bit there.
1291 There is a commitment to do a standing seam roof in some form or fashion. There are

1292 several different options on that, and I think that we will work closely with staff after this
1293 meeting to nail the exact design, but the commitment is there to do it.

1294

1295 Mr. Taylor - Let us do that after we are finished. Perhaps Mr. Gibbons, would
1296 you like to come up?

1297

1298 Mr. Vanarsdall - I guess my concern, Mr. Goode, is if we approve this this morning,
1299 what recourse does the neighbors and the lady who spoke, Ms. Zuercher, what recourse
1300 do they have if you decide not to do what they want you to do, or decide that you can't do
1301 it? It seems like we have the cart before the horse.

1302

1303 Mr. Goode - Well, the staff, if it is approved, there are conditions on that
1304 approval that specifically call out the roof and the cross walk and the bike rack, I believe,
1305 so there are conditions to the approval – things like the signage, the landscaping, and the
1306 lighting are not a part of this approval, and we will work closely with Ms. Zuercher and
1307 staff to make sure that everyone is happy before it comes before the Commission.

1308

1309 Mr. Vanarsdall - OK. I don't have any more questions.

1310

1311 Mr. Taylor - At the landscaping stage, I guess we can capture that, too. Thank
1312 you very much, Mr. Goode. Mr. Gibbons, would you like to address that?

1313

1314 Mr. Hargate - If there are any other questions, I guess the only thing I would add
1315 to that is to answer your question, I think the spirit to this point – I am Rob Hargate with
1316 Rebkee Company – has been to work with the community, and I think Kevin would
1317 reinforce that. We have changed the building from a standard prototype. We have
1318 agreed to now work with them on a metal roof. We just got the request yesterday for the
1319 bike rack and the stamped concrete, and said we'd be willing to do that. I really don't
1320 know of anything that we have done so far that we have said we wouldn't do, so we've
1321 tried to show a spirit of cooperation.

1322

1323 Mr. Vanarsdall - I want you to understand I wasn't questioning your integrity or
1324 your ability, but CVS would sell out tomorrow to Enron, if they could buy it, and
1325 anything we don't have in writing and address with the neighbors now. This is one shot
1326 the neighbors have. And so that is my concern. Thank you.

1327

1328 Mr. Taylor - Thank you, sir. Are there any other comments?

1329

1330 Mr. Wilhite - The applicant has brought some alternative designs with them, if
1331 the Planning Commission wishes to see them, we will put them up on the table.

1332

1333 Mr. Marlles - Mr. Wilhite, what is the nature of these changes?

1334

1335 Mr. Wilhite - I believe the only thing that has not been addressed is the standing
1336 metal seamed roof and how the treatment will be done, what part of the building would
1337 have one, and what type of design it would take.

1338 Mr. Marlles - I believe I understood the representative to say that they would
1339 work with the staff and the neighborhood on that change, after this approval, but before
1340 the landscaping and lighting plan came back.

1341

1342 Mr. Wilhite - Yes, they have offered to do that. It is up to the Planning
1343 Commission to determine how comfortable they are with doing that. The other option we
1344 could do is we are in a position to recommend approval of the site plan. You could
1345 approve the site plan today and defer the architectural to next month, or you can defer
1346 the whole case. There are some options here.

1347

1348 Mr. Taylor - Thank you very much, Mr. Wilhite. My thought on the option is
1349 that the applicant has been very concise and very thorough and very diligent in working
1350 through both with the neighbors and with Mr. Goode and with myself with regard to the
1351 issues, and with Mr. Wilhite. So, basically, I am content with taking it as see it on their
1352 good word, with regard to the signage, the roof, the bike rack, the stamping of the
1353 concrete and the cross walk, and probably a handful of other details in favor of just going
1354 ahead and approving this project, and I know there are some time limits that have been
1355 set by the corporate body, so I would prefer that we work it and we trust the developer
1356 and the builders and we proceed to approval, it that is acceptable to the developers and
1357 the Commission.

1358

1359 Mr. Jernigan - Well, they have a plan showing a roof. A seamed metal roof.

1360

1361 Mr. Taylor - But the standing seamed metal roof that we worked out yesterday
1362 was kind of quick effort at roof design, and I think it probably needs a little refinement,
1363 and I think it will take a little time to refine it.

1364

1365 Mr. Wilhite - Let me add that the applicant has made all of the other changes that
1366 staff recommended, as far as building design. They were very cooperative in doing so.
1367 The real issue here is that there are agreements with Food Lion, who is another tenant in
1368 the shopping center, that limits the height of buildings and that is something that they
1369 have to deal with. Nothing as far as roof design, per se, but their agreement with Food
1370 Lion.

1371

1372 Mr. Taylor - So, I am content to just take it as we see it and we will work out
1373 the engineering details as we go forward. So, with that, I will move approval of POD-20-
1374 02, CVS Town Center @ Twin Hickory, subject to the standard conditions for
1375 developments of this type, Conditions Nos. 9 and 11 Amended and 23 through 32, and
1376 the annotations on the plans.

1377

1378 Mr. Jernigan - Second.

1379

1380 Mr. Taylor - Motion by Taylor and seconded by Mr. Jernigan. All in favor say
1381 aye. All opposed say no. The motion passes.

1382

1383 Before we close, Mr. Secretary, I would just like to thank Mr. Goode, Ms. Zuercher, and
1384 all of the people in the community for their attention and effort in this project.

1385
1386 The Planning Commission approved POD-20-02, CVS-Town Center @ Twin Hickory,
1387 subject to the annotations on the plans, the standard conditions for developments of this
1388 type, and the following additional conditions:

- 1389
1390 **9. AMENDED** - A detailed landscaping plan shall be submitted to the Planning
1391 Office for review and Planning Commission approval prior to the issuance of any
1392 occupancy permits.
- 1393 **11. AMENDED** - Prior to the installation of the site lighting equipment, a plan
1394 including depictions of light spread and intensity diagrams, and fixture and
1395 specifications and mounting height details shall be submitted for Planning Office
1396 review and Planning Commission approval.
- 1397 **23.** The easements for drainage and utilities as shown on approved plans shall be
1398 granted to the County in a form acceptable to the County Attorney prior to any
1399 occupancy permits being issued. The easement plats and any other required
1400 information shall be submitted to the County Real Property Agent at least sixty
1401 (60) days prior to requesting occupancy permits.
- 1402 **24.** The developer shall provide fire hydrants as required by the Department of Public
1403 Utilities and Division of Fire.
- 1404 **25.** Outside storage shall not be permitted.
- 1405 **26.** The proffers approved as a part of zoning cases C-19C-94, C-56C-94, C-49C-96
1406 and C-68C-99 shall be incorporated in this approval.
- 1407 **27.** Deviations from County standards for pavement, curb or curb and gutter design
1408 shall be approved by the County Engineer prior to final approval of the
1409 construction plans by the Department of Public Works.
- 1410 **28.** Insurance Services Office (ISO) calculations must be included with the plans and
1411 contracts and must be approved by the Department of Public Utilities prior to the
1412 issuance of a building permit.
- 1413 **29.** The ground area covered by all the buildings shall not exceed in the aggregate 25
1414 percent of the total site area.
- 1415 **30.** No merchandise shall be displayed or stored outside of the building(s) or on
1416 sidewalk(s).
- 1417 **31.** The location of all existing and proposed utility and mechanical equipment
1418 (including HVAC units, electric meters, junction and accessory boxes,
1419 transformers, and generators) shall be identified on the landscape plans. All
1420 equipment shall be screened by such measures as determined appropriate by the
1421 Director of Planning or the Planning Commission at the time of plan approval.
- 1422 **32.** Written approval from the adjacent property owners to the west (parcel 746-772-
1423 0397) authorizing the site work on his property is required prior to Planning Office
1424 approval of the construction plans.

1425
1426 **LANDSCAPE & LIGHTING PLAN**

1427 LP/POD-40-00 **Russell Harper for Higgins & Gerstenmaier:**

Second Baptist Church –
River Road

Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 10-acre site is located on the northeast corner of the intersection of South Gaskins Road and River Road on parcels 743-737-0432 and 1972 (111-A-11 and 12). The zoning is R-1, One-Family Residence District. **(Tuckahoe)**

1428

1429 Mr. Marlles - The staff report will be given by Mr. Strauss.

1430

1431 Mr. Taylor - Is there anybody in opposition to LP/POD-40-00 in the audience.

1432 Good morning, Mr. Strauss.

1433

1434 Mr. Strauss - Good morning, Mr. Chairman, and members of the Commission.

1435 We did meet with the applicant and the neighbors in the lobby, and after discussion we

1436 have come to a conclusion that we can recommend approval of this plan. The plan that

1437 we have distributed this morning with the Addendum is still the plan, but I would like to

1438 read into the record four additional annotations on the plan. These were the annotations

1439 we thought were necessary to address the issues raised in the lobby this morning by the

1440 neighbors.

1441 First, we are going to add a Willow Oak to the back of the parking lot behind the new

1442 building, and that is the parking lot that faces the George's Bluff neighborhood. The

1443 second: All new lights are to be on a photo sensor. Third: The applicant will meet with

1444 the neighbors prior to signature of the final landscape plan, and I will attend that meeting.

1445 And lastly, Four: The applicant will replace or remove dead plant materials, and those

1446 will be materials we will discuss in the meeting on the site. So with that, the neighbors

1447 have no objection to the plan moving forward approved. Staff can recommend approval

1448 and I will answer any questions you may have.

1449

1450 Ms. Ware - Where is the Willow Oak?

1451

1452 Mr. Strauss - If you look at the reduced plan in your packet, the far left-hand

1453 side has an island. It appeared to the designer the island was constrained with a water

1454 line easement for a fire hydrant, but it does appear that there is enough room to plant one

1455 shade tree in that island behind the easement. The other annotations would still apply.

1456

1457 Ms. Ware - And prior to that, you would also discuss the property line toward

1458 Mrs. Devilbliss?

1459

1460 Mr. Strauss- Yes. That was not an issue this morning. These folks were really

1461 more interested in the back part of this site.

1462

1463 Ms. Ware - OK.

1464

1465 Mr. Taylor - We are ready for a motion for LP/POD-40-00.

1466

1467 Ms. Ware - I move that LP/POD-40-00, Second Baptist Church, be approved,
1468 subject to the annotations on the plans and standard conditions for landscape and lighting
1469 plans.

1470
1471 Mr. Vanarsdall - Second.

1472
1473 Mr. Taylor - Motion made by Ms. Ware and seconded by Mr. Vanarsdall. All
1474 in favor say aye. All opposed say no. The motion passes.

1475
1476 The Planning Commission approved Landscape and Lighting Plan LP/POD-40-00,
1477 Second Baptist Church – River Road, subject to the annotations on the plans and the
1478 standard conditions for landscape and lighting plans.

1479
1480

1480 **PLAN OF DEVELOPMENT**

1481

POD-17-02
Bartley Pond

Bay Design Group, P.C. for Forest G. Urban and Caskey Construction: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 33, two-story residential townhouse units for sale. The 4.38 acre site is located at the southeast corner of Pemberton Road and future Mayland Drive on parcel 754-756-0177 (58-2-A-11) and part of parcel 754-757-1808 (58-2-A-10). The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

1482

1483 Mr. Marles - Mr. Wilhite will give the staff report.

1484

1485 Mr. Taylor - Good morning, again, Mr. Wilhite. Is there any opposition to this
1486 case? There being no opposition, proceed.

1487

1488 Mr. Wilhite - There is an existing pond near the corner of Mayland and
1489 Pemberton Road. This area is going to be converted to a BMP in the future. Staff has
1490 annotated the plans to require a setback of 45 feet off of both Mayland and Pemberton
1491 Roads that this pond be designed in such a manner to be an aesthetically pleasing looking
1492 pond with natural contours, and like I said 45 feet of setback that could be landscaped in
1493 the future, as well. It is my understanding in talking to the applicant that they expected a
1494 fountain to be placed within this pond, too. One issue that we are still working on and
1495 was identified at the time of conditional subdivision approval was that there is a
1496 discrepancy in the location of the southern property line and with the conditional
1497 approval we placed a condition on it that final approval for this subdivision would not be
1498 granted until the southern property line location has been worked out to the satisfaction of
1499 both the County Attorney and the Director of Planning. With that, we have also included
1500 a condition on this approval, No. 35, that construction plans shall not be approved by the
1501 Planning Office until the Director of Planning has granted final subdivision approval. So,
1502 the boundary has not been determined at this point, yet. We do have a future meeting
1503 scheduled to discuss the issue, but construction could not go forward until this has been
1504 resolved.

1505

1506 By proffer, RV parking has been eliminated within this subdivision. The entrance off of
1507 Pemberton Road is being located in such a manner to allow for the potential shared
1508 access to the property to the south of this, that is currently in the rezoning process right
1509 now. Today we have been discussing with the applicant the possible provision of a
1510 sidewalk along Pemberton Road. This is in the area in which the County is installing the
1511 54-inch water line, and there are some details that have to be worked out as far as
1512 location of curb and gutter, and the location of the water line. We are recommending
1513 Condition No.36. This doesn't appear on your Addendum, but I will read it right now. It
1514 says, "The determination for the need of a sidewalk along Pemberton Road will be
1515 determined at the time of landscape plan review and approval." We are recommending

1516 that condition be added to the approval and that No. 9 and 11 be Amended and have the
1517 landscape and lighting plan come back for Planning Commission approval at that time.
1518 I'd be happy to answer any questions that you have.

1519

1520 Mr. Taylor - Are there any questions from the Commission? Mr. Wilhite, on the
1521 cover sheet, we have a large dark line at the southern boundary of the property, and then
1522 we have the dotted line, and am I to assume from that the property in question is the
1523 difference between the dotted line and the solid line?

1524

1525 Mr. Wilhite - Actually, that is just our mapping process. That does not refer to
1526 any moving line. There is approximately a roughly 10 to 15 foot strip of property here
1527 that has been in question, if you search through the titles, over the last 30 years or more,
1528 and actually the plat that was filed for the rezoning case for the property to the south
1529 shows a discrepancy from the line that is shown on the POD plan here. There is
1530 something that we are attempting to work out right now, and like I said, we have tied it to
1531 final subdivision approval, which would be the next step of the process, to have this
1532 resolved. So, this would be resolved prior to having construction starting on this project.

1533

1534 Mr. Taylor - Construction being any moving of earth or felling of trees, or
1535 anything?

1536

1537 Mr. Wilhite - Any disturbance.

1538

1539 Mr. Taylor- Any disturbance. OK.

1540

1541 Ms. Ware - Isn't this a fountain in the basin?

1542

1543 Mr. Wilhite - That is what we asked the applicant and at this point that is what
1544 they are saying that they expect to be placed in there, and also, the contours of the basin
1545 would have more natural curves to them. It wouldn't be a straight geometric shape, and
1546 this would be turned in to an aesthetic feature.

1547

1548 Ms. Ware - That would come back landscaping-wise. Just landscape around it,
1549 and not put a fence. Is that correct?

1550

1551 Mr. Wilhite - Yes. At this point the setbacks to the basin itself would be 45 feet
1552 from both Mayland and Pemberton Road, so there should be ample room for any
1553 landscaping to be added.

1554

1555 Ms. Ware - And what about the storage facilities?

1556

1557 Mr. Wilhite - We had asked whether or not there were going to be storage sheds
1558 on the back of the lots. At this point we don't have any indication from the applicant
1559 they will be providing it. Setbacks requirements are addressed in the Ordinance. And if
1560 they do provide that, we would be making sure of those requirements.

1561

1562 Mr. Taylor - Any other questions for Mr. Wilhite? Well, I have looked at this
1563 one, and it is really a well-planned project and I particularly hope that that water feature
1564 can be a prime ingredient of the development, because it is very prominent, and I think
1565 that it will add measurably to the aesthetics of the region. With that, I will move
1566 approval of POD-17-02, Bartley Pond, subject to the annotations on the plans, standard
1567 conditions for developments of this type, and additional conditions Nos. 23 through 36.

1568
1569 Mr. Vanarsdall - Second.

1570
1571 Mr. Wilhite - Is that No. 9 and 11 Amended, Mr. Taylor?

1572
1573 Mr. Taylor - Yes, Nos. 9 and 11 Amended. I am sorry. Motion made by Mr.
1574 Taylor and seconded by Mr. Vanarsdall. All in favor say aye. All opposed say no. The
1575 motion passes.

1576
1577 The Planning Commission approved POD-17-02, Bartley Pond, subject to the annotations
1578 on the plans, the standard conditions for developments of this type and the following
1579 additional conditions:

- 1580
1581 9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning
1582 Office for review and Planning Commission approval prior to the issuance of any
1583 occupancy permits.
- 1584 11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan
1585 including depictions of light spread and intensity diagrams, and fixture and
1586 specifications and mounting height details shall be submitted for Planning Office
1587 review and Planning Commission approval.
- 1588 23. The entrances and drainage facilities on Pemberton Road (State Route 157) shall
1589 be approved by the Virginia Department of Transportation and the County.
- 1590 24. A notice of completion form, certifying that the requirements of the Virginia
1591 Department of Transportation entrances permit have been completed, shall be
1592 submitted to the Planning Office prior to any occupancy permits being issued.
- 1593 25. The developer shall provide fire hydrants as required by the Department of Public
1594 Utilities and Division of Fire.
- 1595 26. The proffers approved as a part of zoning case C-49C-01 shall be incorporated in
1596 this approval.
- 1597 27. Any necessary off-site drainage and/or water and sewer easements must be
1598 obtained in a form acceptable to the County Attorney prior to final approval of the
1599 construction plans.
- 1600 28. Deviations from County standards for pavement, curb or curb and gutter design
1601 shall be approved by the County Engineer prior to final approval of the
1602 construction plans by the Department of Public Works.
- 1603 29. The pavement shall be of an SM-2A type and shall be constructed in accordance
1604 with County standard and specifications. The developer shall post a defect bond
1605 for all pavement with the Planning Office - the exact type, amount and
1606 implementation shall be determined by the Director of Planning, to protect the
1607 interest of the members of the Homeowners Association. The bond shall become

- 1608 effective as of the date that the Homeowners Association assumes responsibility
1609 for the common areas.
- 1610 30. Insurance Service Office (ISO) calculations must be included with the plans and
1611 contracts and must be approved by the Department of Public Utilities prior to the
1612 issuance of a building permit.
- 1613 31. Approval of the construction plans by the Department of Public Works does not
1614 establish the curb and gutter elevations along the Henrico County maintained right
1615 of way. The elevations will be set by Henrico County.
- 1616 32. Approval of the construction plans by the Department of Public Works does not
1617 establish the curb and gutter elevations along the Virginia Department of
1618 Transportation maintained right-of-way. The elevations will be set by the
1619 contractor and approved by the Virginia Department of Transportation.
- 1620 33. The unit house numbers shall be visible from the parking areas and drives.
- 1621 34. The names of streets, drives, courts and parking areas shall be approved by the
1622 Richmond Regional Planning District Commission and such names shall be
1623 included on the construction plans prior to their approval. The standard street
1624 name signs shall be ordered from the County and installed prior to any occupancy
1625 permit approval.
- 1626 35. Construction plans shall not be approved by the Planning Office until the Director
1627 of Planning has granted final subdivision approval.
- 1628 36. The need for a sidewalk along the east side of Pemberton Road will be determined
1629 at the time of landscape plan review and approval.

1630

THE PLANNING COMMISSION TOOK A 10-MINUTE BREAK AT THIS TIME.

1631

THE PLANNING COMMISSION RECONVENED AT 10:38 A.M.

1632

1633 **Mr. Thornton left after the break and did not return for Public Hearing or approval**
1634 **of minutes.**

1635

PUBLIC HEARING

1636

DEFERRED FROM FEBRUARY 27, 2002

1637

1638 To Amend and Reordain Section 24-014 Entitled "Signs" of the Code of the County of
1639 Henrico to Regulate Changeable message Signs.

1640

1641 Mr. Marles - I believe Mr. Blankinship has given a full presentation on this,
1642 however, since the last meeting he has sent out some revisions to that draft amendment,
1643 and I will let Mr. Blankinship explain those to the Commission.

1644

1645 Mr. Blankinship - Thank you, Mr. Marles, Mr. Chairman, and members of the
1646 Commission. Does everyone have a copy of the March 19th draft? OK. We did have a
1647 meeting and some more conversations with Allen Twedt and did some research, both
1648 with the Federal Highway Administration and a software company called Chief
1649 Industries that develops the software that runs changeable message signs. Based on that,
1650 we have provided a revised draft that goes directly to the question of transitional effects.
1651
1652
1653

1654 If you remember, we began discussing just the speed with which the sign changes, and as
1655 we got into the discussion, a couple of members mentioned that the speed was not the
1656 only issue that affects the legibility of the sign or the level of distraction from the sign,
1657 but that the transition effects between pages, if you will, also raise some concerns. So,
1658 we have made some modifications to the draft, but now, in addition to setting the
1659 frequency of change of no more than 10 seconds, if you are on Page 2, the second line
1660 from the top, starting at about the middle of that line, there are two more requirements.
1661 "Entry and exit modes shall be consistent for all frames and shall not be unnecessarily
1662 distracting." That is to get at the effect on the sign that we have discussed in the past,
1663 where the images appear to come from different directions and leave in different
1664 directions, and that became a distraction for many people. And, finally, "the sign shall
1665 not employ hold modes, such as twinkle, bijou or other distracting effects." While a
1666 particular message is being displayed, it has to just be static. They can't have a lot of
1667 other effects going on in the background to distract drivers. And with that, we have been
1668 over this a few times and I am prepared to take your questions.

1669

1670 Mr. Taylor - Any questions for Mr. Blankinship?

1671

1672 Mr. Marlles - Mr. Chairman, I would just add to Mr. Blankinship's comments
1673 that staff's original recommendation was the frequency on the signage should change
1674 once every 20 seconds. We do feel like we have compromised considerably from the
1675 original staff recommendation. We are now down to 10 seconds. I believe most of the
1676 Commission members had the opportunity to go out to RIR to see that sign in action, and
1677 I believe that was set at 10 second frequency, Mr. Blankinship, if I recall correctly;
1678 somewhere around there.

1679

1680 Mr. Blankinship - It was either 10 or 8.

1681

1682 Mr. Taylor - I think it was 10. I think Mr. Archer and I both saw that same sign
1683 and I remember...

1684

1685 Mr. Jernigan - I think they are standard at eight and they reset it.

1686

1687 Mr. Marlles - Staff does believe that the Commission has compromised and
1688 would recommend that the Commission take action today.

1689

1690 Mr. Taylor - Thank you, Mr. Secretary. Is there any discussion from the
1691 members of the Planning Commission?

1692

1693 Mr. Archer - Mr. Blankinship, is there any having to do with the length of a
1694 message?

1695

1696 Mr. Blankinship - Like the number of words and number of characters?

1697

1698 Mr. Archer - The number of words and how many panels it would take to
1699 display one continuous message.

1700
1701 Mr. Blankinship - In discussing that, Mr. Archer, we just didn't think that was the
1702 most effective way.
1703
1704 Mr. Archer - It may not be, because you can only read while you are there.
1705
1706 Mr. Blankinship- We decided that wasn't the most effective way to regulate it. It is
1707 an issue that we'd like to be able to delve into, but we just didn't see a practical way to do
1708 it.
1709
1710 Mr. Taylor - Any other comments? Then I will move to approve To Amend and
1711 Reordain Section 24-014 Entitled "Signs" of the Code of the County of Henrico to
1712 Regulate changeable message Signs as noted in the black line copy dated March 19,
1713 2002.
1714
1715 Mr. Vanarsdall - Second.
1716
1717 Mr. Taylor - Motion made by Taylor and seconded by Mr. Vanarsdall. All in
1718 favor say aye. All opposed say no. The motion passes. Thank you very much, Mr.
1719 Blankinship, for all the hard work.
1720
1721 Mr. Blankinship - Thank you, Mr. Chairman.
1722
1723 The Planning Commission granted the approval to amend and reordain Section 24-014
1724 Entitled "Signs" of the Code of the County of Henrico to regulate changeable messages
1725 signs as noted in the black line copy dated March 19, 2002.
1726
1727 **APPROVAL OF MINUTES: February 27, 2002**
1728
1729 Mr. Marlles - The last item is approval of minutes for February 27, 2002.
1730
1731 Mr. Vanarsdall - Does anybody have any changes? I will approve them if you
1732 don't. I mean that I will recommend approval. Mr. Archer, you usually have some.
1733
1734 Mr. Archer - I didn't have any this time, Mr. Vanarsdall. I didn't say a lot.
1735
1736 Mr. Vanarsdall - I move that the minutes of February 27, 2002 be approved.
1737
1738 Mr. Jernigan - Second.
1739
1740 Mr. Taylor - Motion made by Mr. Vanarsdall and seconded by Mr. Jernigan.
1741 All in favor say aye. All opposed say no. The motion passes.
1742
1743 The Planning Commission approved the minutes for the February 27, 2002, Planning
1744 Commission meeting.
1745

1746 Mr. Marlles- Mr. Chairman, staff has no other business to conduct, but just a
1747 reminder that we do have the National APA Conference coming up. I am assuming all of
1748 you that are going, you have your arrangements made. I don't know if there are any
1749 questions that you have before the Conference. We will certainly have the opportunity to
1750 try to get together out there like we normally do. Mr. Vanarsdall, I don't know if you
1751 have any special plans for meeting or getting together, but we usually try to get the
1752 Commission together for dinner.

1753

1754 Mr. Vanarsdall - We are trying to get a Virginia Night together like we always do. I
1755 am sorry. Have you been released yet from your obligation?

1756

1757 Mr. Marlles - I am going to find out on Friday whether or not I am going to be
1758 able to go. I had to give a deposition on the Short Pump Town Center case, and I may
1759 have to testify. Unfortunately, the trial is the Monday, Tuesday and Wednesday. Mr.
1760 Silber, of course, will be attending, and I do hope to attend.

1761

1762 Mr. Vanarsdall - Well, he is a good representative. I have seen him at those things
1763 before.

1764

1765 Mr. Taylor - Mr. Vanarsdall and I have been talking about Chicago climate in
1766 April, and I had visited Chicago August two years ago, and in August two years ago I
1767 tried to swim in Lake Michigan, and the water just rebuffed me. I want to point out that
1768 April in Chicago is like January in Richmond, and it would be advisable for everybody to
1769 bring several layers of clothing or some snuggies, because we might be in a very warm
1770 period, but it may not be too warm, and I think you will appreciate having a warmer pair
1771 of clothes to enjoy Chicago. And Chicago, from my experience, was just a lot of
1772 different things. I recommend the Museum of Natural History which has the dinosaur.
1773 Sue and I guess we are going to have the cocktail party, anyway, there, and also the
1774 Museum of Science and Technology. Those were very good. And with that, we are
1775 ready to adjourn. Do we have a motion to adjourn?

1776 Mr. Jernigan - I make a motion to adjourn.

1777

1778 Ms. Ware - Second.

1779

1780 Mr. Taylor - Motion made by Mr. Jernigan and seconded by Ms. Ware. All in
1781 favor say aye. All opposed say no. The motion passes.

1782

1783 On a made by Mr. Jernigan and seconded by Ms. Ware, the Planning Commission
1784 adjourned its meeting at 10:46 a.m.

1785

1786

1787

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1789

Allen Taylor, P.E., C.P.C., Chairman

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1796

John R. Marlles, AICP, Secretary