

1 Minutes of the regular monthly meeting of the Planning Commission of the County of  
2 Henrico, held in the County Administration Building in the Government Center at Parham  
3 and Hungary Springs Roads, Beginning at 7:00 p.m. Thursday, April 13, 2006, Display  
4 Notice having been published in the Richmond Times-Dispatch on March 23, 2006 and  
5 March 30, 2006.

6  
7 Members Present: Mr. C. W. Archer, C.P.C., Chairperson (Fairfield)  
8 Mr. Tommy Branin, Vice Chairperson (Three Chopt)  
9 Mrs. Bonnie-Leigh Jones (Tuckahoe)  
10 Mr. E. Ray Jernigan, C.P.C. (Varina)  
11 Mrs. Patricia S. O'Bannon (Tuckahoe), Board of  
12 Supervisors Representative  
13 Mr. Ernest B. Vanarsdall, C.P.C. (Brookland)  
14 Mr. Randall R. Silber, Director of Planning, Secretary  
15

16 Members Absent: None  
17

18 Others Present: Ms. Jean Moore, Principal Planner  
19 Mr. Lee Tyson, County Planner  
20 Mr. Thomas Coleman, County Planner  
21 Ms. Nathalie Neaves, County Planner  
22 Mr. Livingston Lewis, County Planner  
23 Ms. Jennifer C. Dean, Recording Secretary  
24

25 **Mrs. O'Bannon abstains from voting on all cases unless it is necessary to break a**  
26 **tie.**

27  
28 Mr. Archer: The Planning Commission will come to order. We are in good  
29 shape tonight. Good evening fellow Commissioners and good evening to the public.  
30

31 Mr. Vanarsdall: Good evening Mr. Chairman.  
32

33 Mr. Jernigan: Good evening Mr. Chairman.  
34

35 Mr. Archer: Welcome to the April 13<sup>th</sup> edition of rezoning requests. We have  
36 no one from the press present which means there must not be anything exciting going  
37 on. And with that, I will turn the proceedings over to our Secretary, Director, Randall  
38 Silber.  
39

40 Mr. Silber: Thank you Mr. Chairman. I appreciate that. We do have all  
41 members of the Planning Commission present. Nice to see you. First on the agenda  
42 would be consideration of the withdrawals and deferrals. I think we have a withdrawal  
43 and several deferrals. Ms. Moore.  
44

45 **C-69C-05 LIM Properties, LLC:** Request to amend proffered conditions  
46 accepted with Rezoning Case C-8C-82 on Parcel 755-759-3886, containing 1.35 acres,  
47 located at the southeast intersection of Springfield and Meadowgreen Roads. The  
48 applicant proposes to amend the proffers for access and maximum square footage for  
49 office space, and delete the proffer related to the 35-foot buffer area. The existing  
50 zoning is O-1C Office District (Conditional). The Land Use Plan recommends Office.  
51

52 Ms. Moore: Thank you Mr. Secretary. We do have one withdrawal request  
53 and it's in the Brookland District on page one of the Agenda. C-69C-05 LIM Properties,  
54 LLC, and the applicant simply wishes to withdraw this application therefore no action is  
55 required.

56  
57 Mr. Archer: Thank you Ms. Moore.

58  
59 Mr. Vanarsdall: Gentlemen, will you answer is anybody here on behalf of that  
60 case?

61  
62 Mr. Archer: Ok, is there anyone here on behalf of the case that we just heard  
63 C-69C-05, LIM Properties, LLC.? It doesn't look like there is anyone Mr. Vanarsdall.

64  
65 Mr. Vanarsdall: I know next year now we'll have opposition. They'll come back.

66  
67 **C-21C-06 Gloria Freye for Liberty Property Trust:** Request to  
68 conditionally rezone from M-1 Light Industrial District and M-2 General Industrial to M-2C  
69 General Industrial District (Conditional), Parcels 797-741-6372, 797-742-7054, 797-741-  
70 9990 and 797-741-0975, containing 31.29 acres, located on the west line Carolina  
71 Avenue approximately 3,000 feet north of East Laburnum Avenue. The applicant  
72 proposes a distribution and warehouse development with outside storage. The use will  
73 be controlled by zoning ordinance regulations and proffered conditions. The Land Use  
74 Plan recommends Light Industry. The site is in the Airport Safety Overlay District.

75  
76 Ms. Moore: Moving on to the requests for deferrals. The first was just added.  
77 It's in the Fairfield District of page one of your agenda. It is C-21C-06. It is located on  
78 the left line of Carolina Avenue approximately 3,000 feet north of East Laburnum  
79 Avenue. A distribution warehouse with outside storage is proposed. The rezoning  
80 request is from M-1 and M-2 to M-2C. The deferral is requested to the April 19, 2006  
81 meeting.

82  
83 Mr. Archer: Thank you Ms. Moore. Is there anyone here opposed to the  
84 deferment of C-21C-06 Liberty Property? Ok, then I move for the deferral of C-21C-06  
85 Liberty Property Trust to the April 19<sup>th</sup> meeting at the request of the applicant.

86  
87 Mr. Vanarsdall: Second.

88  
89 Mr. Archer: Moved by Mr. Archer, and seconded by Mr. Vanarsdall. Those in  
90 favor of the motion say aye. Those opposed say no. No no's, the ayes have it. The  
91 motion stands.

92  
93 At the applicant's request, the Planning Commission deferred Case C-21C-06, Liberty  
94 Property Trust, to its meeting on April 19, 2006.

95  
96 **C-19C-06 G. Edmond Massie, IV for Fidelity Properties, Ltd.:** Request to  
97 conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse  
98 District (Conditional), Parcels 746-763-2482, 746-763-2896, 746-763-1769, 746-764-  
99 3818, and 746-763-7257 containing 12.54 acres, located between the east line of  
100 Glasgow Road and the west line of Sadler Road, approximately 600 feet north of Ireland  
101 Lane. The applicant proposes a residential townhouse development with no more than  
102 6 dwelling units per acre. The RTH Residential Townhouse District allows a maximum

103 gross density of 9 units per acre. The proposed use will be controlled by Zoning  
104 Ordinance regulations and proffered conditions. The Land Use Plan recommends  
105 Suburban Residential 1, 1.0 to 2.4 units net density per acre.

106  
107 Ms. Moore: The next is in the Three Chopt District on page two of your  
108 agenda. The case is C-19C-06. The applicant is G. Edmond Massie IV for Fidelity  
109 Properties. The property is located between the east line of Glasgow Road and the  
110 west line of Sadler Road approximately 600 feet north of Ireland Lane. The request is to  
111 conditionally rezone from A-1 to RTHC where a residential townhouse development is  
112 proposed. The deferral is requested to the January 11, 2007 meeting.

113  
114 Mr. Archer: Is there anyone here who is opposed to this deferment C-19C-06  
115 G. Edmond Massie IV for Fidelity Properties? I see no opposition.

116  
117 Mr. Branin: Mr. Chairman, I'd like to move that C-19C-06 be deferred to the  
118 January 11, 2007 meeting per the request of the applicant.

119  
120 Mr. Vanarsdall: Second.

121  
122 Mr. Archer: Alright, motion by Mr. Branin, seconded by Mr. Vanarsdall. All in  
123 favor of the motion say aye. Those opposed say no. The ayes have it. The motion is  
124 granted.

125  
126 At the applicant's request, the Planning Commission deferred Case C-19C-06, G.  
127 Edmund Massie IV for Fidelity Properties to its meeting on January 11, 2007.

128  
129 **C-8C-05 G. Edmond Massie, IV for Fidelity Properties, Ltd.:** Request to  
130 conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse  
131 District (Conditional), Parcel 746-764-5580, containing approximately 4.54 acres, located  
132 on the west line of Sadler Road approximately 290 feet south of Wonder Lane. The  
133 applicant proposes a townhouse development not to exceed six (6) units per acre. The  
134 maximum density allowed in the RTH District is nine (9) units per acre. The uses will be  
135 controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan  
136 recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre.

137  
138 Ms. Moore: Also on page two of the agenda C-8C-05 G. Edmond Massie IV  
139 for Fidelity Properties. The property is located on the west line of Sadler Road  
140 approximately 290 feet south of Wonder Lane. The request is to rezone from A-1 to  
141 RTHC to develop townhomes. The deferral is also requested to the January 11, 2007  
142 meeting.

143  
144 Mr. Archer: Alright is anyone present who is opposed to this deferment, C-8C-  
145 05. No opposition. Mr. Branin.

146  
147 Mr. Branin: Mr. Chairman, I would like to move that C-8C-05 be deferred to  
148 January 11, 2007 meeting per the applicant's request.

149  
150 Mr. Vanarsdall: Second.

151  
152 Mr. Archer: Motion by Mr. Branin, seconded by Mr. Vanarsdall. Those in favor  
153 of the motion say aye. Those opposed say no. The ayes have it. Motion granted.

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At the applicant's request, the Planning Commission deferred Case C-19C-06, G. Edmund Massie IV for Fidelity Properties to its meeting on January 11, 2007.

**C-11C-06 R & R Development, LC.:** Request to rezone from [R-5C] General Residence District (Conditional) to B-2C Business District (Conditional), Parcels 739-761-2693 and 739-762-0100, containing 2.441 acres, located on the south line of West Broad Street (U. S. Route 250) approximately 195 feet east of Spring Oak Drive. The applicant proposes a retail development. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use. The site is in the West Broad Street Overlay District.

Ms. Moore: Also on page two of your agenda, C-11C-06 for R&R Development, L.C. The property is located on the south line of West Broad Street approximately 195 feet of Spring Oak Drive. The request is to rezone from [R-5C] to B-2C to allow a retail development. The deferral is requested to the May 11, 2006 meeting.

Mr. Archer: Is there anyone here opposed to this deferment C-11C-06, R&R Development, L.C.? I see none.

Mr. Branin: Mr. Chairman, I would like to move that C-11C-06 be deferred to the May 11, 2006 meeting per the applicant's request.

Mr. Vanarsdall: Second.

Mr. Archer: Motion by Mr. Branin, seconded by Mr. Vanarsdall. All in favor say aye. Those opposed say no. The motion is granted.

At the applicant's request, the Planning Commission deferred Case C-11C-06, R & R Development, LC to its meeting on May 11, 2006.

**P-4-06 Bechtel Corp for New Cingular Wireless:** Request for a provisional use permit under Sections 24-95(a)(3) and 24-122.1 of Chapter 24 of the County Code in order to construct a 149' high telecommunication tower on part of Parcel 744-771-3182, located on the east line of Shady Grove Road north of Hames Lane. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre.

Ms. Moore: Next is on page three of your agenda. It is P-4-06 Bechtel Corporation for New Cingular Wireless. The property is located on the east line of Shady Grove Road north of Hames Lane. The request is for a Provisional Use Permit to construct a 149' high telecommunication tower. The deferral is requested to the May 11, 2006 meeting.

Mr. Archer: Is there opposition to P-4-06 being deferred Bechtel Corporation for New Cingular Wireless? No opposition.

Mr. Branin: Mr. Chairman, I'd like to move that P-4-06 be deferred to the May, 2006 meeting per the applicant's request.

205 Mr. Vanarsdall: Second.  
206  
207 Mr. Archer: Motion by Mr. Branin, seconded by Mr. Vanarsdall. All in favor  
208 say aye. Those opposed say no. The ayes have it. The motion is granted.  
209  
210 At the applicant's request, the Planning Commission deferred Case P-4-06, Bechtel  
211 Corp for New Cingular Wireless to its meeting on May 11, 2006.  
212  
213 **C-20C-06 James Theobald for Steeple Lane Development, LLC:** Request  
214 to conditionally rezone from M-1C Light Industrial District (Conditional) to R-5AC General  
215 Residence District (Conditional), Parcel 809-724-5973, containing 18.252 acres, located  
216 at the western terminus of Steeple Lane and on the east line of East Richmond Road  
217 approximately 1,770 feet north of Nine Mile Road. The applicant proposes a zero-lot line  
218 development of no more than sixty-four (64) homes. The R-5A District allows a  
219 minimum lot size of 5,625 feet and a maximum gross density of 7.7 units per acre. The  
220 use will be controlled by zoning ordinance regulations and proffered conditions. The  
221 Land Use Plan recommends Office/Service. The site is in the Airport Safety Overlay  
222 District.  
223  
224 Ms. Moore: Next is on page three of your agenda in the Varina District. This is  
225 case C-20C-06, James Theobald for Steeple Lane Development, LLC. The property is  
226 located at the western terminus of Steeple Lane on the east line of East Richmond Road  
227 approximately 1,770 feet north of Nine Mile Road. The request is to conditionally rezone  
228 from A-1 to RTHC, where a zero lot line development of no more than 64 homes is  
229 proposed. The deferral is requested to the May 11, 2006 meeting.  
230  
231 Mr. Archer: Is there anyone present opposed to the deferment of C-20C-06  
232 James Theobald for Steeple Lane Development. No opposition. Mr. Jernigan.  
233  
234 Mr. Jernigan: Mr. Chairman, with that I will move for the deferral of zoning case  
235 C-20C-06 to the May 11, 2006 meeting by the request of the applicant.  
236  
237 Mr. Vanarsdall: Second.  
238  
239 Mr. Archer: Motion by Mr. Jernigan, seconded by Mr. Vanarsdall. Those in  
240 favor say aye. Those opposed say no. The ayes have it.  
241  
242 At the applicant's request, the Planning Commission deferred Case C-20C-06, James  
243 Theobald for Steeple Lane Development, LLC to its meeting on May 11, 2006.  
244  
245 Ms. Moore: Mr. Chairman that concludes the requests for deferrals.  
246  
247 Mr. Archer: Alright, thank you Ms. Moore.  
248  
249 Mr. Silber: Well, as you can see, the agenda has been shortened somewhat  
250 with the deferrals.  
251  
252 Next on the agenda would be consideration of the expedited items. We have one item  
253 tonight on the expedited agenda. This is a request that is fairly minor in nature and there  
254 are no outstanding issues. There is no known opposition and the Planning  
255 Commissioner from that district is comfortable with the request, so it is placed on the

256 expedited agenda. If there is any opposition to the request, it would be pulled off of the  
257 expedited agenda and heard in the order of the regular agenda. So we have one item  
258 on the expedited agenda. Ms. Moore.

259

260 **C-22C-06 Marc Halbritter for Granville South Subdivision Property**  
261 **Owners:** Request to amend proffered conditions accepted with Rezoning Case C-42C-  
262 91, on part of parcels 731-760-2030, 731-760-3631, 731-760-5226, 731-760-6814, 731-  
263 760-7035, 731-760-8636, and all of parcels 731-760-3746, 731-760-2645, 731-760-  
264 1345, 731-760-0653, 731-760-0067, 731-760-0078, 731-760-1585, 731-760-2171, 731-  
265 760-3364, 731-760-3174, 731-760-2987, 731-760-4194, 731-760-5791, 731-760-5275,  
266 731-760-5463, 731-760-5553, and 731-760-5642, containing 12.7 acres located west of  
267 North Gayton Road along Favero Road and Elwell Lane (Granville Subdivision). The  
268 applicant proposes to delete Proffer 4 related to roofing materials. The existing zoning is  
269 R-2AC One Family Residence Districts (Conditional). The Land Use Plan recommends  
270 Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental  
271 Protection Area.

272

273 Ms. Moore: That is correct. It's in the Three Chopt District on page two of your  
274 agenda. It is C-22C-06 for Granville South Subdivision of Property Owners. The site is  
275 located on north Gayton Road along Favero Road and Elwell Lane. The request is to  
276 amend proffered condition accepted with case C-42C-91 related to roofing materials.  
277 The applicant simply wants to eliminate the roofing material specification.

278

279 Mr. Archer: Is there anyone here who is opposed to C-22C-06, Marc Halbritter  
280 for Granville South Subdivision Property Owners. I see no opposition. Mr. Branin.

281

282 Mr. Branin: Mr. Chairman, I would like to move to approve Case C-22C-06 on  
283 the expedited agenda.

284

285 Mr. Vanarsdall: Second.

286

287 Mr. Archer: Motion by Mr. Branin, seconded by Mr. Vanarsdall. All those in  
288 favor of the motion say aye. Those opposed say no. The motion is approved.

289

290 The Planning Commission voted to recommend the Board of Supervisors **grant** the  
291 request because the change does not greatly reduce the original intended purpose of  
292 the proffer and is it not expected to adversely impact surrounding land uses in the area.

293

294 Mr. Branin: I'm done Randy.

295

296 Mr. Silber: Ok. I think, Mr. Branin, approval of that case was your motion.  
297 That's the way I noted it.

298

299 **C-2C-06 William Pollard for Hay Lam:** Request to rezone from B-2,  
300 Business District to B-3C, Business District (Conditional), Parcel 802-735-5020, containing  
301 0.805 acre, located on the west line of Mechanicsville Turnpike at Rescue Ave. The  
302 applicant proposes an on-site dry cleaning business. The use will be controlled by  
303 zoning ordinance regulations and proffered conditions. The Land Use Plan proposes  
304 Commercial Arterial. The site is in the Airport Safety Overlay District.

305

306 Mr. Silber: The first item on the agenda that would be the request on page  
307 one. It's in the Fairfield District. This was deferred from the February 9, 2006 meeting.  
308 This is C-2C-06 William Pollard for Hay Lam and the request is to rezone from B-2  
309 Business District to B-3C Business District Conditional. The property is located on the  
310 west line of Mechanicsville Turnpike at Rescue Avenue. The applicant proposes an  
311 onsite dry cleaning business and again this is in the Fairfield District.

312  
313 Mr. Archer: Thank you Mr. Secretary. Is anyone here opposed to C-2C-06,  
314 William Pollard for Hay Lam? I see no opposition. Ms. Neaves.

315  
316 Ms. Neaves: Thank you Mr. Chairman, members of the Commission, Mrs.  
317 O'Bannon, Mr. Secretary. The subject property is the former Chin Yung restaurant, and  
318 is currently vacant. Various retail uses exist to the north, south, and east of the property.  
319 A single-family residential subdivision, Tazewell Place, is directly to the west.

320  
321 The applicant is requesting B-3C zoning to permit an on-site dry cleaning establishment.  
322 Revised proffers, dated April 12, 2006, include the prohibition of several more intense  
323 uses normally permitted in the B-3 District: Business uses with drive-in features,  
324 automobile service stations, car washes, hotels and motels, private clubs, indoor flea  
325 markets, check cashing establishments, boat and boat trailer sales, rifle or pistol ranges,  
326 adult businesses and self-service storage facilities.

327  
328 Also included in the proffers are limited hours of service to the public or outside activity  
329 to 6:00 a.m. to 12:00 midnight; a restriction on signage as regulated in the B-2 Business  
330 District, a maximum height of 15 feet for exterior lighting sources and a provision that  
331 lighting shall be reduced to security levels at the end of operating hours, and a six-foot  
332 high masonry wall erected and maintained along the western property line adjacent to  
333 the residential neighborhood.

334  
335 The applicant has addressed the only outstanding issue noted in the staff report, which  
336 was the recommendation to include a masonry wall.

337  
338 The 2010 Land Use Plan designates this parcel Commercial Arterial, which generally  
339 corresponds with the B-1, B-2, and B-3 Business Districts.

340  
341 On-site dry cleaning establishments are generally acceptable within the Commercial  
342 Arterial designation, and would provide a neighborhood oriented service to the adjacent  
343 developments.

344  
345 The applicant has submitted revised proffers to mitigate any potential impacts and  
346 therefore, staff supports this request.

347  
348 The time limits would need to be waived on the revised proffers and this concludes my  
349 presentation. I would be happy to answer any questions that you may have and the  
350 applicant is also here tonight.

351  
352 Mr. Archer: Thank you Ms. Neaves. Are there questions from anyone on the  
353 Commission for Ms. Neaves? Ms. Neaves, I don't have any either, and let me commend  
354 you for working on this. I know this one was a little bit difficult from the beginning back in  
355 January. We finally got this application to the point where it is passable. This is  
356 something that I see to be an asset to the community because most of what is in that

357 block on both sides are service oriented, commercial businesses and this would be of  
358 service also.

359  
360 Mr. Branin - I have no problem with that.

361  
362 Mr. Archer: And with that, I will first of all move to waive the time limits on the  
363 amended proffers.

364  
365 Mr. Vanarsdall: Second.

366  
367 Mr. Archer: Motion by Mr. Archer, seconded by Mr. Vanarsdall to waive the  
368 time limits. All in favor say aye. All opposed say no. Time limits are waived, and as for  
369 the case C-2C-06 I move to recommend it for approval.

370  
371 Mr. Vanarsdall: Second.

372  
373 Mr. Archer: Motion by Mr. Archer, seconded by Mr. Vanarsdall. All in favor  
374 say aye. Those opposed say no. The ayes have it. Thank you Ms. Neaves.

375  
376 The Planning Commission voted to recommend the Board of Supervisors **grant** the  
377 request because it is appropriate business zoning in this area and the proffered  
378 conditions will provide appropriate quality assurances not otherwise available.

379  
380 Mr. Silber: I hope I don't embarrass Nathalie by saying this but the next time  
381 Nathalie comes to the rezoning meeting she will have a different last name. She will be  
382 getting married soon. So seeing Neaves on the agenda may be one of the last times.  
383 Although it sounds like you might be back for an expedited agenda on the 19<sup>th</sup>.

384  
385 Mr. Jernigan: Are we leaving early to go out and party tonight?

386  
387 Mr. Silber: Well, that's a possibility.

388  
389 Mr. Archer: I know what the name will be and I'm not going to say it.

390  
391 Mr. Vanarsdall: We could go to church and celebrate Easter early.

392  
393 **RESOLUTION: SIA-02-06 – East Area Elementary School Site – Substantially**  
394 **In Accord with the County Comprehensive Plan (Fairfield District).**

395  
396 Mr. Silber: The only remaining item on the agenda, if I have mine marked  
397 correctly is a Substantially in Accord. This is SIA-02-06. This is for East Area  
398 Elementary School Site at Laburnum and Harvie. This is before the Commission tonight  
399 and with the recommendation from the Commission this would appear on the Board of  
400 Supervisors agenda in May. Mr. Tyson.

401  
402 Mr. Tyson: Good evening Commissioners.

403  
404 Mr. Archer: Good evening Mr. Tyson. How are you sir?

405  
406 Mr. Tyson: The proposed elementary school site is located at the southeast  
407 intersection of N. Laburnum Avenue and Harvie Road in the Fairfield District. The area



408 of the subject site is 18.730 acres, approximately one-half of the 36.521-acre Clarendon  
409 property. The remaining 17.8 acres of the property is southwest of the proposed school  
410 site on the west line of N. Laburnum Avenue. This part of the parcel has been approved  
411 as the future location of the Eastern Henrico Recreation Center.

412  
413 The subject site is zoned O-2C Office District (Conditional). The O-2 Office District does  
414 not allow schools as a use; however, local governmental authority can supersede local  
415 zoning regulations and the use may be permitted without a rezoning of the property.

416  
417 The site was rezoned from A-1 Agricultural District to O-2C Office District (Conditional) with  
418 rezoning case C-21C-04. Proffers accepted with case C-21C-04 include providing a  
419 Transitional Buffer 25 along Laburnum Avenue and Harvie Road, providing a 20' wide  
420 landscape buffer along the eastern property line, providing a 10' wide landscaped buffer  
421 along the property lines shared with the single-family dwelling, and restricting impervious  
422 cover to no more than 65% of the lot.

423  
424 The landscape buffers may be provided within the building setbacks, and the buffer areas  
425 should not hinder development. Based upon the County's prototype for elementary  
426 schools, the site should also accommodate the school and not approach the maximum  
427 65% impervious cover.

428  
429 A single family residence, located at the Laburnum Avenue and Harvie Road intersection,  
430 causes a short break in the site's frontage along Harvie Road and will have to be  
431 considered in the design of the site.

432  
433 The proposed school site is in the Approach Zone of the Airport Safety Overlay District;  
434 however, no part of the building will encroach into the horizontal surface of the Approach  
435 Zone and the building's relationship to the airport is not considered a hindrance to its  
436 development.

437  
438 The Land Use Plan recommends Office use for the entire Clarendon property, including the  
439 proposed school site. At its October 11, 2005 meeting, the Board of Supervisors adopted  
440 resolution 328-05 to acquire the remaining 17.823 acres of the Clarendon property for the  
441 County's Eastern Henrico Recreation Center. Since this part of the property is no longer  
442 available for future office use it may now be appropriate to consider the remainder of the  
443 property, including the school site, for less intense uses.

444  
445 The proposed elementary school development would be consistent with the Goals,  
446 Objectives and Policies of the Comprehensive Plan that stress the importance of providing  
447 adequate public facilities and services located in a manner for maximizing service delivery  
448 efficiency while minimizing negative impacts on surrounding uses.

449  
450 While the site is slightly smaller than the preferred size of 20 acres for an elementary  
451 school site, the site has no known limitations to development from a topographic or  
452 environmental standpoint, and the proposed use can be accommodated on the site.

453  
454 With proper design, the site should provide a much needed public service, would support  
455 the Goals, Objectives and Policies of the Land Use Plan, and would be compatible with  
456 existing development patterns in this area of the County; therefore, the proposed site for  
457 the Eastern Area Elementary School is deemed by the staff to be "Substantially in Accord"  
458 with the Comprehensive Plan of Henrico County.

459  
460 I'll be happy to answer any questions you might have. There are representatives from  
461 school administration here as well to answer technical questions.  
462  
463 Mr. Archer:                 Alright, thank you sir. We've heard Mr. Tyson's presentation and I  
464 think we need to bear in mind that this is exactly what this is, a Substantially in Accord, not  
465 necessarily an approval of anything. But there may be questions that members of the  
466 Commission would like to ask of those that are here representing the schools. Are there  
467 questions from the Commission? Are there any comments from the Commission?  
468  
469 Mrs. Jones:                 Yes, I'd like to make just a comment. I'm sure there's not an easy  
470 answer, if I could. This is a fairly busy intersection. It's a site that lends itself well, I'm sure,  
471 to the school, but the traffic was my big concern because elementary schools in particular  
472 have a large amount of parent involvement, traffic coming and going, and young children.  
473 Can you just tell me what is being discussed about maybe .....? the school on the site and  
474 how to mitigate that?  
475  
476 Mr. Tyson:                 Yes, the Department of Public Works has recommended that all  
477 access be from Harvie Road. The preliminary layout that Schools has provided does not  
478 show any access to Laburnum Avenue. There is also a proffered condition with the  
479 existing case of a Transitional Buffer 25 along Laburnum Avenue edge. So there will be a  
480 vegetative edge there that will restrict access. There are other elementary schools that are  
481 on four-lane divided highways including Glen Lea Elementary, which is on Laburnum  
482 Avenue, Jacobs Elementary which is again on Laburnum, Montrose, and Pinchbeck.  
483 There are a number of sites that are on fairly well traveled highways. The Department of  
484 Public Works does recommend that all access be from Harvie Road and that can be  
485 addressed at the time the site develops.  
486  
487 Mrs. Jones:                 OK, thank you.  
488  
489 Mr. Archer:                 I might also add that Harvie Road has recently been widened and  
490 also is proposed to be developed all the way through to Cedar Fork at some point in time.  
491  
492 Mr. Tyson:                 The date of the proposed connection is the summer and fall of 2008.  
493  
494 Mr. Archer:                 OK.  
495  
496 Mr. Silber:                 Mr. Tyson, can you put that slide up that shows that connection?  
497 There is another one that was in the staff report that is shown as in the vicinity.  
498  
499 Mr. Tyson:                 This connection will be made (refer to rendering).  
500  
501 Mr. Silber:                 This is confusing because it has a couple of different street names.  
502 You have Harvie Road that comes off of Laburnum. Harvie then makes a 90 degree angle  
503 turn to the south. Meadowview then continues on and changes to Cedar Fork. Well, we  
504 need to deal with that street name issue later, but my point is that this road will be  
505 connected through so it will really serve the ability to be able to get to the school in many  
506 different ways, not necessarily Laburnum. I think that's important because we really do  
507 want to design the school so that you are turning it in a fashion that it orients it towards  
508 Harvie Road and sort of turning it back on Laburnum, so you don't have conflict with  
509 children in the road, traffic in the road. I think that Harvie Road helps a lot to provide that

510 means of access back into the neighborhoods where the kids will be coming from.  
511  
512 Mrs. O'Bannon: Is there a layout plan or preliminary layout plan? They obviously  
513 must have thought about where the school, how big the school, the area of the school, the  
514 print of the school?  
515  
516 Mr. Tyson: They proposed or submitted a generic prototype of an elementary  
517 school and sort of laid it over as a template, but they haven't done anything/site specific.  
518  
519 Mrs. O'Bannon: They haven't done anything?  
520  
521 Mr. Silber: Do they have something with them? Do we have anything loaded  
522 Lee?  
523  
524 Mr. Tyson: No, we don't have anything showing the proposed layout.  
525  
526 Mr. Silber: If they do have the layout if, you are willing to show it, we can put it  
527 on the overhead screen.  
528  
529 Mrs. O'Bannon: It just looks to me like, and not that I'm totally opposed to, but there  
530 looks like a lot of wasted acreage in that point. You know where the point is that you might  
531 not be able to get to it.  
532  
533 Mr. Silber: Yes ma'am. The configuration of it does have some challenges with  
534 that narrow point and it would be difficult to use that.  
535  
536 Mrs. O'Bannon: OK.  
537  
538 Mr. Silber: In the illustration that they have, Laburnum is to the left and Harvie is  
539 to the top side. You can see the access is to Harvie.  
540  
541 Mrs. O'Bannon: Would that house ever be available or the property that is cut off  
542 there in the corner, would that ever be added or could it ever be added?  
543  
544 Mr. Silber: Could be added, I think it should be added. I think the County and  
545 the School Board should take steps to add that. It doesn't make any sense at all to  
546 continue to have a residence there in the corner.  
547  
548 Mr. Tyson: The Schools just supplied me with an additional layout that shows a  
549 potential swap of the land down at the point for some land immediately adjacent.  
550  
551 Mrs. O'Bannon: Oh, that is what I was wondering, because there is a vacant property  
552 next to it. I think that's good.  
553  
554 Mr. Archer: Mrs. O'Bannon, I think that house, the property with the house on it  
555 has come up before in some recent rezoning cases and they have never been able to  
556 incorporate in any of those, for some reason. Maybe we will have some success next time.  
557  
558 Mrs. O'Bannon: Do they not want to sell or something?  
559  
560 Mr. Archer: I don't know, apparently, yes.

561  
562 Mrs. O'Bannon: It's just you know, it's reasonable. That's excellent, the fact that they  
563 swapped the point with this section down the side. That's great, wow. It actually makes it  
564 much more, much better alignment.  
565  
566 Mr. Silber: It makes it more usable for both property owners.  
567  
568 Mrs. O'Bannon: Absolutely, cheaper.  
569  
570 Mr. Archer: Alright. Any other questions or comments? I think one of the things  
571 we need to keep in mind is that you know one of the toughest things to overcome when you  
572 even think about building schools, and you can't just get it from anywhere, so I guess we  
573 have to get it when it comes available. OK. Thank you, Mr. Tyson. Any further  
574 discussion? If not, then I suppose we need a motion and I guess I have to make it then.  
575 Correct Mr. Secretary?  
576  
577 Mr. Silber: That would be nice.  
578  
579 Mr. Archer: I move that we recommend SIA-02-06 and that we find it to be  
580 Substantially in Accord.  
581  
582 Mr. Vanarsdall: Second.  
583  
584 Mr. Archer: Motion by Mr. Archer and seconded by Mr. Vanarsdall. All in favor  
585 of the motion say aye. Those opposed say no. The ayes have it. The motion is carried.  
586 Moving right along.  
587  
588 Mr. Silber: Moving right along, next on the agenda would be approval of the  
589 minutes. Planning Commission minutes from March 9, 2006.  
590  
591 Mr. Archer: Is that the last item on the agenda?  
592  
593 Mr. Silber: The last item on the agenda.  
594  
595 Mr. Archer: Alright, I found one item on page 18 line 922. I think the beginning  
596 of the second sentence should be "Are there questions for Mr. Theobald?"  
597  
598 Mr. Silber: What does it say?  
599  
600 Mr. Archer: Have questions for Mr. Theobald.  
601  
602 Mr. Silber: OK.  
603  
604 Mr. Archer: Alright, any further corrections to the minutes? Is there a motion for  
605 approval of the minutes?  
606  
607 Mr. Vanarsdall: I make the motion.  
608  
609 Mr. Archer: Motion by Mr. Vanarsdall, seconded by Mr. Archer. Motion stands  
610 approved. Minutes are approved.  
611

612 Mr. Jernigan: Do you want us to vote on it?  
613  
614 Mr. Archer: Go ahead if you feel like it. All in favor say aye. Those opposed  
615 say no. The minutes are approved, Mr. Secretary.  
616  
617 Mr. Silber: OK, thank you.  
618  
619 Mr. Archer: Are we done with the agenda? I know you're trying to make 7:30  
620 p.m. Meeting adjourned 7:28 p.m.

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622  
623  
624  
625  
626  
627

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Randall R. Silber, Secretary

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C. W. Archer, CPC, Chairman