

1 Minutes of a work session and the regular monthly meeting of the Planning  
2 Commission of the County of Henrico held in the County Administration Building  
3 in the Government Center at Parham and Hungary Spring Roads, beginning at  
4 7:00 p.m. December 11, 2014. Display Notice having been published in the  
5 Richmond Times-Dispatch on November 24, 2014 and December 1, 2014.  
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Members Present: Mr. Eric S. Leabough, C.P.C., Chairman (Varina)  
Mr. C. W. Archer, C.P.C. (Fairfield)  
Mr. Tommy Branin (Three Chopt)  
Mrs. Bonnie-Leigh Jones, C.P.C., (Tuckahoe)  
Mr. R. Joseph Emerson, Jr., AICP,  
Director of Planning, Secretary  
Mr. David A. Kaechele,  
Board of Supervisors' Representative

Member Absent Mr. Robert H. Witte, Jr., Vice-Chairman (Brookland)

Also Present: Ms. Jean M. Moore, Assistant Director of Planning  
Mr. James P. Strauss, PLA, Principal Planner  
Mr. Benjamin Sehl, County Planner  
Mrs. Lisa Blankinship, County Planner  
Ms. Sylvia Ray, Recording Secretary

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9 **Mr. David A. Kaechele, the Board of Supervisors' representative, abstains on**  
10 **all cases unless otherwise noted.**  
11

12 Mr. Leabough - I call this meeting of the Henrico County Planning  
13 Commission to order. This is our rezoning meeting for December. This is our final  
14 rezoning meeting for the year. If you would, please mute or silence your cell  
15 phones. And as you do that, please rise with us for the Pledge of Allegiance.  
16

17 I don't believe we have any news media with us, do we? I don't see anyone.  
18

19 With that, I'd like to recognize Mr. Kaechele with the Board of Supervisors. Thank  
20 you for being with us this year.  
21

22 Mr. Kaechele - I'm glad to be here.  
23

24 Mr. Archer - This is your last meeting, isn't it? No, you have one  
25 more.  
26

27 Mr. Emerson - One next week.  
28

29 Mr. Leabough - I thank the rest of the Commission members for being  
30 here. We have a quorum, and we can conduct business. Mr. Witte, unfortunately,

31 is not with us today for personal reasons, but we can move forward because we  
32 have a quorum. So thank you all for being here.

33

34 With that, I'd like to turn the agenda over to Mr. Emerson our secretary.

35

36 Mr. Emerson - Thank you, Mr. Chairman. First on the agenda tonight  
37 are the requests for withdrawals and deferrals. Those will be presented by Mr. Jim  
38 Strauss.

39

40 Mr. Strauss - Thank you, Mr. Secretary. We do have one request this  
41 evening for deferral, and that is in the Brookland District on Page 1 of the agenda.  
42 It is REZ2014-00021, Riverview Green Investors, LLC. The applicant is requesting  
43 a deferral to the January 15, 2015 meeting.

44

45 **(Deferred from the October 9, 2014 Meeting)**

46 **REZ2014-00021 James W. Theobald for Riverview Green Investors,**  
47 **LLC:** Request to amend proffered conditions accepted with Rezoning cases C-  
48 2C-09 and C-18C-08 on Parcel 775-771-7259 located in the northwest quadrant  
49 of Greenwood and Bent Pine Roads. The applicant proposes to amend proffers  
50 related to age restriction, the conceptual plan, amenities, emergency access,  
51 parking, recreational vehicles, tree save area, entrance feature, condominiums,  
52 architectural exhibits, land for park and recreation, number of units, and hours of  
53 construction. The existing zoning is R-5AC General Residence District  
54 (Conditional) and R-6C General Residence District (Conditional). The 2026  
55 Comprehensive Plan recommends Suburban Residential 2, density should not  
56 exceed 3.4 units per acre.

57

58 Mr. Leabough - Is there anyone in the audience in opposition to the  
59 deferral of REZ2014-00021, James W. Theobald for Riverview Green Investors,  
60 LLC? There is no one in opposition.

61

62 Mr. Branin - Mr. Chairman, I'd like to move that REZ2014-00021,  
63 James W. Theobald for Riverview Green Investors, LLC, be deferred to the  
64 January 15, 2015, per the applicant's request.

65

66 Mrs. Jones - Second.

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68 Mr. Leabough - We have a motion by Mr. Branin, a second by  
69 Mrs. Jones. All in favor say aye. All opposed say no. The ayes have it; the motion  
70 passes.

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72 Mr. Emerson - Mr. Chairman, that now takes us to the requests for  
73 expedited items, and of course there are none this evening. So we now move into  
74 your regular agenda for PUP2014-00020, Bay Companies Incorporated.

75



76 **PUP2014-00020 Bay Companies, Inc. for Ample Storage Lake**  
77 **Worth, LLC:** Request for a Provisional Use Permit under Sections 24-62.2(h), 24-  
78 120 and 24-122.1 of Chapter 24 of the County Code in order to allow a self-service  
79 storage facility on part of Parcel 784-746-8660 located on the west line of Brook  
80 Road (U.S. Route 1) approximately 750' north of its intersection with Interstate 95.  
81 The existing zoning is B-3C Business District (Conditional). The 2026  
82 Comprehensive Plan recommends Office. The site is located in the Enterprise  
83 Zone. The staff report will be presented by Mrs. Lisa Blankinship.

84  
85 Mr. Leabough - Is there anyone in the audience in opposition to  
86 PUP2014-00020, Bay Companies, Inc. for Ample Storage Lake Worth, LLC?  
87 There is no opposition. Good evening, Mrs. Blankinship.

88  
89 Mrs. Blankinship - Good evening. Thank you Mr. Chairman, members of  
90 the Commission.

91  
92 This is a request for a Provisional Use Permit to allow a self-service storage facility  
93 south of the Brook Run Shopping Center. The site is zoned B-3C and the 2026  
94 Comprehensive Plan recommends Office.

95  
96 The applicant has submitted a concept plan, seen here, illustrating the proposed  
97 layout of the site which would consist of two, two-story buildings. Building A would  
98 be approximately 65,000 square feet and Building B would be approximately  
99 53,000 square feet. Access would be limited to Brook Run Drive.

100  
101 In addition to the concept plan, the applicant has submitted architectural  
102 elevations, seen here, which show the buildings constructed of full standard, red  
103 brick with tan accents and soldier courses, glass, and green metal roofing.

104  
105 Staff has recommended Conditions 1 and 2 to ensure the elevations, the exterior  
106 materials, and design shown on the exhibits would be implemented.

107  
108 The subject site is located in the County's Enterprise Zone and the Brook Road  
109 Corridor Special Focus Area. This focus area recommends implementing the 2003  
110 Brook Road Enhancement Study which encourages enhanced landscaping,  
111 pedestrian pathways, and attractive signage where infill development occurs. For  
112 these reasons, staff recommends Conditions 4 through 6 which address buffers,  
113 sidewalks, and signage.

114  
115 The 2026 Comprehensive Plan recommends Office for the subject property. While  
116 not entirely consistent with this designation, the proposed use is consistent with  
117 the existing B-3C zoning and could be appropriate given the site's proximity to  
118 Interstate 95 and the pattern of development in the area.

120 A community meeting was held on September 23, 2014. However, no citizens  
121 attended. Staff recommends approval of this request subject to Conditions 1  
122 through 20 as listed in the staff report.

123

124 This concludes my presentation, and I would be happy to answer any questions.

125

126 Mr. Leabough - I have one quick question, Mr. Archer. May I?

127

128 Mr. Archer - Yes, sure.

129

130 Mr. Leabough - What type of metal roofing is it?

131

132 Mrs. Blankinship - The applicant is here if you'd like to ask that. Metal  
133 roofing, that's all I'm aware of. Would you like to ask the applicant?

134

135 Mr. Leabough - Yes, if you don't mind.

136

137 Mr. Caskie - [Off microphone.] It's a standard—

138

139 Mr. Emerson - Could you come forward and state your name, please?

140

141 Mr. Caskie - Good evening. I'm Dan Caskie with Bay Companies.  
142 This is Terry Wethington with Ample Mini Storage.

143

144 Mr. Wethington - [Off microphone.] The metal roof—

145

146 Mr. Leabough - If you're going to speak, you have to speak into the  
147 microphone sir.

148

149 Mr. Wethington - I'm sorry.

150

151 Mr. Leabough - No problem.

152

153 Mr. Wethington - The metal roofing is a standing rib roofing, pre-painted  
154 in the color that's indicated on the drawing, which is a hunter green, a dark green.  
155 And there is actually very little roof up there, but there is a green trim around the  
156 top of the brick that you'll notice up there in the drawing.

157

158 Mr. Leabough - So it's like standing seam metal?

159

160 Mr. Wethington - Yes it is. It's like a standing seam high rib.

161

162 Mr. Leabough - Okay. Thank you. Are there any other questions for the  
163 applicant? If not, thank you all.

164



165 Mr. Archer - I have none, Mr. Caskie. Thank you, Mr. Chairman, for  
166 asking that question for clarification for everybody else.

167

168 This is the second storage facility that we have approved (haven't approved it yet,  
169 though)—that we've had introduced for Ample Storage in the last couple of months  
170 or so. We did schedule a meeting, and no one showed up at the meeting. I think  
171 we had one phone call since then, and that was able to be handled by Mrs.  
172 Blankinship and Mr. Caskie. Other than that, I've not had any questions.

173

174 These storage facilities, I've come to regard them now as a place that people can  
175 put their stuff that they otherwise would put elsewhere in an unattractive place or  
176 space that could be used for something else. We do have some multi-family  
177 housing near there who I'm sure might find a place like this useful.

178

179 With the opportunity that we have to have the facility, and based on the information  
180 that was given in the staff report, I move to move this along to the Board of  
181 Supervisors with a vote for approval.

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183 Mrs. Jones - Second.

184

185 Mr. Leabough - We have a motion by Mr. Archer, a second by  
186 Mrs. Jones. All in favor say aye. All opposed say no. The ayes have it; the motion  
187 passes.

188

189 **REASON** - Acting on a motion by Mr. Archer, seconded by Mrs.  
190 Jones, the Planning Commission voted 4-0 (one absent, one abstention) to  
191 recommend the Board of Supervisors grant the request because the conditions  
192 should minimize the potential impacts on surrounding land uses and it is  
193 reasonable in light of the surrounding uses and existing zoning on the property.

194

195 Mr. Emerson - Mr. Chairman, we now move on to the next item on  
196 your agenda which would be the consideration of approval of the minutes from  
197 your November 13, 2014 meeting. You do have an errata sheet with suggested  
198 changes provided by the Commission members prior to the meeting.

199

200 Mr. Leabough - Are there any additional changes to the minutes as  
201 presented with the errata sheet? If not, I'll entertain a motion for approval.

202

203 Mr. Branin - I move for approval of the minutes with the errata sheet  
204 included.

205

206 Mr. Archer - Second.

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208 Mr. Leabough - We have a motion by Mr. Branin, a second by  
209 Mr. Archer. All in favor say aye. All opposed say no. The ayes have it; the motion  
210 passes.

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Is there any other business to come before the Commission tonight, Mr. Secretary?

Mr. Emerson - Mr. Chairman, I have nothing else for the Commission this evening.

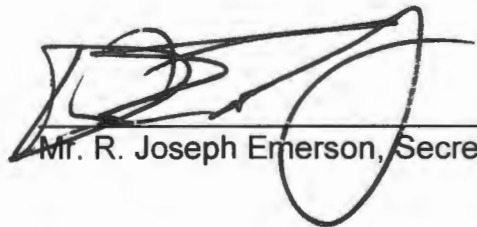
Mr. Leabough - Does the Commission have anything else? If not, I will just say that I wish Mr. Witte was here to witness this historic event, since he's on me about timing all the time.

Mr. Branin - Well that's why we did so quick tonight because he wasn't here. He'll learn.

Mr. Leabough - It runs a lot smoother. If there's nothing else, I'll entertain a motion for adjournment.


Mr. Archer - So moved, Mr. Chairman.

Mr. Leabough - We're adjourned.



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Mr. R. Joseph Emerson, Secretary



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Mr. Eric S. Leabough, Chairman