

1 **Minutes of the regular monthly meeting of the Planning Commission of Henrico**
2 **County held in the County Administration Building in the Government Center at**
3 **Parham and Hungary Spring Roads, beginning at 7:00 p.m., Thursday, July 15,**
4 **2021. Display Notice having been published in the Richmond *Times-Dispatch* on**
5 **June 28, 2021 and July 5, 2021.**
6
7

8 Members Present: Mr. William M. Mackey, Jr., Chairman (Varina)
9 Mrs. Melissa L. Thornton, Vice Chair (Three Chopt)
10 Mr. Robert H. Witte, Jr. (Brookland)
11 Mr. C. W. Archer, C.P.C. (Fairfield)
12 Mr. Gregory R. Baka (Tuckahoe)
13 Mr. R. Joseph Emerson, Jr., AICP, Director of Planning
14 Secretary
15 Mrs. Patricia S. O'Bannon (Tuckahoe)
16 Board of Supervisors' Representative
17

18 Also Present: Ms. Jean Moore, Assistant Director of Planning
19 Mr. Ben Sehl, County Planner
20 Mr. Seth Humphreys, County Planner
21 Mr. Livingston Lewis, County Planner
22 Ms. Lisa Blankinship
23 Ms. Kristin Smith, County Planner
24 Mr. John Cejka, Traffic Engineer, Public Works
25 Mr. Justin Briggs, Henrico County Public Schools
26 Ms. Martha Diuguid, Office Assistant
27
28

29 **Mrs. Patricia S. O'Bannon, the Board of Supervisors' representative, abstains on**
30 **all cases unless otherwise noted.**
31

32 Mr. Mackey - This is the July 15, 2021, meeting of the Henrico County
33 Planning Commission. At this time, if you haven't already done so, I'd ask if you would
34 either silence or turn off your cellphone, please. And everyone who is able, would you
35 please stand with the Commission as we do the Pledge of Allegiance?
36

37 [Pledge of Allegiance]
38

39 Thank you. Do we have anyone in the audience from the news media tonight?
40

41 No, we don't. Okay.
42

43 I'd like to welcome Ms. O'Bannon. She's sitting in with us this year, the representative for
44 the Board of Supervisors.
45

46 Before I turn the meeting over to Ms. Moore, I'd like to take a moment to just say that one
47 of the former Commissioners, Ms. Bonnie-Leigh Jones, lost her husband, Mr. William

48 Dwight "Bill" Jones. He passed away on June 26, 2021. Two of our present
49 Commissioners, Mr. Archer and Mr. Witte, I believe, served with Ms. Jones.

50
51 Mr. Witte - Yeah.

52
53 Mr. Mackey - Did you as well, Greg?

54
55 Mr. Baka - No.

56
57 Mr. Mackey - Okay. Just -- okay.

58
59 Mr. Witte - Supervisor O'Bannon appointed her.

60
61 Mr. Mackey - Okay. Ms. O'Bannon. Absolutely. Yes.

62
63 Ms. O'Bannon - For Tuckahoe.

64
65 Mr. Mackey - I did not know her. Just wanted to take a moment to send out
66 our heartfelt condolences and ask that you continue to keep her and her family in your
67 prayers while they go through this most difficult time. Ms. O'Bannon, would you like to
68 add anything?

69
70 Ms. O'Bannon - I want to thank those who attended the funeral today. I'd
71 known Ms. Jones for many years, and her children grew up with my children. One thing
72 I want to mention is that her husband and her youngest son both won awards as athletes
73 at Douglas Freeman.

74
75 Mr. Mackey - Okay.

76
77 Ms. O'Bannon - And he went on to Duke as an athlete and also to UVA law
78 school. So Douglas Freeman is very proud of that, too.

79
80 Mr. Mackey - I'm sure.

81
82 Ms. O'Bannon - And he was always proud to talk about that. But all of her
83 children, of course, graduated from Douglas Freeman. And it was just wonderful to see
84 that family. Because he's an attorney in Denver and her number two son is a computer
85 programmer, but fascinating, he goes all around the world. And her youngest son is --
86 he's in construction and builds skyscrapers in New Jersey and New York. And it -- and,
87 you know, considering -- it was as if, you know, Bonnie-Leigh I've always thought was
88 probably the smartest person I've ever known. But her husband, I think, was smarter.
89 So.

90
91 Mr. Mackey - Yes. Well thank you for sharing that with us, Ms. O'Bannon.
92 We appreciate it.

93

94 At this time I will turn the meeting over to Ms. Jean Moore.

95

96 Ms. Moore - Thank you, Mr. Chairman. I'd like to welcome everyone here
97 tonight and I'd just like to go over -- a few minutes to go over how the procedures and
98 how to participate in the meeting tonight.

99

100 We do continue to provide Webex for those who want to attend and participate remotely.
101 And, of course, you can attend in person. Individuals who are not vaccinated against
102 COVID-19 are not required to wear a face covering or maintain social distancing,
103 however, if you're not fully vaccinated, we ask that you continue those practices –
104 protocols -- for COVID-19 and we appreciate your cooperation in that.

105

106 For those attending in person, please use the lectern. If you want to make comments,
107 please do so at the lectern at the rear of the room.

108

109 For anyone who is watching livestream on the County website, you can still participate
110 remotely in the public hearings. And these are the instructions: Please go to the Planning
111 Department's meeting webpage at Henrico.us/planning/meetings. You can scroll down
112 under the Planning Commission and click on Webex Event.

113

114 Once you've joined the Webex event, please click the chat button in the bottom-right of
115 your screen. Staff will send a message asking if anyone would like to sign up to speak
116 or on an upcoming case. To respond or to chat, select Kristin Smith -- and again that's
117 Kristin Smith -- from the drop-down menu and send a message. The moderator will let
118 you know when it's your turn to speak.

119

120 And the Commission also does have guidelines for public hearing process, and they are
121 as follows: The applicant is allowed 10 minutes to present the request, and time may be
122 reserved to respond to questions and extra testimony. The opposition total is also allowed
123 10 minutes to present its concerns.

124

125 And just know that the Commission, if they ask questions, does not count into that
126 timeframe. And please keep your comments directly to the Commission when you're
127 considering the case. Thank you for your participation and interest in this evening.

128

129 And now we begin with the first item, which is withdrawals and deferrals, which will be
130 presented by Mr. Ben Sehl.

131

132 Mr. Sehl - Thank you, Ms. Moore. Staff is aware of one deferral this evening. It's in
133 the Brookland District and on page 2 of your agenda. This is PUP2021-00014, Henry
134 Brummitt.

135

136 **PUP2021-00014 Sekiv Solutions, LLC for William (Henry) Brummitt:** Request for
137 a Provisional Use Permit under Sections 24-55(i), 24-120 and 24-122.1 of Chapter 24 of
138 the County Code to allow outdoor dining for an existing restaurant on part of Parcel 764-
139 764-9325 located on the west line of Staples Mill Road (U.S. Route 33) approximately

140 550' north of its intersection with Old Courtney Road. The existing zoning is B-1 Business
141 District. The 2026 Comprehensive Plan recommends Commercial Concentration.

142
143 The applicant is requesting a deferral to the August 12, 2021, Commission Meeting.

144
145 Mr. Mackey - All right. Thank you, Mr. Sehl. Is there anyone in attendance
146 or via Webex that is in opposition of the request for deferral for PUP2021-00014, William
147 Henry Brummitt?

148
149 Mr. Humphreys- There is no one on Webex.

150
151 Mr. Mackey - All right. Thank you.

152
153 Mr. Witte - Mr. Chairman, I move that PUP2021-00014, William Henry
154 Brummitt, be deferred to the August 12th, 2021 meeting at the request of the applicant.

155
156 Mr. Archer - I second.

157
158 Mr. Mackey - All right. Thank you. We have a motion by Mr. Witte, a second
159 by Mr. Archer, for a deferral to the August 12th meeting for PUP2021-00014 William
160 Henry Brummitt. All in favor say aye. Any opposed? The motion was carried.

161
162 Mr. Sehl - That does complete the deferral agenda, unless the
163 Commission has any items that they wish to add at this time.

164
165 Mrs. Thornton - I do.

166
167 Mr. Mackey - Oh, okay. All right. We have a request for another item to be
168 added to the agenda.

169
170 Mrs. Thornton - Mr. Chairman, I move that REZ2021-00026, Highwoods
171 Realty Limited Partnership be deferred to the August 12, 2021, meeting at the request of
172 the Commission.

173
174 **REZ2021-00026 T. Preston Lloyd, Jr. for Highwoods Realty Limited Partnership:**
175 Request to conditionally rezone from A-1 Agricultural District and M-1C Light Industrial
176 District (Conditional) to UMUC Urban Mixed Use District (Conditional) Parcels 750-768-
177 0643, 750-768-4593, 750-768-4929, and 750-768-8514 and part of Parcels 751-768-
178 2072, 751-769-0332, and 751-769-4739 containing 33.801 acres located on the north line
179 of Nuckols Road between Lake Brook Drive and Interstate 295. The applicant proposes
180 an urban mixed-use development. The uses will be controlled by zoning ordinance
181 regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban
182 Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District.

183
184 Mr. Baka - Second.

185

186 Mr. Mackey - All right. We have a request for a deferral to the August 12th
187 meeting by Mrs. Thornton, a second by Mr. Baka. All in favor say aye -- or -- hold on, I'm
188 sorry.
189
190 Mrs. Thornton - Any opposition?
191
192 Mr. Mackey - Do we have anyone in attendance or anyone via Webex that's
193 in opposition of this deferral?
194
195 Mr. Humphreys - There's no opposition on Webex.
196
197 Mr. Mackey - Thank you. None in the audience. My apologies. So we have
198 a motion for a deferral to the August 12th meeting by Ms. Thornton and a second by Mr.
199 Baka. All in favor say aye. Any opposed? The motion is granted.
200
201 Mrs. Thornton - I have one more.
202
203 Mr. Mackey - Okay.
204
205 Mrs. Thornton - Do you want me to just say it before I read my motion? Would
206 you like me -- okay.
207
208 Mr. Mackey - Okay.
209
210 Mrs. Thornton - The PUP2021-00010, Highwoods Realty Limited Partnership.
211
212 **PUP2021-00010 T. Preston Lloyd, Jr. for Highwoods Realty Limited Partnership:**
213 Request for a Provisional Use Permit under Sections 24-32.1 (a, b, i, l, p, s, v, w, z), 24-
214 120 and 24-122.1 of Chapter 24 of the County Code to allow the following: outdoor
215 vending areas; commercial parking lot; greater floor area for any use with floor area
216 limitations; heliport; outdoor, commercial recreational facilities; buildings and structures
217 exceeding 60' in height; open space of less than 20 percent within a development;
218 commercial or office square footage of less than 25 percent of the total building square
219 footage of the UMU district; and number of for-lease multifamily dwelling units exceeding
220 30 percent of the total units of the UMU district on Parcels 750-768-0643, 750-768-4593,
221 750-768-4929, and 750-768-8514 and part of Parcels 751-768-2072, 751-769-0332, and
222 751-769-4739 located on the north line of Nuckols Road between Lake Brook Drive and
223 Interstate 295. The existing zoning is A-1 Agricultural District and M-1C Light Industrial
224 District (Conditional). UMUC zoning is proposed with REZ2021-00026. The 2026
225 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook
226 Redevelopment Overlay District.
227
228 Mr. Mackey - All right. Is there anyone in attendance or via Webex that's in
229 opposition for the deferral of PUP2021-00010, Highwoods Realty Limited Partnership?
230
231 Mr. Humphreys - There is no one in opposition on Webex.

232
233 Mrs. Thornton - Okay. Thank you. Mr. Chairman, I move that PUP2021-
234 00010, Highwoods Realty Limited Partnership be deferred to the August 12, 2021,
235 meeting at the request of the Commission.

236
237 Mr. Mackey - Second. All right. We have a motion by Ms. Thornton, a
238 second by Mr. Mackey for a deferral to the August 12th meeting for PUP2021-00010,
239 Highwoods Realty Limited Partnership. All in favor say aye. Any opposed? The motion
240 is granted.

241
242 Ms. Moore - Mr. Chairman, we now move on to the items to be expedited
243 on the agenda, which will also be presented by Mr. Sehl.

244
245 Mr. Mackey - Okay. Thank you.

246
247 Mr. Sehl - Thank you again, Ms. Moore. The one request that staff is
248 aware of on the expedited agenda is in the Three Chopt District and on page 2 of your
249 agenda. This is PUP2021-00013, MESA Commercial, LLC.

250
251 **PUP2021-00013 MESA Commercial, LLC:** Request for a Provisional Use Permit
252 under Sections 24-58.2 (a), 24-120 and 24-122.1 of Chapter 24 of the County Code to
253 allow a 24-hour operation of a veterinary hospital on part of Parcel 730-765-6508 located
254 on the south line of W. Broad Street (U.S. Route 250), approximately 400' east of the
255 Goochland County line. The existing zoning is B-2C Business District (Conditional). The
256 2026 Comprehensive Plan recommends Traditional Neighborhood Development. The
257 site is in the West Broad Street Overlay District.

258
259 Staff is unaware of any opposition to this request, and the applicant has indicated they
260 are agreeable to the proposed conditions in the staff report.

261
262 Mr. Mackey - All right. Thank you, Mr. Sehl. Is there anyone in attendance
263 or via Webex that's in opposition for the expedited approval of PUP2021-00013, MESA
264 Commercial Incorporated?

265
266 Mr. Humphreys - There is no one in opposition on Webex.

267
268 Mr. Mackey - And no one in attendance.

269
270 Mrs. Thornton - Okay. Well, Mr. Chairman, I move for recommendation
271 approval of the PUP2021-00013, MESA Commercial, LLC with the recommended
272 conditions listed in the staff report.

273
274 Mr. Baka - Second.

275

276 Mr. Mackey - Okay. We have a motion for expedited approval by Mrs.
277 Thornton, a second by Mr. Baka, for PUP2021-00013, MESA Commercial, Incorporated.
278 All in favor say aye. Any opposed? The motion is carried.

279
280 Ms. Moore - Okay, Mr. Chairman, we now move on to your regular agenda
281 beginning on page 2. And this is in the Varina District. This is REZ2021-00034, Jeffrey
282 P. Geiger for Sauer Properties.

283
284 **REZ2021-00034 Jeffrey P. Geiger for Sauer Properties:** Request to amend proffers
285 accepted with REZ2020-00030 on Parcels 816-703-6131, -6947, 817-702-3619, 817-
286 703-1130, -1244, -2007, -2352, 819-702-6318, 819-703-0614, -7516, 820-701-5432,
287 820-703-9721 and part of Parcel 819-700-9160 located on the east and west lines of S.
288 Airport Drive (State Route 281) at the Pocahontas Parkway (State Route 895). The
289 applicant proposes to amend proffers regarding setbacks, access, and transportation
290 improvements. The existing zoning is M-1C Light Industrial District (Conditional). The
291 2026 Comprehensive Plan recommends Planned Industry and Environmental Protection
292 Area. The site is in the Airport Safety Overlay District.

293
294 The Staff Report will be presented by Mr. Ben Sehl.

295
296 Mr. Mackey - All right. Thank you.

297
298 Mr. Sehl - Thank you, Ms. Moore. This is a request -- this is the first of
299 three companion requests -- that would amend proffers on a large assemblage of property
300 totaling approximately 400 acres. To avoid confusion, we will call each case individually
301 and discuss specific amendments before each request, but I did think it would be helpful
302 to first provide an overview of the requests to allow for some context for the change
303 proposed for each individual case.

304
305 As you can see on this map, the applicant has acquired a large area generally located
306 between South Laburnum Avenue, South Airport Drive, Seven Hills Boulevard, and the
307 Pocahontas Parkway. Last year, the Commission considered a request, REZ2020-
308 00030, that rezoned approximately 226 acres in this area to M-1C. This rezoning did build
309 upon two earlier approvals, C-51C-97 and C-55C-97, that rezoned property adjacent to
310 Seven Hills Boulevard to M-1C and M-2C.

311
312 The recommended land use for the vast majority of the site is a Planned Industry. Some
313 of the site's Laburnum Avenue frontage is designated Commercial Arterial, and there are
314 several areas designated EPA throughout the entire property.

315
316 As part of the most recent rezoning, the applicant completed a traffic impact analysis that
317 contemplated the construction of a new roadway connecting South Laburnum Avenue
318 and South Airport Drive. A portion of this roadway, which will be called Olga Sauer
319 Boulevard, is shown as Concept Road 174, in this location.

320

321 The construction of this roadway and the installation of a traffic signal at its future
322 intersection with South Laburnum Avenue was proffered as part of REZ2020-00030, as
323 were several improvements to other roadways, such as Miller Road through the middle
324 of the site located here.

325
326 The applicant now proposes to make several changes to the accepted proffers for all
327 three cases to position the site for various light industrial and distribution uses. These
328 changes are centered around relocating or removing Miller Road north of the future Olga
329 Sauer Boulevard, as well as providing additional flexibility for the location of loading areas
330 within the development.

331
332 A number of housekeeping changes are also proposed to bring the 1997 cases more in
333 line with the 2020 approval, last year. These changes are shown on the handouts
334 provided to you this evening. There are a number of them, so I'd like to walk you through
335 those briefly.

336
337 These handouts do consist of four documents. The first is a compilation showing all of
338 the proposed changes to the three cases for this evening. Those do incorporate recent
339 revisions dated today that address a number of concerns noted in the staff report for each
340 request. You'll see that the title should say "Sauer Properties Rezoning" at the top.
341 Following the compilation are blacklines showing the changes to each individual case.

342
343 My hope is to walk you through the major changes for each application and have the
344 Commission act on each request separately after taking public comment. The applicant
345 can likely speak to their overall plans during the consideration of this first request,
346 REZ2021-00034, as well as the specifics of each of the companion applications as
347 needed.

348
349 And before moving into the specifics for REZ2021-00034, I would like to note that the
350 applicant did hold a community meeting last week, July 8th, at the Varina Library.

351
352 So this first request that Ms. Moore called, is REZ2021-00034. In this case, the applicant
353 is proposing to amend proffers accepted in the area outlined in red. Staff is presenting
354 this request first as the other amendments for the other cases do reference changes that
355 are proposed as part of this request. The major changes proposed with this application
356 are to proffer 16, which relates to transportation improvements. Because Miller Road
357 may be removed or relocated, the applicant is proposing to delete three references to that
358 roadway internal to their property. Again, that's about in this location from Miller Road.

359
360 To ensure other improvements, such as turn lanes, continue to be constructed, the
361 applicant recently revised their request to add proffers 16B, 8, and 9 as shown on page
362 11 of that compiled document I referenced. And that does address the previous concerns
363 noted by the traffic engineer in your staff report. Other changes relate to clarifying
364 language for the greenbelts on the property.

365

366 Because the applicant has addressed the traffic engineers concerns regarding necessary
367 transportation improvements, staff does recommend approval of this request.

368
369 Staff believes it would be appropriate for the Commission to receive comment and take
370 action on this request prior to considering the companion cases. Time limits would need
371 to be waived on the July 15th proffers from today. And I'd be happy to try and answer
372 any questions you might have about this application at this time.

373
374 Mr. Mackey - All right. Thank you, Mr. Sehl. Does anyone on the
375 Commission have any questions at this time for staff?

376
377 Ms. Moore - Just have a real -- was anyone in attendance at the community
378 meeting?

379
380 Mr. Sehl - Yes. We had about, I would say, a half-dozen residents that
381 were in attendance.

382
383 Mr. Mackey - Yeah. It was a very -- if I may add, it was a very good meeting.
384 It wasn't a big room, but it was very informational and everybody participated and brought
385 up some good issues that were later addressed in this.

386
387 Mr. Sehl - Now we've got the applicant that is here and can speak either
388 generally as part of this request or more specifically to each application that is before the
389 Commission.

390
391 Mr. Mackey - All right. Before we hear from the applicant, let me ask you,
392 is there anyone in attendance or via Webex that's in opposition of this case?

393
394 Mr. Humphreys - We have no one in opposition on Webex.

395
396 Mr. Mackey - Okay. And I don't see anyone in attendance. So, at this time,
397 we'll let the applicant come up and just hit on some of the high points.

398
399 Mr. Geiger - Good evening, Mr. Chairman, members of the Commission.

400
401 Mr. Mackey - Good evening.

402
403 Mr. Archer - Good evening.

404
405 Mr. Geiger - My name is Jeff Geiger, here on behalf of the applicant, Sauer
406 Properties. I appreciate Ben taking the time to walk you through, kind of the high level. I
407 just would like to add a little bit more color to his high-level explanation of why we're back
408 before you this evening.

409

410 We have appreciated the partnership that Henrico County Planning, Traffic Engineer,
411 Economic Development, have provided for this project. We are working to create a
412 shovel-ready site for Henrico County with the changes that are before you this evening.

413
414 As you know in your Land Use Plan, this site is designated as the prime economic
415 development site and with these changes we look forward to working with Henrico County
416 and your staff to bring in -- to attain the goals of your Land Use Plan for this property.

417
418 We did have a good conversation. The folks that attended the community meeting are
419 the few residents that remain on Miller Road. We explained to them that that new road
420 that Ben was referring to, Olga Sauer, will be -- we anticipate having plans approval by
421 the spring of 2022. And that road will be constructed first before there's any change to
422 Miller Road, that way they can still access Laburnum or Airport Drive. Their access to
423 Laburnum will be enhanced further because we will be constructing a signal at the
424 intersection of Olga Sauer and Laburnum.

425
426 With that, another important part of the case, as Ben mentioned and we'll get into with the
427 subsequent two cases, is that we have updated those cases to incorporate proffered
428 conditions that were associated with the original rezoning that you recommended
429 approval for last fall, including requirements for hours of construction and limitation on
430 lighting to protect nearby residents.

431
432 With that, on behalf of the applicant, I would ask the Commission recommend approval
433 of the three amendment requests that are before you. If the Commission has any
434 questions at this time, I'm happy to answer them or come back up.

435
436 Mr. Mackey - All right. Does anyone on the Commission have any
437 questions for the applicant? All right. I don't have any --

438
439 Mr. Baka - Mr. Mackey.

440
441 Mr. Mackey - Yes, sir.

442
443 Mr. Baka - If you don't have any, just one brief one. Since you mentioned
444 the priority, Mr. Geiger, was to be a shovel-ready site. If these cases were to be
445 recommended for approval and are ultimately approved, about how long in duration are
446 you expecting it takes to be shovel-ready?

447
448 Mr. Geiger - While this case has been pending, Sauer Properties has been
449 working closely with your staff, your Economic Development staff, to get a lot of those
450 requirements done so that they are -- they can be presented as shovel-ready at a trade
451 show or conference that the Economic Development folks are going to later in September.
452 We're kind of gearing everything towards that September timeframe.

453
454 Mr. Baka - Okay. So, you can mark it in September to be shovel ready,
455 but the permitting process -- it's unknown at this time, it might take several months?

456
457 Mr. Geiger - Well, yeah. We have to find a user.
458
459 Mr. Baka - Okay.
460
461 Mr. Geiger - We don't know what the -- the goal here is to put Henrico
462 County in the best position possible to find a user from the national market to come into
463 a site -- what would be a very large site for economic development purposes, job creation.
464 And from there we will then know what our -- what our user is, what their needs are. And
465 we're going through POD quickly. But, like I said, we're -- from that Olga Sauer
466 perspective and having that road ready by -- that road will be ready for construction by
467 the spring of next year.
468
469 Mr. Baka - Okay. I appreciate your elaborating on it. Thank you. It's a
470 very important priority. So, thanks.
471
472 Mr. Mackey - All right. Well, any other questions or comments? I'd like to
473 say thank you to Mr. Geiger and the applicant for all the work that you did with staff. A
474 lot of work went into this project and some concessions were made, and was greatly
475 appreciated, because the County definitely wants to maintain a certain amount of quality.
476 Not that you were not wanting to do that, but, you know, we need certain protections and
477 we're happy that you were able to agree to that.
478
479 And having said that, I would move that we grant a waiver of time limits and accept the
480 proffers dated July 15, 2021, for REZ2021-00034, Sauer Properties.
481
482 Mr. Baka - Second.
483
484 Mr. Mackey - All right. Have a motion for approval of the waiver of time
485 limits by Mr. Mackey. A second by Mr. Baka. All in favor say aye. Any opposed? All
486 right. The motion is granted.
487
488 Next, I move that we recommend approval of REZ2021-00034, Sauer Properties, with the
489 proffers dated July 15, 2021.
490
491 Mrs. Thornton - Second.
492
493 Mr. Mackey - All right. Have a motion by Mr. Mackey, a second by Ms.
494 Thornton. All in favor say aye. Any opposed? The motion is granted. Thank you.
495
496 Ms. Moore - Okay. Moving on to the companion case that Ben already
497 gave an overview to, it's REZ2021-00032, Jeffrey P. Geiger for Sauer Property.
498
499 **REZ2021-00032 Jeffrey P. Geiger for Sauer Properties:** Request to amend proffers
500 accepted with C-51C-97 on Parcels 816-703-0009 and 816-704-5428 located at the
501 southeast intersection of S. Laburnum Avenue and Seven Hills Boulevard. The applicant

502 proposes to amend proffers regarding setbacks, access, loading areas, and traffic
503 signalization. The existing zoning is M-1C Light Industrial District (Conditional). The 2026
504 Comprehensive Plan recommends Planned Industry, Commercial Arterial, and
505 Environmental Protection Area. The site is in the Airport Safety Overlay District.

506
507 Again, this will be presented by Mr. Ben Sehl.

508
509 Mr. Sehl - Thank you, again, members of the Commission. I appreciate
510 your patience this evening as we walk through these three different cases. With regards
511 to REZ2021-32, it is located in this area and most of the changes proposed with this are
512 also related to the removal of Miller Road or relocation of Miller Road north of Olga Sauer
513 Boulevard.

514
515 Although the applicant has also proposed to modify some language regarding the loading
516 docks on the property adjacent to Laburnum Avenue. As noted in the staff report, there
517 were concerns regarding those revisions.

518
519 To address the concerns, the applicant did provide the revised proffers dated today that
520 provide additional commitments to the greenbelts along South Laburnum Avenue and
521 Olga Sauer Boulevard where those loading areas may be located. This is shown on page
522 1 of the blacklined document that you have.

523
524 On page 3 of that document, the applicant has also proposed to revise proffer 9 to prohibit
525 loading docks in certain areas within a certain distance of South Laburnum Avenue to
526 address that concern.

527
528 Other changes that I think it is helpful to note to this case, to C51-C97, includes a
529 prohibition of direct truck access to South Laburnum Avenue, which was the major
530 request of the traffic engineer. As well as carrying over several commitments related to
531 lighting uses and hours of construction that were provided during last year's most recent
532 rezoning.

533
534 Overall, staff does believe the proffers, as revised today, have addressed our concerns
535 as noted in the staff report. A waiver of time limits would be needed to accept those
536 revised proffers this evening and staff does recommend approval of this request. And I'd
537 be happy to try and answer any questions you might have before we move on to the final
538 companion request.

539
540 Mr. Mackey - All right. Thank you. Does anyone on the Commission have
541 any questions for Mr. Sehl? All right.

542
543 Ms. O'Bannon - This is on the prior case. I apologize. I wanted to ask a
544 question. On the paper it's listed as M-1 -- M-2C, but on the screen we see it as M-1C
545 for the prior case.

546

547 Mr. Sehl - And, Mrs. O'Bannon, that must be a typo. I apologize for that.
548 It is the -- it was rezoned to M-1C as part of the REZ2020-30. There is a portion of the
549 site that is zoned M-2C, and that'll be the subject of the final companion case.
550
551 Ms. O'Bannon - Well, and I see that. But --
552
553 Mr. Sehl - So I believe, Mrs. O'Bannon, that -- I believe that is a
554 typographical error. Yes.
555
556 Ms. O'Bannon - The -00034?
557
558 Mr. Sehl - As you can see, it's shown on the zoning map here. -00034
559 was M-1C. So you're correct. Thank you for highlighting those.
560
561 Ms. Moore - We'll get that corrected.
562
563 Ms. O'Bannon - I just want to make sure that -- right.
564
565 Mr. Mackey - Thank you.
566
567 Mr. Sehl - Understood. Thank you.
568
569 Ms. O'Bannon - Making sure the paperwork is correct -- that's what this -- the
570 Planning Commission is all about.
571
572 Mr. Archer - Absolutely.
573
574 Ms. O'Bannon - Details.
575
576 Mr. Sehl - Yes. Appreciate that.
577
578 Ms. O'Bannon - Thank you. All right. Thank you. Sorry, I didn't mean to
579 interrupt.
580
581 Mr. Sehl - Oh, no. That's appreciated. Thank you.
582
583 Mr. Mackey - Yes.
584
585 Ms. Moore - I had a question. Just going through the revised proffers,
586 specifically 2B. And I know this carries forward language that was accepted with the case
587 last year. It references supplemented with evergreen trees that would be planted 10 feet
588 tall at maturity, planted 12 feet on center. Is there any indication, or what's typical practice,
589 when they're planted initially what the sizes are and how effectively that will screen that
590 area, say, for the next, you know, early years.
591

592 Mr. Sehl - So, Ms. Moore, we worked really closely with our Landscape
593 Planning staff to develop that proffer during last year's request. And they thought that
594 that was a -- using that as a target mature height with that spacing was the best
595 combination of effects to kind of be able to place them as needed. Because we -- in that
596 case, we were focused, if you can see on your screen, really in this area of South Airport
597 Drive. And so, they were able to carry that forward over here. And so, what I can say to
598 that is that we did work really closely with our landscaping experts to come to the right
599 number. And they indicated that that was sufficient.

600
601 Ms. Moore - Yes. And I would just ask the applicant, maybe, to consider a
602 minimum size at time of planting.

603
604 Mr. Sehl - We can certainly look into that, as well.

605
606 Mr. Mackey - Mr. Sehl, was there anything about signage asking, you know,
607 the truckers not to use the Miller Road when coming out of the property?

608
609 Mr. Sehl - Mr. Mackey, no. There were no commitments. There was
610 obviously discussion about that at the community meeting last week.

611
612 Mr. Mackey - Okay.

613
614 Mr. Sehl - Our Department of Public Works has been very active in
615 identifying problems when they occur, when they are raised by residents and responding
616 to those concerns.

617
618 And that tends to be how we have handled that. There are portions of this site that do
619 have access to Miller Road south of where Olga Sauer Boulevard will intersect it. There
620 continue to be commitments that they cannot access that roadway until it is widened all
621 the way down to Darbytown Road. So that should alleviate any concerns we have about
622 truck traffic doing that.

623
624 And I think the primary way to address that is to ensure that the applicant fulfills their
625 commitment to construct Olga Sauer Boulevard all the way to Laburnum Avenue and
626 provide the traffic signal at that location. Because that will ensure the easiest way for
627 those trucks to exit the site and get to the major roadways through that signalized
628 intersection, where it's easy, so they don't have a need to traverse Miller Road.

629
630 Mr. Mackey - All right. Thank you, sir. Any other questions or comments?

631
632 Mr. Witte - I have one. Not directly, but kind of -- I believe, and I may be
633 wrong, that this was in an Airport Safety District Area. Is that right?

634
635 Mr. Sehl - Yes, sir. It is.

636
637 Mr. Witte - Does that have any restrictions on signage?

638
639 Mr. Sehl - From a, like, are you -- sort of from a height perspective, a
640 lighting perspective?
641
642 Mr. Witte - All the above.
643
644 Mr. Sehl - Yes. I'm not aware specifically of signage. Their focus is
645 typically on height.
646
647 Mr. Witte - Right.
648
649 Mr. Sehl - And we do work closely with the -- with the RIC on this and
650 they -- John Rutledge with the airport reviews all of our applications and certainly informs
651 us whenever they have any concerns and none have been raised about this request, Mr.
652 Witte.
653
654 Mr. Witte - All right.
655
656 Ms. Moore - Also, I would add our sign ordinance addresses glare and
657 things like that, but typically -- Ben is right. It would be very high -- something we'd look
658 at cell towers and things like that.
659
660 Mr. Witte - Well, my concern was, I watched an old movie a couple weeks
661 ago and they had a parking lot lined off with lights in front of an airport. Of course, the
662 planes crashes into that. So that's why I said lighting or signage.
663
664 Mr. Sehl - They have not made any additional -- in the time period since
665 the 1997 cases were approved or any of the recent applications, we've had several plans
666 of development, buildings constructed here at the intersection of Seven Hills and
667 Laburnum. We've had -- the former Nabisco Plant has been expanded and had some
668 additions over there, as well, and all of those have been able to work well with the airport
669 and have not caused any issues, so I wouldn't anticipate any here.
670
671 Mr. Witte - If it did become an issue --
672
673 Mr. Sehl - We would hear about it really quickly.
674
675 Mr. Witte - Okay.
676
677 Mr. Sehl - We do -- Yes, sir.
678
679 Mr. Mackey - All right. Thank you, sir. If there aren't any other questions or
680 comments, we can hear from the applicant. Just to address --
681
682 Mr. Geiger - Good evening again, Mr. Chairman, members of the
683 Commission, Ms. Moore. Jeff Geiger here on behalf of the applicant.

684
685 Mr. Mackey - Just a little clarity on the Miller Road.
686
687 Mr. Geiger - Yeah. On Miller Road, like Ben mentioned, we knew from the
688 outset we were not going to adjust the -- make any changes to the truck prohibition to
689 Miller Road. That is still in place, still going to carry forward. We worked -- we had input
690 from the traffic engineer in terms of how those trucks from the users that will be coming
691 need to access Laburnum. How they need to use roads other than Miller and get out to
692 a light so that they can safely and efficiently, from a network perspective, move to their
693 next destination.
694
695 From our perspective, we really want you to think about the improvements that are coming
696 here as advanced manufacturing/distribution. You can see in the -- kind of on the right
697 side of the project, how we -- there is already as a result of the rezoning last year, you
698 can see a large investment already being made within the Sauer Industrial Center. And
699 those are buildings, not parking lots. So we will not have that runway lighting that will --
700
701 Mr. Witte - Hey, it was an old movie. It didn't even have jets.
702
703 Mr. Geiger - At least there weren't snakes on there.
704
705 Mr. Mackey - All right. Any other questions or comments for Mr. Geiger?
706
707 Mrs. Thornton - And just regarding the signage, couldn't they just put, "No
708 trucks allowed"?
709
710 Mr. Geiger - My understanding, and others might know better than I, but
711 these are VDOT controlled roads, and VDOT controls what signage we're allowed to put.
712 So --
713
714 Mrs. Thornton - Miller Road is VDOT controlled?
715
716 Mr. Geiger - Yes, ma'am. And so, from my perspective, I think that's a
717 conversation that has to occur with VDOT in order to put those, you know, the no turn --
718
719 Mrs. Thornton - That's on the main road.
720
721 Mr. Baka - Airport Drive is 150, so, Miller...
722
723 Mrs. Thornton - Okay.
724
725 Mr. Sehl - Well, just to clarify, Miller Road is a Henrico County controlled
726 road. But Mr. Geiger is correct, they would obviously need to work -- there are certain
727 roadways that require the County to work with VDOT regarding truck prohibitions. But,
728 certainly, as I mentioned, the County has been very active. If there continues to be a
729 proffered prohibition on truck access to Miller Road south of the site, that roadway is

730 unlike other areas in Varina where we've experienced that -- that that challenge is in
731 creating some sort of cut through that would appear to be attractive to truck drivers,
732 because it's not shortening a route. This is really going down to a different intersection
733 that's parallel to that roadway.

734
735 So we're not, from a staff perspective, I think overly concerned about truck traffic, but I
736 can recommend, you know, I can -- I can certainly understand residents' concerns
737 regarding that. And we would be able to respond to that relatively quickly should that
738 become an issue.

739
740 Mrs. Thornton - Okay. Good.

741
742 Mr. Mackey - Okay. Any other questions or comments? All right. Thank
743 you, Mr. Geiger.

744
745 All right. I move that we grant the waiver of time limits and accept the proffers dated July
746 15, 2021, for REZ2021-00032, Sauer Properties.

747
748 Mrs. Thornton - Second.

749
750 Mr. Mackey - All right. We have a motion by Mr. Mackey, a second by Ms.
751 Thornton. All in favor say aye. Any opposed? Motion is granted.

752
753 All right. I move that we recommend approval of REZ2021-00032, Sauer Properties, with
754 the proffers dated July 15, 2021.

755
756 Mr. Baka - Second.

757
758 Mr. Mackey - Motioned by Mr. Mackey, seconded by Mr. Baka, all in favor
759 say aye. Any opposed? The motion is carried. Thank you.

760
761 Ms. Moore - And the last companion case is on page 3 of your agenda. It's
762 REZ2021-00033, Jeffrey P. Geiger for Sauer Properties.

763
764 **REZ2021-00033 Jeffrey P. Geiger for Sauer Properties:** Request to amend proffers
765 accepted with C-55C-97 on Parcels 817-703-8751, 817-704-7926, 818-704-3451, 818-
766 704-4435, 818-704-6139 located at the southwest intersection of S. Airport Drive (State
767 Route 281) and Seven Hills Boulevard. The applicant proposes to amend proffers
768 regarding setbacks, access, and traffic signalization. The existing zoning is M-2C General
769 Industrial District (Conditional). The 2026 Comprehensive Plan recommends Planned
770 Industry and Environmental Protection Area. The site is in the Airport Safety Overlay
771 District.

772
773 Mr. Sehl - As Ms. Moore mentioned, finally, we do move on to the last
774 companion request, which is REZ2021-33, which would amend proffers with C-55C-97,

775 as shown here. Again, these changes are largely related to the relocation or removal of
776 Miller Road north of Olga Sauer Boulevard.

777
778 The applicant has also revised the proffers, which are shown starting on page 4 of that
779 compiled document you had to address the concerns that were noted in the staff report.
780 They are similar to those that were noted for REZ2021-32, which was the area just west
781 of view and were largely related to greenbelt and items like that. And the applicant has
782 addressed those concerns with the proffers dated July 15th. Because we are -- the
783 applicant has done so, the staff does recommend approval of this request but does note
784 that waiver of time limits would be necessary in order to accept those proffers submitted.

785
786 Mr. Mackey - Thank you, Mr. Sehl. Are there any questions or comments?
787 All right.

788
789 Would any -- I forgot to ask on the last one -- is there anyone in opposition or that have
790 any comments for REZ2021-00033, Sauer Properties? Anyone in attendance or via
791 Webex?

792
793 Mr. Humphreys - There is no one in opposition on Webex.

794
795 Mr. Mackey - Thank you. All right. Anyone have any questions or
796 comments? Okay. Well, all right.

797
798 Well then, I move that we grant the waiver of time limits and accept the proffers dated
799 July 15, 2021, for REZ2021-00033, Sauer Properties.

800
801 Mr. Witte - Second.

802
803 Mr. Mackey - All right. Motioned by Mr. Mackey, seconded by Mr. Witte. All
804 in favor say aye. Any opposed? The motion is granted.

805
806 I move that we recommend approval of REZ2021-00033, Sauer Properties with the
807 proffers dated July 15, 2021.

808
809 Mr. Witte - Second.

810
811 Mr. Mackey - All right. A motion by Mr. Mackey, a second by Mr. Witte. All
812 in favor say aye. Any opposed? The motion is granted. Thank you.

813
814 Ms. Moore - Thank you. So, moving to the Fairfield District on Page 3 of
815 your agenda. The next two and the last two are companion cases. They are REZ2021-
816 00005, and the companion case PUP2021-00001. The applicant is Andrew Condlin for
817 Godsey Properties. And this will be presented by Mr. Lewis.

818
819 **REZ2021-00005 Andrew M. Condlin for Godsey Properties, Inc.:** Request to
820 conditionally rezone from A-1 Agricultural District to R-5AC General Residence District

821 (Conditional) Parcels 804-726-5470 and 804-726-5470.001 containing 120.4 acres
822 located on the north line of Creighton Road at its intersection with Gordon Lane
823 (Glenwood Golf Club). The applicant proposes detached dwellings for sale. The R-5A
824 District allows a maximum gross density of 6 units per acre. The uses will be controlled
825 by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan
826 recommends Traditional Neighborhood Development and Environmental Protection
827 Area.

828
829 **PUP2021-00001 Andrew M. Condlin for Godsey Properties, Inc.:** Request for a
830 Provisional Use Permit under Sections 24-13.4(c), 24-120 and 24-122.1 of Chapter 24 of
831 the County Code to allow adjustable side yard setbacks for lots within the R-5A General
832 Residence District on Parcels 804-726-5470 and 804-726-5470.001 located on the north
833 line of Creighton Road at its intersection with Gordon Lane (Glenwood Golf Club). The
834 existing zoning is A-1 Agricultural District. The R-5A District is proposed for the A-1 District
835 with REZ2021-00005. The 2026 Comprehensive Plan recommends Traditional
836 Neighborhood Development and Environmental Protection Area.

837
838 Mr. Lewis - Thank you, Ms. Moore, members of the Commission.

839
840 Mr. Mackey - Good evening, sir.

841
842 Mr. Lewis - Thank you, Mr. Chairman. As previously mentioned, this is a
843 request to rezone the 120-acre Glenwood Golf Club property to R-5AC for a zero-lot-line
844 residential development. The applicant has also filed companion case PUP2021-00001
845 to allow for flexibility in adjusting the side-yard setbacks. The A-1 zoned site is on the
846 north line of Creighton Road surrounded by residential zoning and single-family
847 neighborhoods on all sides.

848
849 The 2026 plan designates the site for Traditional Neighborhood Development and
850 Environmental Protection Area. The applicant has submitted a concept plan showing a
851 proposed 290-lot subdivision. As illustrated on the layout, the neighborhood would have
852 two distinct sections on either side of the creek and floodplain which divides the property.

853
854 The two sections will be linked through a central park feature via a trail network and
855 several pedestrian bridges. Four points of access would be provided from Creighton
856 Road and one from Carneal Street. Perimeter landscape buffers are also shown along
857 the southern, western, and northern property lines.

858
859 Other assurances provided in the proffers include: minimum width of 70 feet or greater
860 for 60 percent of the lots; minimum area of 9,500 square feet for 50 percent of the lots;
861 40 percent of the homes to be a minimum of 1,800 square feet; and roughly 45 percent
862 of them between 1,500 to 1,800 square feet.

863
864 Homes would be built according to various architectural exhibits, shown here, and I'll flip
865 through the various ones. Each would have a garage, approximately a third to be side or

866 rear loaded. Partial brick or stone front facades on roughly 2/3 of the homes. Foundation
867 plantings, street trees, and sodded and irrigated yards.

868
869 Various pedestrian lighting provisions would also be provided; sidewalks along Creighton
870 Road, as well as throughout the neighborhood; and, Creighton Road right-of-way
871 dedication and widening. In addition, the companion provisional user permit case would
872 also regulate the development by allowing for side yards as narrow as 8 feet.

873
874 The applicant has held two community meetings, one in January and one in June, to
875 discuss many of these details and other topics.

876
877 The recent proffer and exhibit revisions, the most recent of which is handed out this
878 evening, have provided a number of additional quality features and other important
879 assurances. With these changes, staff believes this request would be a reasonable
880 alternative to the 2026 Plan's Traditional Neighborhood Development designation and
881 would be comparable to surrounding residential development in terms of land use,
882 density, and overall design. For these reasons, staff supports this request.

883
884 This concludes my presentation. Happy to take any questions. And, as a reminder, time
885 limits would need to be waived for the proffers.

886
887 Mr. Mackey - All right. Thank you, Mr. Lewis. Is there any questions or
888 comments for Mr. Lewis from the Commission?

889
890 Mr. Baka - I have one. Mr. Archer, do you have any?

891
892 Mr. Archer - No, I don't.

893
894 Mr. Baka - With deference to Mr. Archer and --

895
896 Mr. Archer - We've had quite a few.

897
898 Mr. Baka - I understand. And this is one of our first looks at it, so I
899 apologize for jumping in here. I'm looking at the creek that kind of bisects the property
900 and kind of divides it in two portions. On the western side, you have a grid street network,
901 traditional neighborhood designs, both on the southwest corner and on the southern side
902 you've got that grid street network. On the east you've got the cul-de-sacs on the
903 southeast and the northeast of the property.

904
905 I'm just curious, was there any consideration given to perhaps splitting the property and
906 see the cul-de-sac system you have and seven or eight cul-de-sacs from the east side of
907 the creek. Keeping those in a more, you know, suburban model of, you know, main roads
908 and cul-de-sacs and then on the western half, perhaps, continuing the grid design or
909 traditional neighborhood design of a block network to continue some of the blocks across
910 and making that transition with the natural boundary of the creek. I'm just curious if there

911 was any discussion on splitting it rather than just taking the whole thing, you know, with
912 – the whole property with all cul-de-sacs.

913
914 Mr. Lewis - Well, there've been numerous different designs, to be honest,
915 back and forth quite a number of times. I guess playing with different lot sizes, mixing the
916 lot sizes throughout, having smaller lot sizes on one side and larger on the other side,
917 grid network, meandering streets, so all of that to be said, this is an accumulation of
918 months' worth of comments that the applicant has received. And what you -- what you
919 have is along the lines of what you're talking about. Not necessarily the street network,
920 but, as I mentioned, the eastern portion is going to be a bit different in terms of lot size
921 and home size and a little bit different in design, as well. And the western portion is going
922 to be a little bit larger, a little bit different design. And that was by design from the
923 applicant. But in terms of the grid street network, there wasn't much of a discussion
924 necessarily of having two different types of street networks on either side of the -- of the
925 creek.

926
927 Mr. Baka - All right. And thank you for the additional context. Thanks.

928
929 Mr. Mackey - All right. Any other questions or comments for Mr. Lewis?

930
931 Mrs. Thornton - I just noticed, you will have sidewalks on one side of the street
932 throughout the whole property. Correct?

933
934 Mr. Lewis - That's right. Throughout the entire neighborhood.

935
936 Mrs. Thornton - Okay. And then there isn't any example of a one-car garage.
937 All the pictures look like two-car. Even though you say a minimum of one. I think before
938 the next time they should have some elevations to show kind of how that will be. Because
939 all of those are two-car. What we considered two-car. Just to, you know, show some
940 examples.

941
942 Mr. Lewis - You're correct. You're correct. That's a very good
943 observation. Actually, there were other elevations given that I believe did show single-
944 car garages. We had to pare down the number of exhibits.

945
946 Mrs. Thornton - Okay.

947
948 Mr. Lewis - So maybe some of those can come back in.

949
950 Mrs. Thornton - That would be nice just so you can see the different types of
951 housing they're going to be providing.

952
953 Mr. Lewis - Yes, ma'am.

954

955 Mr. Baka - If there's a sidewalk on one side of the road throughout the
956 entire community -- and apologies if you may have said this before -- is there any type of
957 footbridge to connect the two halves?
958

959 Mr. Lewis - There is. So, let's see, we can go to the -- here we go. That's
960 a closeup.
961

962 Mr. Banka - Thank you.
963

964 Mr. Lewis - These actually, I believe, both of them -- yes. They're labeled
965 as existing. And when I went out to the property, these are existing bridges to connect
966 different parts of the -- of the golf course.
967

968 Mr. Baka - Thank you, sir. Thank you.
969

970 Mr. Mackey - Any other questions or comments? No. Thank you, Mr.
971 Lewis.
972

973 Is there anyone in attendance or via Webex that is in opposition or has a comment?
974

975 Mr. Humphreys - We do have people on Webex who would like to speak in
976 opposition.
977

978 Mr. Mackey - Okay. We have someone in the audience, so they will speak
979 first. How would you like to proceed, Mr. Archer?
980

981 Mr. Archer - Let's have the person in the audience speak first, and then
982 we'll take the Webex calls.
983

984 Mr. Mackey - All right. And thank you. Yes, ma'am.
985

986 Ms. Jiggetts - Good evening.
987

988 Mr. Mackey - Good evening.
989

990 Ms. Jiggetts - My name is KaSaundra Jiggetts and I happen to live in Central
991 Gardens, 2007 Beck Drive. Approximately on the second or third hole of the golf course.
992

993 Mr. Mackey - Okay.
994

995 Ms. Jiggetts - I know that you all may have had those community meetings,
996 but I was not notified of those, or I definitely would have attended.
997

998 My concern is Carneal. Since the -- since subdivisions -- the newer subdivisions have
999 been built around my little neighborhood there's drainage. I heard the gentleman state
1000 that one of the entrances to that new subdivision is going to be on Carneal. I live four

1001 houses from that. It floods. I have lived in Central Gardens for about 15 years. Have
1002 never seen that drive flood until subdivisions started to be developed. I have no problem
1003 with the subdivision being developed, I have a problem with the drainage situation.
1004

1005 Also, the additional property, I think you -- it's PUP2021-00001, which we normally call
1006 the Easement, that is right behind my home as well. I'm still trying to figure out with the
1007 older homes with the power lines and everything still being above ground, how will
1008 Dominion get to us if we have a power outage? Everything in my neighborhood is still
1009 old. We still have the old-fashioned transmitters. We can't even get Verizon in our
1010 neighborhood for internet.
1011

1012 So I'm trying to figure out how, with all this development, what's going to happen to my
1013 little part of the world? I'm not a renter, I am a homeowner. So I visualize this beautiful
1014 neighborhood with these beautiful sidewalks and in my back yard there is a house and
1015 whatever fence. But I can't get to my power line if my power should go out. I can't get to
1016 my phone line if my phone line goes out.
1017

1018 Yes, unfortunately, I still have a landline phone and Verizon still has to get to the back of
1019 the yard to repair that line. I'm still not figuring out how this new subdivision is going to
1020 benefit my area.
1021

1022 I'm sorry if I'm sounding quite ABC-ish, but all this is above my head, so the only thing I
1023 can do is visualize pictures. And what I know that is going to happen once this beautiful
1024 subdivision gets built that when there's going to be a problem with flooding or ice or --
1025 How are you going to get to us? How are you going to be able to service us?
1026

1027 I'm hoping -- I came today hoping that somebody could answer that for me. And I'm
1028 willing to listen. I'm looking at the pictures. I definitely can visualize. I see the footbridge.
1029 I know the creek. I know the golf course like the back of my hand as for years of playing
1030 on it as a child. And I play golf.
1031

1032 I'm trying to figure out how is this going to help my little neighborhood, when we have
1033 problems and this subdivision is built. So, could somebody please put that in
1034 consideration as you develop that area? That that little subdivision that sits right behind
1035 Glenwood Golf Course, on that drive, that one little street, is going to flood and we're
1036 going to have issues. We're going to have major issues. Thank you.
1037

1038 Ms. Moore - And, ma'am. Can I get your name, again?
1039

1040 Ms. Jiggetts - It's KaSaundra, It's K-a-S-a-u-n-d-r-a, and my last name is
1041 Jiggetts, J-i-g-g-e-t-t-s, 2007 Beck Drive.
1042

1043 Ms. Moore - Thank you.
1044

1045 Ms. Jiggetts - Thank you.
1046

1047 Mr. Mackey - Thank you, Ms. Jiggetts.
1048

1049 Ms. Moore - Ms. Jiggetts, I can speak to a little bit, and I think the applicant
1050 too. But just after this process, whatever decision is made, it's a recommendation and it
1051 moves to the Board for ultimate decision for the rezoning and to allow them to have side
1052 yards. The details of the development then come back through a Plan of Development
1053 process where it really -- the engineering and then the location of easements are
1054 identified. And so, in no certain way could they build or obstruct any easement and they
1055 would have to plat and show where those are. And it will go through review from our staff
1056 in Planning, as well as transportation, utilities, and they all take a look at the plan. So just
1057 want put that out front. As far as drainage, the POD process, as well as public works and
1058 our engineering division, basically by state Code and by county Code they cannot -- the
1059 drainage cannot exceed to what exists today.
1060

1061 Hopefully, in many cases with development, it actually can improve. We have had
1062 unseasonably, you know, high amount of rain, so it could be that, as well. But we do have
1063 an extra pass if this goes forward to the Board, and if it ultimately gets approved through
1064 the POD. And we can actually put you on notification when that happens, too, so you can
1065 have further input on that.
1066

1067 Mr. Mackey - And, Ms. Jiggetts, just to piggy-back a little bit on what Ms.
1068 Moore was speaking about, I'm not a utility expert, but I do have a little knowledge in that
1069 field. It sounds like what you have is called back-lot construction. And the way they have
1070 to get to your utilities is basically go through your yard and right --
1071

1072 Ms. Jiggetts - Or through the easements.
1073

1074 Mr. Mackey - -- or go through the easement and, like Ms. Moore said, they
1075 cannot block that. Hopefully they can get through the easement, but if they, you know, a
1076 lot of times they can't get those big trucks through those areas. So sometimes they just
1077 have to merely climb those poles and work them. I've seen it done many, many nights,
1078 unfortunately.
1079

1080 Mr. Baka - It is a problem.
1081

1082 Mr. Mackey - Yeah. If they can get a truck in there but really, like Ms. Moore
1083 said, they won't be -- this development will not be able to impede on those easements at
1084 all. So that will not, you know, hamper your utilities being restored during outages.
1085

1086 Okay. I believe we had some more people that wanted to make some comments. One
1087 thing I would like to add, please be mindful that there is a 10-minute time limit. I think
1088 might have used about maybe 3 minutes, maybe. So you've got about 7 minutes
1089 remaining for the remaining speakers. So please be a good neighbor of the time. I don't
1090 know how many speakers we have. But you only have a shared amount of 10 minutes.
1091 So we're ready to hear from the first person on Webex.
1092

1093 Mr. Archer - All right. Mr. Chairman, before we move on, can I ask the
1094 attendants on the Webex site how many people there are in line?
1095
1096 Mr. Humphreys - We currently have two people on Webex.
1097
1098 Mr. Archer - Okay. All right.
1099
1100 Mr. Mackey - All right.
1101
1102 Mr. Archer - Then we kind of know how we're going to allocate the time.
1103
1104 Mr. Mackey - Absolutely. Absolutely.
1105
1106 Mr. Archer - Thank you. We'll take the first one first.
1107
1108 Mr. Humphreys - D. Jones, you are now unmuted. You can speak.
1109
1110 Ms. Jones - Good afternoon.
1111
1112 The Commission - Good afternoon.
1113
1114 Ms. Jones - Okay. Can I -- can I be heard?
1115
1116 Mr. Mackey - Yes, ma'am. For the -- for the record, could you say and spell
1117 your name, please?
1118
1119 Ms. Jones - Danielle Jones, D-a-n-i-e-l-l-e, Jones, J-o-n-e-s.
1120
1121 Mr. Mackey - Thank you, Ms. Jones.
1122
1123 Ms. Jones - Okay. The reason I'm in opposition to this project is that I just
1124 have my -- I had the same, I guess, concerns as the previous speaker as far as any
1125 flooding was concerned. Because I know that there is a creek back there. And with this
1126 going in, I guess this will be some leveling off of this -- the natural topography. So with
1127 that happening, then you're going to lose some of the, I guess, the natural, I guess, flood
1128 lands as it were to, I guess, control some of the flooding that goes on.
1129
1130 In addition to having the additional residences out here, I'd assume there's also going to
1131 be an additional strain on the sewage system. So the flooding and everything that does
1132 happen currently, I just was not sure that there was any plan in place for there to account
1133 for that.
1134
1135 Also, I have a question concerning, I guess, the traffic plan for going from, I guess, was it
1136 Gordon Lane back to Creighton, that they're going to get a significant amount of traffic
1137 prohibiting us from coming in and out.
1138

1139 So all of the pictures and everything were really nice with these new homes, but I just
1140 don't see a plan where the infrastructure as it is, is going to accommodate those people
1141 that are already there. So I was just hoping that somebody could, I guess, speak to those
1142 concerns that I have. Thank you.

1143
1144 Mr. Mackey - Thank you.

1145
1146 Ms. Moore - Would you like to hear the -- respond to those, or wait till the
1147 next speaker?

1148
1149 Mr. Mackey - How would you like to -- would you like to respond now, or
1150 wait till after the speaker?

1151
1152 Mr. Archer - Why don't we listen to the next speaker and see if there are
1153 any similar concerns. We can -- we take care of it all at one time.

1154
1155 Mr. Mackey - All right. Thank you. All right. Can we hear from the second
1156 speaker, please?

1157
1158 Mr. Humphreys - Yes. Mr. Safeer, you are now unmuted.

1159
1160 Mr. Safeer - All right. Thank you. Good evening.

1161
1162 Mr. Mackey - Good evening.

1163
1164 Mr. Safeer - Honorable Planning Commission, my name is Soheil Safeer,
1165 S-o-h-e-i-l, S-a-f-e-e-r. I am a resident of 3125 Welsh Circle. And I'm a resident for the
1166 last 14 years. I've already submitted my written comments, and previously spoken with
1167 Mr. Livingston as well and submitted him the electives from the last meetings which were
1168 postponed. And I have resubmitted and reamended.

1169
1170 I would like to express my strong opposition for REZ2021-00005, and the PUP2021-
1171 00001 for the provisional use permit at 3100 Creighton Road. The previous Glenwood
1172 Golf Club.

1173
1174 While the community may not be able to, you know, prevent the development, but it is
1175 itself detrimental to the area. Most of the residents of Glenwood Lakes, which is my
1176 neighborhood, you know, they oppose it. And I've already spoken to the HOA and I have
1177 submitted signatures of 33 community members via a petition, change.org, and it was
1178 submitted to Mr. Livingston as well.

1179
1180 In my opinion, building of the 290 multi-family houses within 140 acres will cause traffic
1181 and safety problems. Will create more problems with the schools, which are already over
1182 capacity. Destroys the local bird habitat. And potentially lower the property value of the
1183 existing community.

1184

1185 The traffic and safety of the pedestrian is of major concern. Traffic jams at Gordon Lane
1186 are already bad at the Creighton Road and Gordon Lane intersection and (indiscernible)
1187 routinely dropped by the traffic or to the exit with Interstate 95 during rush hour which is
1188 Nine Mile Road.

1189
1190 I think a traffic light stop is in dire need, but seems County has no plan for it. Previously
1191 I have spoken with Mr. Livingston and I've spoken with the traffic engineer, Mr. Cejka, as
1192 well, and have submitted two exhibits of the traffic count. It was last done in 2019. And
1193 it was not done with the pandemic last year and this year. And after the cancellation of
1194 the community meeting, I did observe Mr. Cejka or someone laying wire for the traffic
1195 count pull, but it was only from -- 500 feet from Gordon Lane, and it was only the egress
1196 off Creighton Road and egress at the CVS Pharmacy. The results are not available and
1197 they have never been communicated or not been published.

1198
1199 The activity as submitted for page 4 of the 2019 traffic count. It shows on Creighton Road
1200 eastbound 7,900. That's my whole -- for -- it is two-years-old data. And 6,900 westbound.
1201 So that in the traffic count 14,000 which might have increased over a period of time and
1202 with a development of this -- a development of 290 houses. I think it's going to add over
1203 500 more vehicles and numerous trips.

1204
1205 At the end of the Gordon Lane, there's a Southworth Mechanical corporation at 3200
1206 Gordon Lane and that was also up for the rezoning and it was about to become industrial
1207 manufacturing unit for some glass assembly line, so that is also going to add to multiple
1208 traffic during rush hour.

1209
1210 While the traffic may be higher, the local neighborhood will be -- disproportionately surge
1211 during the morning and evening rush hours. It will cause traffic issues during critical times
1212 from four different neighborhoods.

1213
1214 The traffic surge, especially in the morning hours, will negatively impact for the safety of
1215 our children, pedestrians, and it will increase the foot traffic. I've already observed the
1216 foot traffic from the Wawa which has built up at the back of my property onto Creighton
1217 Road. And I have also observed the width off the Creighton Road variates at the bridge
1218 and the turn toward Glenwood Lakes.

1219
1220 Sometimes it is really small and sometimes it's bigger. There's no bus stop there and the
1221 traffic is starting to increase due to the traffic from Wawa towards the city. And it has only
1222 bottlenecked. And mind -- to be mindful -- this is the end of the County line, and the City
1223 of Richmond starts and the road on the other side is really small.

1224
1225 As for the Creighton Road aligning project it was started in 2014, which was supposed to
1226 take the easement at the back of my house and it has still not commenced the
1227 construction and it has been -- as I last checked, it has been put off till 2023. So it has
1228 taken almost 9 years and there's been no update on the Creighton Road except Dominion
1229 lately starting in the fall and it has started relocating the wires.

1230

1231 The last traffic count was done in September 30, '19, and at that a fresh count is required.
1232 And in my opinion as for the Comprehensive Plan, there was a plan of making Creighton
1233 a four-lane road. A four-lane road may only be able to absorb the traffic. And a last time
1234 any of us checked with Mr. Cejka, the traffic engineer, I asked him, you know, if a new
1235 traffic count is done, at what time and what count does it present to generate a light and
1236 he apprised me that he's not aware of it – of any code or anything – any information.

1237
1238 The schools in the area are already reported as over-capacity and this neighborhood is
1239 at the (indiscernible) of the County and the count, you know, that the Commission should
1240 not approve of multi-family dwellings that creates a situation that school (indiscernible)
1241 for the proposal of other school plans.

1242
1243 The bird sanctuary that is observed at the golf club which is 100 years old.

1244
1245 And the property values are also likely to go down, because these multi-family houses
1246 are much a smaller version than the other multi-family dwellings which are built in my
1247 neighborhood.

1248
1249 So I urge you to disapprove the proposed rezoning and provisional use permit and from
1250 the meetings and the discussions, you know, I have 33 signatures and submitted the
1251 signatures. Only if the infrastructure is improved. Only if the road is converted into a four-
1252 lane road.

1253
1254 Because the last Comprehensive Plan was written in August 2009 for 2026. And I've not
1255 been able to find any amendments to the Comprehensive Plans which are visible on the
1256 website. So there is significant option of having a trade-off. A developer could pay off for
1257 the traffic light, but the traffic light off of Gordon Lane is of utmost importance. And in my
1258 humble opinion the only time the road is going to increase, the traffic is going to increase
1259 a lot, and it will cause more trouble.

1260
1261 Mr. Mackey - All right. Thank you, Mr. Safeer.

1262
1263 Mr. Safeer - Thank you.

1264
1265 Mr. Mackey - Any questions or comments for any of the two speakers, or
1266 would you like to hear from the applicant?

1267
1268 Mr. Archer - Well I think at this point in time, let's hear from Mr. Condlin
1269 and maybe he can address some of these issues.

1270
1271 Mr. Mackey - Okay.

1272
1273 Mr. Archer - And I'm sure he's been back there writing furiously. So, sir,
1274 we'll hear from you, and then we'll hear from staff. And somebody on support staff after
1275 you speak.

1276

1277 Mr. Mackey - All right. Thank you.

1278
1279 Mr. Condlin - Mr. Chairman, members of the Commission, Ms. Moore, my
1280 name is Andy Condlin here on behalf of the applicant, Godsey Development regarding
1281 the redevelopment of the Glenwood Golf Course, which is 120 acres, which is closing.

1282
1283 And looking at the Comprehensive Plan, as you know and has already been referenced
1284 by Mr. Lewis, he covered a lot of details which I will not cover. But the comp plan, as he
1285 said, does call for Traditional Neighborhood Development which calls for a master-
1286 planned community with 20 percent commercial and up to -- densities up to 12 dwelling
1287 units an acre.

1288
1289 We felt like this was not appropriate. I think it's probably outdated given the area. And
1290 we do think that this is an appropriate use given the surrounding uses.

1291
1292 This particular property is surrounded by a significant number of single-family residential
1293 neighborhoods. A lot of various zonings, size lots, size homes, not just one set, including
1294 A-1, R-3, R-3A, R-4, and R-5. We also happen to be on the City boundary line, and
1295 actually two of our lots are going to be in the City at the very bottom corner, on the left
1296 side there.

1297
1298 We have a major Dominion Power transmission easement. That's 60 to 120 feet wide.
1299 We also had a public park up to our top left. We have a cell tower in the middle of our
1300 site. And we have a significant environmental, EPA, floodplain running through our
1301 property. So with that, we got a lot of varied interests going on in this property. And to
1302 answer slightly Mr. Baka's question, which I think Mr. Lewis did a good job but, you know,
1303 there's a lot of design standards that we took a look at on this.

1304
1305 And because of particularly the floodplain and the surrounding the -- and the configuration
1306 of this property, we had a hard time coming up with a really good layout. And we did want
1307 to try, at one time, to have one section, the east side -- on the right side -- to be something
1308 significantly different in smaller lots, but then on the west side have larger. It was decided
1309 that the preference to be to have a mix overall in the community and we think we've tried
1310 to achieve that and we've been able to achieve that. The reality is, this is how we've been
1311 able to come with that with, hopefully, a significant number of amenities and the request
1312 that we're providing is for a larger development -- lot development that fits the market as
1313 well as the surrounding area.

1314
1315 So, with that, I've already -- we've already described an east and west side. But through
1316 the proffers we've tried to focus heavily on the lot layout and design -- a lot of details that
1317 I'd have to give Mr. Lewis a lot of appreciation, because he's gone through a lot of detail
1318 on this and a lot of numbers and had to correct not only my grammar, but my math, on a
1319 number of occasions on this case, because we did have to work through a lot of specific
1320 details.

1321

1322 But the east and west side each has two points of access on Creighton Road that are
1323 significant from -- that I'm going to address with respect to the traffic. But we also are
1324 focused on the quality details on the homes and of course the amenities that really take
1325 advantage of the benefit of this floodplain and this open area that we're trying to provide.
1326

1327 So, with that, the lot sizes I'll address first, is that we tried to meet the minimum standard
1328 being R-4, which we know it no longer exists. We're trying -- one of the reasons we came
1329 forward originally with an R-5A was a completely different product and while we kept that
1330 zoning, we've adjusted it to have a minimum standard close to -- closer to an R-4, meeting
1331 the R-4, and half of our lots meeting or exceeding the R-3A. Needed the flexibility with
1332 the R-5A to be able to again work ourselves around the open space and the floodplains
1333 and the configuration that were presented with the topography, as well as the
1334 configuration of the lot -- of the property itself.
1335

1336 We've also, quite frankly more than almost any case I'd worked on, have provided a lot
1337 of detail on the homes. We wanted to try to provide for multiple neighborhoods, but at
1338 the same -- including having some differentiation on the east versus the west, with the
1339 east being, you know, maintenance of the yard, the front yard, everything that's in front of
1340 the fence, for example. Having slightly different elevations on the east side. Really trying
1341 to create a more targeted towards age-targeted community without having an age
1342 restriction, but trying to target it towards that. And we're in the west side having a more
1343 open neighborhood consistent with, again, the surrounding neighborhood from that
1344 standpoint.
1345

1346 We've also taken a look at the layout and design and tried to provide a lot of amenities
1347 based in part on the communities' comments. Having boulevard entrances off of
1348 Creighton Road, street trees throughout. You've already mentioned about sidewalks. But
1349 also putting a sidewalk along the entirety of Creighton Road. Significant distance along
1350 Creighton Road. And people talk about the pedestrian and our concerns on the first
1351 neighborhood meetings, so we put in the sidewalk along the entirety.
1352

1353 I'll talk a little bit in response to the comments about the right-of-way dedications on
1354 Creighton Road. I've also provided for streetlights. Not only on -- within the entranceway,
1355 but also within Creighton Road itself. Providing for, again, trying to help enhance that
1356 pedestrian experience along Creighton Road. And preservation of specimen trees in the
1357 common areas. We provided for homes with lights on each lot, as well, that would be
1358 maintained by the homeowner's association.
1359

1360 And finally, with respect to amenities, this entirety of this property has over 31 acres of
1361 common space only 8 of which is in the floodplain. So it's over 25 percent of the property
1362 is in common area. That's going to be dedicated to the trail, pavilions, grilling stations,
1363 benches, and pedestrian areas.
1364

1365 One of the things that we really struggled with was -- and that we put in the proffers which
1366 is a little unique to this case -- is there are trails both heading east and west and north
1367 and south, particularly along that entirety of the floodplain.

1368
1369 We've provided for pedestrian lighting on both -- all those trails -- to be a minimum of four
1370 feet. We expect them to be -- we're still designing them -- we expect them to be quite a
1371 bit higher than four feet and have a minimum of 150 feet between each pole. But not
1372 being able to yet design it, and when you get into the floodplain area, because a lot of it's
1373 been cleared for the golf course, we're required to plant that. So in conjunction with the
1374 landscape plan when we'll do it through the POD process, and the lighting plan which
1375 we'll do through the POD process, we've proffered that we'll be able to provide lighting
1376 farther apart than 150 feet if we don't need them that close, but also as a Director of
1377 Planning, requires closer to be able to accommodate certain areas that are in the foliage
1378 that because of the terrain they need to be closer. That would be at the discretion of the
1379 Director of Planning. So it's really hard to design that specifically at this point, but we're
1380 giving the discretion to the staff at that point to be able to help design it during those POD
1381 processes.

1382
1383 So with that, and answering to some of the specific questions, I believe we've already
1384 addressed some of the concerns regarding the easement and the Dominion easement.
1385 One of the things that was raised as a question was getting FIOS and Verizon in here,
1386 and they are planning on coming in too and we'll be expecting to provide that into our
1387 subdivision itself.

1388
1389 With respect to drainage, I don't think it'll be a surprise, but, as our engineers have
1390 described it, all of our drainage will be going towards the creek and that's where it's --
1391 that's where our BMPs are going to be, but also that's a natural drainage and BMP area
1392 that the property currently drains that way. We are required to meet the Chesapeake Bay
1393 Requirements. We do expect and will be designed to the POD process to meet or exceed
1394 the current developments -- our current standards in drainage that comes off the property.

1395
1396 The other question was with respect to the, "What's going on with Creighton Road?" and
1397 there's a lot of concern about traffic. On the very bottom, on -- and I don't have the mouse
1398 with me, but there's a -- Gordon Lane is the first entrance on the very bottom. That's been
1399 a major concern of folks. And we've inquired about a light at that location, it just doesn't
1400 meet the warrants to have a light, even with our traffic. But we have provided, again, the
1401 sidewalk along Creighton Road. We're dedicating 40 feet to -- 40 feet from the centerline
1402 of Creighton Road. We're also going to be widening to 20 feet from the center line along
1403 the entirety of the length of this property on Creighton Road to help expand that area.
1404 And that, obviously, we've already talked about some of the entrance features that we'll
1405 be providing. But as part of those we'll be providing right-turn lanes, as well.

1406
1407 With respect to comparisons of the surrounding development that the last speaker spoke
1408 of, Mr. Safeer, we did speak at the last community meeting. We do believe that we're
1409 consistent. We've got R-4 City -- we've got City lots that are little bit smaller; we've got
1410 multi-family; we've got R-4 lots in Central Gardens; and then we've got a number of R-3A
1411 lots. And, again, we've got a lot of different zonings around us. We've tried to meet all
1412 the specific standards of the -- not only what the zoning required, but also what was
1413 actually built. And I believe we've met that.

1414
1415 And so the last comment was with respect to schools and I think the staffing report does
1416 a very good job -- actually the different schools -- the middle school and high school, it
1417 depends on if you're in the east side or the west side, they'll be going to different school
1418 districts. And then talking about some of the expansions and some of the plans
1419 anticipated in the staff report I think that addresses those issues.

1420
1421 I think I covered everything. If I missed anything, I'd be happy to answer them -- answer
1422 your question. And I'd ask that you follow the staff recommendation and recommend this
1423 case to the Board of Supervisors. I'll be happy to answer any questions.

1424
1425 Mr. Archer - Thank you, Mr. Condlin.

1426
1427 Mr. Condlin - Yes, sir.

1428
1429 Mr. Archer - I got a question and comments that I'm going to probably mix
1430 all up together here. You were certainly right to complement Mr. Livingston Lewis on his
1431 work. I guess maybe we'll have a couple of days go by one way or the other that he
1432 doesn't have to call me and I won't have to call him.

1433
1434 The things that we talked about last, not least, had to do with the trail lighting.

1435
1436 Mr. Condlin - Yes, sir.

1437
1438 Mr. Archer - And you did mention that just now. And I want to make sure
1439 people understand that I am certainly not an expert when it comes to knowing how far a
1440 light will cast and how tall it would have to be to completely light an area. So I'm not -- I
1441 think you're trying to actually light this trail, and not just have the light there as decoration.
1442 Am I correct?

1443
1444 Mr. Condlin - That's exactly what we're intending to do is to be able to
1445 provide safe lighting and inviting lighting. This is going to connect to Hidden Creek Park
1446 up to the, like, the northwest. And so the trails will be coming here. We fully expect
1447 people to use that coming off of that park area and for us to go to the park area and make
1448 those connections. And, you know, it's just that -- we just don't know what the -- it may
1449 have to be at 100 feet at sometimes, they may have to be 200 feet in order to provide the
1450 safe lighting.

1451
1452 And especially when we talk about, again, because it's been -- it's been almost entirely
1453 cleared -- in talking with Public Works, we're going to have to do significant plantings to
1454 replant the floodplain area to be able to, you know, go back to -- be able to develop this
1455 property. And so, based on that, we'll know kind of where the foliage is and where the
1456 best lighting is. So I think this gives us a minimum standard to work on. But, as I said,
1457 we're -- as we go through the lighting plan process for this project, the staff being able to
1458 work closely with us and have the discretion and the proffers to require additional lighting
1459 to make sure it does meet that safety standard that you're looking for.

1460
1461 Mr. Archer - That was something that showed up in the -- I think the last
1462 addition to the proffers that the director has the discretion to determine if and when more
1463 lighting is needed.
1464
1465 Mr. Condlin - Yeah. That was the last change that's in front of you today.
1466 Yes, sir.
1467
1468 Mr. Archer - Just want to make sure everybody understands that so if you
1469 hear it again, you'd know it. Mrs. Jiggetts was the one, I believe, who played golf. Or
1470 was it Ms. Jones. You, Mrs. Jiggetts? Oh, okay. And you mentioned also the Carneal
1471 entrance. Okay. If you remember -- well, yeah, you remember, because you live right
1472 there. Carneal is what it was known as a stub street and the reason it was left there was
1473 because, I guess, at some point in time somebody anticipated there might be a need to
1474 run a street all the way through.
1475
1476 In talking with somebody, I played golf at Glenwood too, probably more at Glenwood than
1477 any other place in my life. But in talking with some of the old timers that used to play out
1478 there, Creighton Road used to run down, if I'm not mistaken, down by the third hole. And
1479 that's why that wide ditch is there. I can't imagine where it came out at, but it did run down
1480 by the third hole. And people that don't know that golf course have no idea what we're
1481 talking about when we say the third hole. But the fact that it is going to be widened and
1482 the stub street was put there for that purpose, which ultimately did turn into giving us
1483 another entrance.
1484
1485 I feel like the traffic flow on there -- through there will be adequate. And let's bear in mind,
1486 you can't build a subdivision and don't increase traffic. You can't build one house and not
1487 increase traffic. So traffic is going to increase.
1488
1489 And I have the traffic engineer here, he can tell us -- Mr. Cejka, do you -- have you done
1490 a study to see whether or not the roadway as proposed would accommodate the traffic?
1491 I know you have. But that's the only way I could get that up there.
1492
1493 Mr. Cejka - Thank you, Mr. Archer. Good evening, everyone.
1494
1495 Mr. Archer - Good evening, sir.
1496
1497 Mr. Cejka - We've done traffic counts on Creighton Road. We did them
1498 June of this year at Mr. Safeer's request. There was approximately 6,100 vehicles just
1499 east of the City line. Between the City line and Gordon Lane. That compares to 5,850 in
1500 2019. We did not do counts last year anywhere due to the low volume of traffic.
1501
1502 Based on the hourly counts, it doesn't meet the warrants for a traffic signal.
1503
1504 Mr. Archer - Okay.
1505

1506 Mr. Cejka - We can always do one later on, one -- if this is approved and
1507 the houses are constructed, we can always do a signal study later on.
1508
1509 Mr. Archer - Right.
1510
1511 Mr. Baka - About how far away from the traffic count threshold is it
1512 approximately? So you said it didn't meet the threshold for --
1513
1514 Mr. Cejka - Yeah. For the traffic volumes on Creighton Road you need to
1515 have 8 hours with over 500 cars an hour, and currently there's only 1 hour, so it's missed
1516 it by 7 hours, so far. That is the count -- we haven't done the counts on Gordon Lane.
1517 So that has to meet its volumes, as well.
1518
1519 Mr. Archer - That's consecutive hours?
1520
1521 Mr. Cejka - No, just within a 24-hour period.
1522
1523 Mr. Baka - Thank you.
1524
1525 Mr. Archer - Okay. Thank you, Mr. Cejka.
1526
1527 Mr. Cejka - You're welcome.
1528
1529 Mr. Archer - Mr. Baka, Gordon Lane -- are you familiar with Gordon Lane?
1530
1531 Mr. Baka - I'm -- only from Creighton --
1532
1533 Mr. Archer - Oh, okay. It's a narrow --
1534
1535 Mr. Baka - -- Creighton Road Corridor --
1536
1537 Mr. Archer - -- sort of a tiny street that connects Creighton Road with Nine
1538 Mile Road. And there's some commercial property back there, I think, isn't it Mr. Cejka?
1539
1540 Mr. Cejka - Yes.
1541
1542 Mr. Archer - But other than that -- now there is a traffic light at Nine Mile
1543 Road that Gordon runs into.
1544
1545 You got some of the -- There are a lot of issues here that I want to try to address, and
1546 I'm going to try to be as brief as I can. Ms. Jiggetts indicated that there's flooding now
1547 and hopefully, as happens in most of these cases, if this new subdivision is built, approved
1548 and built, it may alleviate some of the flooding. But we certainly don't anticipate it
1549 contributing to the flooding and they have to provide plans that will indicate that that would
1550 not happen.
1551

1552 We've discussed this -- this thing has been deferred how many times, three times, Mr.
1553 Lewis? before we finally had this hearing tonight. Because there's been a lot of work that
1554 has to be done on it. This is a big property. And, you know, this golf course is built in --
1555 I think it opened in 1917 and at one time was, I guess, one of the featured golf courses in
1556 Richmond, because there weren't that many.

1557
1558 Anybody who plays golf has probably heard of Bobby Jones. I think Bobby Jones played
1559 at Glenwood at one time in his life. He was the person who actually started the Master's
1560 Golf Tournament in Augusta.

1561
1562 We have to take a lot of things into consideration and one of the things we have to take
1563 into consideration is the golf course itself. Glenwood is an old-style golf course. It's -- I
1564 guess if the owners had tried to sell it, they probably wouldn't find much interest in it,
1565 because people have got to the point now where they hit the ball so far this golf course is
1566 too small to accommodate and I don't know of any other way that they could have
1567 renovated. So I anticipate that eventually it would just become an old rundown golf course
1568 with weeds in it. And I have a particular affinity for Glenwood, because it's the first place
1569 I ever played golf in my life. I can -- I can even recall the first shot I ever hit in my life. I
1570 hit what golfers call a shank. And it actually went over the clubhouse roof over on the
1571 practice tee. And I didn't acknowledge that. I just walked on up the fairway and dropped
1572 one. That's a true story.

1573
1574 But I think, ultimately, once we get used to the idea that we have to accept the fact that
1575 traffic is a reality of life, there will always be more traffic. It doesn't matter what you build
1576 or where you build it. So our biggest concern is, Mr. Lewis and the rest of the staff and I,
1577 was that this development turn out to be a quality development that will be an
1578 enhancement to the neighborhood and increase the value of all of the properties around
1579 it. There's a lot that is going on in that corridor starting with there's a new elementary
1580 school that was built just a few years ago on Harvie Road; there's a new library; and
1581 there's the whole East End Recreation Center; there's a medical facility there they've
1582 recently built; and there's a new swim facility down there. So this is -- this place we
1583 anticipate will be a place that will be a desirable for a good class of people to want to
1584 move to and want to live in.

1585
1586 The part about having the two sections divided into east and west, we kind of went back
1587 and forth on that, as Mr. Lewis knows. We wanted to not, essentially, have two separate
1588 subdivisions. But at the same time be able to provide a place where people who might
1589 not have the same means as all of the others would still be able to live in a nice
1590 subdivision. So we sort of had a mixture of the lot size in between the two, and ultimately
1591 we did go sort of back here to having it split in two.

1592
1593 The creek that runs through this property can, when you get a real gully washer, really
1594 come up out of its banks, as I'm sure you know, and this is going to be one of the best
1595 amenities that I think will be here. And so that's why I was asking Mr. Condlin to make
1596 sure that we have a proper way to light these trails, because it's going to be a feature that
1597 I think will stand out on this property.

1598
1599 I don't guess I have too many things that I can respond to – I think we've responded to it
1600 as best we can. And, again, also take into consideration the owners of the golf course,
1601 who probably, by now – want to be able to do something with what they have and be able
1602 to retire. And I thank them for being there all these years that they provided me a lot of
1603 enjoyment. And to be honest with you I hate to see the golf course go. I really do. But I
1604 think that between working with Mr. Condlin and Mr. Lewis and the Director, I think we
1605 have come up with enough of an answer to all our questions, or at least some of our
1606 questions, that this is -- it's feasible that we can move this along to the Board with a
1607 recommendation and see if they will follow that recommendation – which they don't have
1608 to do. But I think, overall at some point in time -- and, I don't know, Mr. Condlin, can you
1609 tell us what they anticipated beginning date would be and maybe when completion would
1610 occur?

1611
1612 Mr. Condlin - As far as construction -- beginning in the construction?
1613

1614 Mr. Archer - Yes, right.
1615

1616 Mr. Condlin - Yeah. We're probably a year and a half away from
1617 construction and, I think, you know, the expectation is that this will take about -- depending
1618 on the market -- four to six years to complete.
1619

1620 Mr. Archer - To your knowledge will the golf course remain open?
1621

1622 Mr. Condlin - My understanding is it's going to remain open for, you know,
1623 most of the next year while they're going through the plans process, but then will close
1624 soon before we start construction.
1625

1626 Mr. Archer - Right. Okay. So, with that, I think we've done enough on this
1627 so that it's at the point that we can at least send a recommendation to the Board. And my
1628 recommendation would be for approval. So, unless there're any more questions that
1629 anybody wants to interject, or statement? Golfers or not, doesn't matter.
1630

1631 Mrs. Thornton - I just had one. Sorry.
1632

1633 Mr. Archer - Ask it. Please.
1634

1635 Mrs. Thornton - Always have to have one. Number 13.
1636

1637 Mr. Condlin - Number 13?
1638

1639 Mrs. Thornton - Mm-hmm. The minimum house size. And I know that
1640 Livingston's very good at making sure the proffers are stated correct, and they just kind
1641 of explained to me but it says, "Any dwelling shall have a minimum of 1,500 square feet
1642 of finished floor area."
1643

1644 Mr. Condlin - Yeah.
1645
1646 Mrs. Thornton - And then if you continue down it says, "No more than 40
1647 dwellings shall be permitted to be a minimum of 1,338 square feet of finished floor, so
1648 long as the dwellings are located on the eastern lots." I just felt like misled at the beginning
1649 it said any lot would be 1,500, and then it went to 1,338.
1650
1651 Mr. Condlin - Yes. I'm looking at a lined copy that this proffer itself has gone
1652 through a number of revisions.
1653
1654 Mrs. Thornton - Yes.
1655
1656 Mr. Condlin - And we could clean that up to put that the beginning. There's
1657 no doubt about that, but that was added regarding the smaller one as we continued to put
1658 together the housing type, again, with that targeted audience, the market that we're trying
1659 to provide for, in the eastern side. We put that at the end. We could -- I could reword
1660 that. This was, again --
1661
1662 Mrs. Thornton - Yeah. Which would be totally understandable, you know, the
1663 eastern lot have, you know -- 40 dwellings have a smaller lot with, you know, the western
1664 minimum being 1,500.
1665
1666 Mr. Condlin - Right. Okay. Yeah.
1667
1668 Mrs. Thornton - Or something.
1669
1670 Mr. Condlin - Yeah.
1671
1672 Mrs. Thornton - Just to clarify.
1673
1674 Mr. Condlin - Yeah. And everything's going to be 1,500, we just have a
1675 small segment will be a little bit smaller, the 40. Even on the east side there'll be a middle
1676 --
1677
1678 Mrs. Thornton - Okay. Just to clarify.
1679
1680 Mr. Condlin - Yeah. He's twisted my arm and beat me over the head on a
1681 lot of these -- different things. And I think he felt sorry for me and let that one go.
1682
1683 Mrs. Thornton - Okay.
1684
1685 Mr. Condlin - I'll -- we'll clean that up immediately before the Board.
1686
1687 Mr. Archer - Thank you for that too, Mrs. Thornton.
1688

1689 Mr. Witte - Since she brought up about the lot, can you, Mr. Lewis, can
1690 you put up this side-load garage detail? It's so small I can't read it. It's on -- I don't know.
1691 It's sheet number is C6.
1692
1693 Mrs. Thornton - There you go.
1694
1695 Mr. Witte - Mm-hmm.
1696
1697 Ms. Moore - Maybe zoom in.
1698
1699 Mr. Witte - I can't read the numbers.
1700
1701 Mrs. Thornton - That's 40 feet wide.
1702
1703 Mr. Witte - Now that's -- that looks to me like 24 feet between the two
1704 houses, which is 12 feet on each side the property line. And the other one is 37. Now
1705 one side's got 15 feet. I'm pretty sure Mr. Condlin couldn't get his vehicle out of the garage
1706 without going into a neighbor's yard. Because I know I can't in mine on a side load. Full-
1707 sized vehicles is 17 to 18 1/2 feet and there's no way to back them out. I mean, you can't
1708 even jockey it to get it out. I got plenty of those complaints on one subdivision in
1709 Brookland, so I'm familiar with it.
1710
1711 Mr. Condlin - We can -- we can take a look at it. That was a concern that
1712 was raised specifically by staff to be able to address that. That's what this plan was
1713 supposed to show, was how we can meet all the side-lot -- yards that, so Bay Design
1714 went through, and while this is not, you know, this is a typical side detail -- side-loading
1715 garage detail -- it's not on every lot. It's on corner lots and, obviously, we committed to
1716 have a third of that be designed, so we're going to have to meet those standards. I'm not
1717 aware of a specific standard to be able to achieve the side yard, but that's something you
1718 can work on with staff.
1719
1720 Mr. Witte - Through many hours of research years ago it was determined
1721 that to get a, excuse me, 17- to 18-foot vehicle out of a garage and be able to turn it, you
1722 needed a minimum of 24 feet on each side of the property line. Now --
1723
1724 Ms. Moore - And this one's showing 22.
1725
1726 Mrs. Thornton - Yes.
1727
1728 Mr. Witte - I don't know that there's any regulations or whatever, but --
1729
1730 Mr. Mackey - -- is the side-load garage only the one in the middle?
1731
1732 Mrs. Thornton - Correct.
1733
1734 Mr. Condlin - Yes.

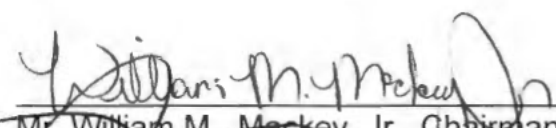
1735
1736 Mr. Mackey - Right, so the other ones will be coming out of the front.
1737
1738 Mr. Witte - You need 48 feet.
1739
1740 Mr. Mackey - I got you. All right.
1741
1742 Mrs. Thornton - Yeah.
1743
1744 Mr. Witte - And there's some -- according to these -- this legend here,
1745 there's a lot of them that are side-load right next to each other.
1746
1747 Mrs. Thornton - Right. So they'd have to all scoot.
1748
1749 Mr. Witte - Well, I think that's a --
1750
1751 Mr. Condlin - The nice -- the nice thing with the R-5A, is that we can -- we
1752 still have that minimum, you know, requirement. Again, there's a lot of variation in lots on
1753 this -- on this plan, as you can see. But we can adjust the house to be able to achieve
1754 what we need to, as long as we meet the minimum standards.
1755
1756 Mr. Archer - Zero lots?
1757
1758 Mr. Condlin - No. They're not zero-lot line, but with the PUP we could have
1759 a little bit of flexibility on that. And that's what that was for. But I can -- I can twist our
1760 engineer up a little bit on that. I think that's what we need is -- we can re-assess that
1761 situation.
1762
1763 Mr. Witte - Yeah. We now have some subdivisions that specify only a
1764 side-yard --
1765
1766 Mr. Condlin - Right.
1767
1768 Mr. Witte - -- side-yard garage on the larger lots. And you can do it front
1769 or rear on any of them, just about.
1770
1771 Mr. Condlin - Yeah. Well that's what -- that's what --
1772
1773 Mrs. Thornton - Or you can --
1774
1775 Mr. Witte - So, I think it's a great subdivision. I would like to find some of
1776 the golf balls I lost in that pond and creek over there, but -- and I'm sure you lost more
1777 than I did.
1778
1779 Mr. Archer - No. Almost as many.
1780

1781 Mr. Witte - But I just think it needs to be addressed, which can be done
1782 internally by the builder or notify the people that they're not going to be able to get in and
1783 out of the garage on those lots.
1784
1785 Mr. Condlin - Yeah. Well we attempted to address it. Maybe we just didn't
1786 get there. So let us -- We'll work with staff, Mr. Lewis, he'll let us know and we'll -- I'll get
1787 the engineer will be what I'm able to do.
1788
1789 Mrs. Thornton - And you didn't proffer how many sideload --
1790
1791 Mr. Condlin - We did a 30 -- I think it's 30 percent.
1792
1793 Mrs. Thornton - Right. So, yeah, you might want to take a look at that before
1794 going forward.
1795
1796 Mr. Condlin - I think we're at 40 percent on that plan.
1797
1798 Mrs. Thornton - Right. Okay.
1799
1800 Mr. Condlin - And so that's why we went 30. I tried to, you know, put up
1801 some --
1802
1803 Mrs. Thornton - Or you could reduce the amount of houses and make the lots
1804 a little larger to accommodate them.
1805
1806 Mr. Condlin - Yes, ma'am. But there's some math problems involved --
1807 that's --
1808
1809 Mrs. Thornton - I tried.
1810
1811 Mr. Condlin - I appreciate the comment. I'll take it back.
1812
1813 Mr. Archer - Yeah. Mr. Condlin, I want to compliment my cohorts up here
1814 for catching those things. As much as we've gone through this, I don't know how I could
1815 have missed anything. But anyway, that's something I'm sure you're aware that you're
1816 going to have to get taken care of before it comes before the Board.
1817
1818 Mr. Condlin - Yes, sir.
1819
1820 Mr. Archer - Because they will certainly be aware of it.
1821
1822 Mr. Condlin - We'll get that straight.
1823
1824 Mr. Archer - Okay.
1825
1826 Mr. Condlin - As detailed as you guys are, so are they, so we don't want to
1827 --

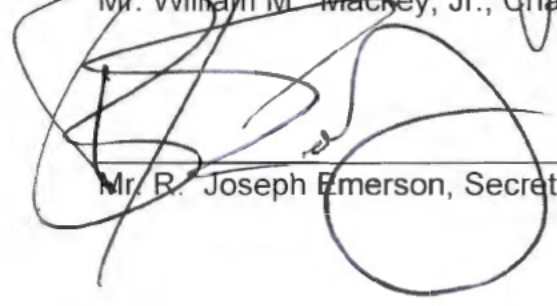
1828
1829 Mr. Archer - Anybody else got something to say?
1830
1831 Mr. Witte - Sorry. I shouldn't.
1832
1833 Mrs. Thornton - No. It's good. It'll help the people buying, too.
1834
1835 Mr. Archer - Thank you, Ms. Thornton, Mr. Witte, thank both of you. So,
1836 Mr. Condlin, I guess we're at the point now where you understand the things that we -- as
1837 much as we've done, you understand the things that must be done, still, in order to get
1838 this to a point where it's passable and may end up being deferred a few times again.
1839
1840 But, in any event, I think it's at the point now where I feel at least comfortable to move
1841 that this be sent to the Board with a recommendation of approval.
1842
1843 Ms. Moore - Do the -- Mr. Archer, do the time limits need to be waived?
1844
1845 Mr. Archer - Yes, I'm sorry. And I have the motion right in front of me.
1846
1847 Mr. Chairman, I move that we grant a waiver of time limits and accept the proffers dated
1848 July 14, 2021, to REZ2021-00005, Godsey Properties, Inc.
1849
1850 Mr. Witte - Second.
1851
1852 Mr. Mackey - All right. We have a motion for the waiver of the time limits for
1853 REZ2021-00005, by Mr. Archer, seconded by Mr. Witte. All in favor say aye. Any
1854 opposed? The motion is granted.
1855
1856 Mr. Archer - Okay. And I still move that this be sent with a
1857 recommendation of approval.
1858
1859 Mr. Mackey - Second. All right. We have a motion for approval by Mr.
1860 Archer, a second by Mr. Mackey, for REZ2021-00005, Godsey Properties, Incorporated.
1861 All in favor, say aye. Any opposed? The motion is granted.
1862
1863 Mr. Archer - All right. Do we need to go through the provisional use permit
1864 explanation anymore? We have probably cover everything we can. Mr. Lewis, is there
1865 anything we need to reiterate?
1866
1867 Mr. Lewis - No, sir. It's fairly simple. It was similar to other ones that you
1868 have seen recently. Nothing tricky with it, just a basic reduction in side-yard.
1869
1870 Mr. Mackey - Okay. Thank you, sir.
1871

1872 Mr. Archer - All right, then. With that I move that we -- I'm sorry. We've
1873 got to do a defer -- approval of that. I recommend approval of -- wait a minute. I got to
1874 get the -- I don't think the proffers apply to the PUP, actually.
1875
1876 Ms. Moore - Just the conditions.
1877
1878 Mr. Archer - Okay then, Mr. Chairman, I would recommend approval of
1879 provisional use permit PUP2021-00001, Godsey Properties, Inc., with the recommended
1880 condition listed in the staff report.
1881
1882 Mr. Baka - Second.
1883
1884 Mr. Mackey - I have a motion for approval by Mr. Archer, a second by Mr.
1885 Baka for PUP2021-00001, Godsey Properties, Incorporated. All in favor of the motion
1886 say aye. Any opposed? The motion is granted.
1887
1888 Ms. Moore - Next, Mr. Chairman, we move on to the approval of the
1889 Minutes, and this is for your June 10, 2021, public hearing.
1890
1891 Mr. Mackey - All right. Do we have any corrections or errata sheet? Any
1892 corrections to the minutes?
1893
1894 Mr. Witte - No.
1895
1896 Mr. Mackey - All right. Then a motion would be in order.
1897
1898 Mr. Witte - So moved.
1899
1900 Mr. Archer - Second.
1901
1902 Mr. Mackey - All right. We have a motion for the Minutes to be approved as
1903 presented by Mr. Witte, a second by Mr. Archer. All in favor say aye. Any opposed?
1904 Motion is granted. Do we have any further business?
1905
1906 Ms. Moore - I don't.
1907
1908 Mr. Mackey - Any comments before we move on? Then a motion for an
1909 adjournment?
1910
1911 Mr. Witte - So moved.
1912
1913 Mr. Baka - Second.
1914
1915 Mr. Mackey - Motioned by Mr. Witte, seconded by Mr. Baka. All in favor say
1916 aye.
1917
1918

- 19
- 20
- 1921
- 1922
- 1923
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- 1926
- 1927
- 1928
- 1929



Mr. William M. Mackey, Jr., Chairman



Mr. R. Joseph Emerson, Secretary