

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, March 10,**  
4 **2022. Display Notice having been published in the Richmond *Times-Dispatch* on**  
5 **February 21, 2022, and February 28, 2022.**  
6  
7

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

18 **Also Present:** Ms. Jean Moore, Assistant Director  
19 Mr. Ben Sehl, Senior Principal Planner  
20 Ms. Rosemary D. Deemer, AICP, County Planner  
21 Mr. Livingston Lewis, County Planner  
22 Mr. Seth Humphreys, County Planner  
23 Ms. Lisa Blankinship, County Planner  
24 Mr. Michael Morris, County Planner  
25 Mr. Justin Briggs, Henrico County Public Schools \*  
26 Mr. Lamont Johnson, Assistant Traffic Engineer, Public  
27 Works  
28 Mr. Billy Moffett, Police \*  
29

30 \* (Virtually)  
31

32 **Mr. Daniel J. Schmitt, the Board of Supervisors' representative, abstains on all**  
33 **cases unless otherwise noted.**  
34

35 Mrs. Thornton - Welcome to the Planning Commission rezoning meeting on  
36 March 10, 2022. We are reconvening from our meeting at 6:00. We ended about 6:45  
37 this evening. We had our Capital Improvement Program presentation from our County  
38 Manager and his staff. So that was a great presentation. We got to learn about what the  
39 County's going to be doing. So, at this time, I'd ask everybody to please silence their  
40 cellphones or turn them off -- that would be great -- and stand with the Commission for  
41 the Pledge of Allegiance.  
42

43 [Recitation of Pledge of Allegiance]  
44

45 Is there anybody here from the news media online or in person? Okay, well, I just wanted  
46 to thank -- we have Mr. Schmitt from Brookland District Board of Supervisors. He's here  
47 sitting with us this year on the Planning Commission. So, welcome. Thank you so much.

48  
49 Mr. Schmitt - Thank you, ma'am.

50  
51 Mrs. Thornton - And I'm going to turn the meeting over to Mr. Emerson.

52  
53 Mr. Emerson - Thank you, Madam Chair, and I would join with you in  
54 welcoming everybody to the Henrico County Planning Commission public hearing for  
55 March 10th this evening. Henrico County's mask policy for employees and visitors in  
56 County facilities has been lifted. Thank you for your cooperation as we have worked  
57 through the pandemic together and kept the County's business moving forward over the  
58 last two plus years.

59  
60 This evening it is requested that public comments be provided from the lectern to the rear  
61 of the room. For everyone who is watching the livestream on the County website, you  
62 can participate remotely in the public hearings by following these guidelines. Go to the  
63 Planning Department's meeting webpage at [Henrico.us/planning/meetings](http://Henrico.us/planning/meetings). Scroll down  
64 under the Planning Commission and click on Webex Event.

65  
66 Once you have joined the Webex event, please click the chat button in the bottom, right  
67 corner of the screen. Staff will send a message asking if anyone would like to sign up to  
68 speak on an upcoming case. To respond, select Lisa Blankinship from the dropdown  
69 menu and send a message.

70  
71 The Commission does have guidelines for its public hearings. The applicant is allowed  
72 10 minutes to present the request and time may be reserved for responses to testimony.  
73 The opposition is allowed a cumulative 10 minutes to present its concerns. Commission  
74 questions do not count into the time limits.

75  
76 The Commission may waive the time limits at its discretion. Commission -- or comments  
77 must be directly related to the case under consideration. Commentors must provide their  
78 name and address prior to speaking for the record. Thank you for participation and  
79 interest this evening.

80  
81 Madam Chair, with that said, it is time for the first item on your agenda, which are the  
82 requests for withdrawals and deferrals. We do have some deferrals that came in late this  
83 afternoon and those will be presented by Mr. Ben Sehl.

84  
85 Mr. Sehl - Good evening. Madam Chair, members of the Commission.  
86 The first request for deferral that staff is aware of this evening is on page 2 of your agenda  
87 in the Brookland District. This is REZ2021-00058, Crenshaw Realty.

88  
89 **REZ2021-00058 Andrew M. Condlin for Crenshaw Realty:** Request to conditionally  
90 rezone from B-1 Business District to R-6C General Residence District (Conditional)  
91 Parcels 772-736-3855, -4241 and -4766 containing 2.432 acres located on the west line  
92 of Willow Lawn Drive approximately 135' north of its intersection with Grace Street. The  
93 applicant proposes a master planned development with multifamily dwellings and

94 commercial uses. The R-6 District allows a density of 19.8 units per acre for multifamily.  
95 The uses will be controlled by zoning ordinance regulations and proffered conditions. The  
96 2026 Comprehensive Plan recommends Environmental Protection Area. The site is in the  
97 Enterprise Zone.

98  
99 And the applicant is requesting a deferral until the April 14, 2022, meeting.

100  
101 Mrs. Thornton - Okay, is there anybody in the audience or on Webex that is in  
102 opposition to the deferral of REZ2021-00058, Crenshaw Realty?

103  
104 Mr. Witte - Madam Chair, if I may, we have several people here that are  
105 interested in this case. And after some discussion, I would like to hear -- let them speak.  
106 And I'm not sure whether we need to send off temporarily these deferrals or how to handle  
107 that.

108  
109 Mrs. Thornton - I think that they can go back to the mic in the back and --

110  
111 Mr. Witte - Should we handle it on the regular --

112  
113 Mr. Emerson - Madam Chair, Mr. Witte, that's up to the Commission. If  
114 there're only a few comments, you can try to handle it at this portion or you could just wait  
115 till the items come up on the agenda and the cases could be presented and you could  
116 hear the comments. It's certainly the Commission's decision.

117  
118 Mr. Witte - I think for brevity let's just wait until the items come up if that's  
119 all right. And we'll just handle all the -- all four of them at one time. Is that all right?

120  
121 Mr. Emerson - I believe they are two separate items, Mr. Witte, and they're  
122 clearly two different locations, so --

123  
124 Mr. Witte - Yeah. But let them -- they can speak to all of them at once.  
125 We don't have to --

126  
127 Mr. Emerson - Well you would need to open and close the public hearings on  
128 each item.

129  
130 Mr. Witte - Okay, thank you.

131  
132 Mr. Sehl - So, with that would be a staff presentation as well and then  
133 we would -- we would take the comment on those at this time. So, we can just pass by  
134 the four deferral requests at this time.

135  
136 Mrs. Thornton - Since it's deferral, could we just have them make a comment?

137  
138 Mr. Emerson - You could if you choose to do that.

139  
140 Mrs. Thornton - Yeah. We're not making --

141  
142 Mr. Witte - Can we do that?  
143  
144 Mrs. Thornton - Yes.  
145  
146 Mr. Emerson - You can do that. If you choose not to listen to the  
147 presentation. The presentation may answer some of the questions they possibly could  
148 have.  
149  
150 Mr. Witte - Let's do that. Let's do that. Is there anybody that would like  
151 to speak? Please go to the back.  
152  
153 Mrs. Thornton - And please state your name, thank you, and your address.  
154  
155 Mr. Ryan - Yep, Andrew Ryan at 1500 Lake Avenue. That's in the  
156 Monument Floral Gardens neighborhood. Speaking on behalf of a group of neighbors  
157 that came here this evening, we are not opposing the deferral. We're 100 percent fine  
158 with the deferral.  
159  
160 A few things we just wanted to mention, and we appreciate having the additional  
161 opportunity to work with the development team and the County on some issues and  
162 concerns that we have related to traffic in the neighborhood as well as adequate parking  
163 for the project so that it doesn't over flow into the neighborhood as well as the density and  
164 scale of the project in comparison to similar apartment projects that have been built in  
165 recent years in our general area. So, those are all things that we want to continue to work  
166 with the development team and the County on how we can address those.  
167  
168 And I would just like to say too that, you know, our neighborhood recognizes the needs  
169 to redevelop these buildings. We are very much in favor of finding the right and  
170 appropriate type of development to go there. So, we look forward to continuing to have  
171 those conversations. Thank you.  
172  
173 Mrs. Thornton - Thank you.  
174  
175 Mr. Emerson - Mr. Ryan, are your comments directed towards the Byrd --  
176  
177 Mr. Ryan - Yes, sorry, to both projects, essentially, because they were  
178 sort of on either end of our neighborhood.  
179  
180 Mr. Emerson - Okay, so, you're on both projects.  
181  
182 Mr. Ryan - Yeah, for both the Byrd project and the Willow Lawn project.  
183 Yeah, they're kind of -- they both are on the edge of the neighborhood.  
184  
185 Mr. Emerson - Thank you.  
186  
187 Mr. Ryan - Yeah, thank you.

188  
189 Mr. Witte - Anybody else?  
190  
191 Mrs. Thornton - Is there anybody else that would like to speak? Online is there  
192 anybody in opposition for the deferral?  
193  
194 Ms. Deemer - Yes, ma'am.  
195  
196 Mrs. Thornton - Did she say yes?  
197  
198 Ms. Deemer - We have Susan McDonough to speak. She is now unmuted.  
199  
200 Mrs. Thornton - Thank you.  
201  
202 Ms. McDonough - Welcome. Thank you everyone. This is Susan McDonough  
203 and thank you for the Planning Commissioners for allowing me to speak.  
204  
205 I'm here representing my 87-year-old mother. She's -- and I'm specifically speaking about  
206 1904/1910 Byrd Avenue. One hundred percent of her property line abuts the 1904 portion  
207 of the Byrd Avenue project.  
208  
209 And I'm not speaking in opposition of the deferral. I'm speaking in opposition of the  
210 application as presented. They're requesting a seven -- the R-6 zoning that they're  
211 seeking has a 30-foot -- a 30-foot off of the rear property line as part of code. They're  
212 asking to only be 7 feet off of the property line. The building height right now my parents  
213 have -- my mother and father have lived behind that building for many years. The building  
214 that sits on that site today is over 65 feet from the property line. If you can imagine that  
215 even asking the developer to stay within code at 30 feet represents a significant change  
216 as well.  
217  
218 Also, the height of the building, the current building, is 41 feet which even at 41 feet that  
219 dwarfs the one-story homes that makes up that part of the neighborhood. So, anything  
220 over that would be a significant change as well.  
221  
222 And then, also, the third issue is adding the -- requiring the developer to add a landscape  
223 barrier on their side of the property with trees of a height that'll screen the building height.  
224  
225 My mother's property is fairly unique. She is bordered on the left side of her property by  
226 the Target development. And kudos to the County whoever was on the Planning  
227 Commission and at the Board of Supervisors at that time because that building is a joy to  
228 live next to. It sits back significantly over 50 feet from the property line. There is a  
229 landscape berm, there's landscaped trees, there's a fence. She doesn't even notice or  
230 even think about Target. So that was really the standard by which she's going to be  
231 evaluating this project as well to obviously be appropriately set back with the height of  
232 limited such that it can be fully screened.

233

234 She is not an anti-development woman. She is not going to chain herself to the bulldozer  
235 or anything of that sort. There's something to be said about development, but she knows  
236 that there is -- there is a compromise here and I think that for once the developer as  
237 presented so far, he's 100-percent focused on generating the maximum return on  
238 investment for the property and very little consideration to acceptable standards of  
239 development that we've seen here in Henrico County. So, thank you for the time to speak  
240 tonight. I appreciate it.

241  
242 Mrs. Thornton - Thank you, Susan.

243  
244 Mr. Witte - And that was in reference to the Byrd property?

245  
246 Ms. McDonough Yeah, 1904, 1910 Byrd property. And I believe it's REZ2021-  
247 00059 and then the PUP is the 00021.

248  
249 Mrs. Thornton - Yes, thank you.

250  
251 Mr. Witte - All right, thank you.

252  
253 Mrs. Thornton - Is there anybody else?

254  
255 Mr. Witte - Okay.

256  
257 Mr. Sehl - Okay, again, the request in front of the Commission at this  
258 time is a request to defer REZ2021-00058 Crenshaw Realty to the April 14, 2022,  
259 meeting.

260  
261 Mrs. Thornton - Okay.

262  
263 Mr. Witte - All right. Excuse me. Madam Chair, I move that REZ2021-  
264 00058 Crenshaw Realty be deferred to the April 14, 2022, meeting at the request of the  
265 applicant.

266  
267 Mr. Mackey - Second.

268  
269 Mrs. Thornton - We have a motion by Mr. Witte, a second by Mr. Mackey. All  
270 in favor say aye.

271  
272 The Commission - Aye.

273  
274 Mrs. Thornton - All opposed? Motion passes.

275  
276 Mr. Sehl - Companion request to the most recent action is also on the  
277 west line of Willow Drive. This is PUP2021-00021 also Crenshaw Realty.  
278

279 **PUP2021-00021 Andrew M. Condlin for Crenshaw Realty:** Request for a  
280 Provisional Use Permit under Sections 24-4315.C and 24-2306 of Chapter 24 of the  
281 County Code to allow commercial uses and zoning modifications as part of a master  
282 planned development on Parcels 772-736-3855, -4241 and -4766 located on the west  
283 line of Willow Lawn Drive approximately 135' north of its intersection with Grace Street.  
284 The existing zoning is B-1 Business District. R-6C General Residence District  
285 (Conditional) zoning is proposed with REZ2021-00058. The 2026 Comprehensive Plan  
286 recommends Environmental Protection Area. The site is in the Enterprise Zone.

287  
288 In this item the applicant is also requesting a deferral to the April 14, 2022, meeting.

289  
290 Mrs. Thornton - Okay. Is there anybody present or on Webex that is in  
291 opposition to the deferral of PUP2021-00021 Crenshaw Realty?

292  
293 Ms. Deemer - We have no one on Webex for this case.

294  
295 Mrs. Thornton - Thank you.

296  
297 Mr. Witte - Madam Chair, I move that PUP2021-00021, Crenshaw  
298 Realty, be deferred to the April 14, 2022, meeting at the request of the applicant.

299  
300 Mr. Archer - Second.

301  
302 Mrs. Thornton - We have a motion by Mr. Witte, a second by Mr. Archer. All  
303 in favor say aye.

304  
305 The Commission - Aye.

306  
307 Mrs. Thornton - All opposed? Motion passes.

308  
309 Mr. Sehl - Staying on page 3 of your agenda and in the Brookland  
310 District is REZ2021-00059 also Crenshaw Realty.

311  
312 **REZ2021-00059 Andrew M. Condlin for Crenshaw Realty:** Request to conditionally  
313 rezone from O-2 Office District to R-6C General Residence District (Conditional) Parcels  
314 772-738-5115 and 772-738-6931 containing 1.764 acres located on the west line of Byrd  
315 Avenue approximately 150' north of its intersection with Old Richmond Avenue. The  
316 applicant proposes a master planned development with multifamily dwellings and  
317 commercial uses. The R-6 District allows a density of 19.8 units per acre for multifamily.  
318 The uses will be controlled by zoning ordinance regulations and proffered conditions. The  
319 2026 Comprehensive Plan recommends Office. The site is in the Enterprise Zone.

320  
321 And again, the applicant is requesting a deferral to the April 14, 2022, meeting.

322  
323 Mrs. Thornton - Okay. Is there anybody present or on Webex in -- that is  
324 opposed to the deferral of REZ2021-00059 Crenshaw Realty?

326 Ms. Deemer - We have no one on Webex for that case.  
327  
328 Mrs. Thornton - Okay.  
329  
330 Mr. Witte - Madam Chair, I move that REZ2021-00059 Crenshaw Realty  
331 be deferred to the April 14, 2022, meeting at the request of the applicant.  
332  
333 Mr. Baka - Second.  
334  
335 Mrs. Thornton - We have a motion by Mr. Witte, a second by Mr. Baka. All in  
336 favor say aye.  
337  
338 The Commission - Aye.  
339  
340 Mrs. Thornton - All opposed? Motion passes.  
341  
342 Mr. Sehl - Also in moving on to page 3 of your agenda, this is the  
343 companion request, PUP2021-00022 also Crenshaw Realty.  
344  
345 **PUP2021-00022 Andrew M. Condlin for Crenshaw Realty:** Request for a  
346 Provisional Use Permit under Sections 24-4315.C and 24-2306 of Chapter 24 of the  
347 County Code to allow commercial uses and zoning modifications as part of a master  
348 planned development on Parcels 772-738-5115 and 772-738-6931 located on the west  
349 line of Byrd Avenue approximately 150' north of its intersection with Old Richmond  
350 Avenue. The existing zoning is O-2 Office District. R-6C General Residence District  
351 (Conditional) zoning is proposed with REZ2021-00059. The 2026 Comprehensive Plan  
352 recommends Office. The site is in the Enterprise Zone.  
353  
354 This is the companion PUP to the previous rezoning request and the applicant is  
355 requesting a deferral to the April 14, 2022, meeting.  
356  
357 Mrs. Thornton - Okay, is there anyone present who is opposed to the deferral  
358 of -- here at present or on Webex of PUP2021-00022 Crenshaw Realty?  
359  
360 Ms. Deemer - We have no one on Webex for this case.  
361  
362 Mrs. Thornton - Thank you.  
363  
364 Mr. Witte - Madam Chair, I move that PUP2021-00022 Crenshaw Realty  
365 be deferred to the April 14, 2022, meeting at the request of the applicant.  
366  
367 Mr. Mackey - Second.  
368  
369 Mrs. Thornton - We have a motion by Mr. Witte, a second by Mr. Mackey. All  
370 in favor say aye.  
371  
372 The Commission - Aye.

373

374 Mrs. Thornton - All opposed? Motion passes.

375

376 Mr. Sehl - The final request for a deferral that staff is aware of this  
377 evening is also on page 3 of your agenda in the Fairfield District. This is REZ2022-00013,  
378 RDK Landholdings, LLC.

379

380 **REZ2022-00013 Jeffrey P. Geiger for RDK Land Holdings, LLC:** Request to  
381 conditionally rezone from R-3 One-Family Residence District, and B-1 Business District  
382 to R-6C General Residence District (Conditional) Parcel 787-745-5839 and part of Parcel  
383 787-744-3995 containing 16.712 acres located on the east line of Chamberlayne Road  
384 (U.S. Route 301) approximately 250' south of Wilmer Avenue. The applicant proposes a  
385 condominium and townhouse development. The R-6 District allows a density of 19.8 units  
386 per acre for multifamily and 12 units per acre for townhouses. The uses will be controlled  
387 by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan  
388 recommends Commercial Concentration and Urban Residential, density should range  
389 from 3.4 to 6.8 units per acre. Part of the site is in the Enterprise Zone.

390

391 The applicant is requesting a deferral to the April 14, 2022, meeting.

392

393 Mrs. Thornton - Okay, is there anyone present or on Webex who's opposed to  
394 the deferral of REZ2022-00013 RDK Land Holdings?

395

396 Ms. Deemer - We have no one on Webex.

397

398 Mrs. Thornton - Thank you.

399

400 Mr. Archer - Madam Chair, I move that REZ2022-00013 RDK Land  
401 Holdings, LLC be deferred to the April 14, 2022, meeting at the applicant's request.

402

403 Mr. Baka - Second.

404

405 Mrs. Thornton - We have a motion by Mr. Archer and a second by Mr. Baka.  
406 All in favor say aye.

407

408 The Commission - Aye.

409

410 Mrs. Thornton - All opposed? Motion passes.

411

412 Mr. Emerson - Madam Chair, that completes the deferrals for this evening,  
413 and we now move on to the expedited items. You do have one of those. And that will be  
414 presented by Mr. Ben Sehl.

415

416 Mr. Sehl - Thank you again. Staff is aware of one request for expedited  
417 approval this evening. This is PUP2022-00007. This is a number of entities tied to one  
418 landholder. GRP 1780 Union Avenue, LLC et. al.

419

420 **PUP2022-00007 Jeffrey P. Geiger for GRP 1780 Union Ave, LLC; GRP 1770 Union**  
421 **Ave, LLC; GRP 232 Cockeysville, LLC; and Erdessy Portugee, LLC:** Request for a  
422 Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County  
423 Code to allow vehicle salvage on part of Parcels 837-703-5428 and 839-702-5177 located  
424 on the south line of Portugee Road approximately 500' east of La France Road. The  
425 existing zoning is M-3 Heavy Industrial District. The 2026 Comprehensive Plan  
426 recommends Heavy Industry and Environmental Protection Area. The site is in the Airport  
427 Safety Overlay District.

428  
429 The applicant is requesting approval subject to the revised conditions that were in your  
430 packet this evening. That is one small change to Condition number 1. Staff is  
431 recommending approval and is happy to answer any questions you might have at this  
432 time.

433  
434 Mrs. Thornton - Okay, is there anyone present or on Webex that is opposed  
435 to the approval of the PUP2022-00007 GRP 1780 Union Avenue, LLC; GRP 1770 Union  
436 Avenue, LLC; GRP 232 Cockeysville, LLC; and Portugee, LLC.

437  
438 Ms. Deemer - We have no one on Webex for this case.

439  
440 Mr. Mackey - No one present?

441  
442 Mrs. Thornton - And no one present.

443  
444 Mr. Mackey - All right, Madam Chair, seeing no opposition, I recommend  
445 approval of -- recommend approval of Provisional Use Permit PUP2022-00007 GRP 1780  
446 Union Ave, LLC; GRP 77 -- 1770 Union Ave, LLC; GRP 232 Cockeysville, LLC; and  
447 Erdessy Portugee, LLC with the revised conditions dated March 8, 2022.

448  
449 Mr. Baka - Second.

450  
451 Mrs. Thornton - We have a motion by Mr. Mackey and a second by Mr. Baka.  
452 All in favor?

453  
454 The Commission - Aye.

455  
456 Mrs. Thornton - All opposed? Motion passes.

457  
458 **REASON:** Acting on a motion by Mr. Mackey, seconded by Mr. Baka the  
459 Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors  
460 **grant** the request because it is reasonable in light of the surrounding uses and existing  
461 zoning on the property.

462  
463 Mr. Emerson - Madam Chair, we now move to page 2 of your agenda for the  
464 first regular agenda item, REZ2022-00008 John Beckner.

465

466 **REZ2022-00008 Jon Beckner:** Request to conditionally rezone from B-1 and B-3  
467 Business District to B-3C Business District (Conditional) Parcel 823-722-8996 containing  
468 0.295 acres located on the west line of E. Nine Mile Road (State Route 33) approximately  
469 30' north of its intersection with S. Oak Avenue. The applicant proposes automobile sales.  
470 The use will be controlled by zoning ordinance regulations and proffered conditions. The  
471 2026 Comprehensive Plan recommends Commercial Concentration. The site is located  
472 in the Airport Safety Overlay District and in the Enterprise Zone.

473  
474 The staff report will be presented by Mr. Seth Humphreys.

475  
476 Mrs. Thornton - Is there anyone in the audience or on Webex that is in  
477 opposition or would like to speak to the case of REZ2022-00008, John Beckner?

478  
479 Ms. Deemer - We have no one on Webex for this case.

480  
481 Mrs. Thornton - Okay, thank you.

482  
483 Mr. Humphreys - Thank you, Madam Chair, members of the Commission. As  
484 stated, the applicant is requesting to allow for automobile sales. The property was most  
485 recently used for general office uses, but the sale of automobiles requires B-3. Adjacent  
486 properties include a dental office to the east, service garage to the west, and a restaurant  
487 and office to the -- on the north side of East Nine Mile Road. To the south, across an  
488 unimproved alley, are several residences zoned R-4, One-Family Residence District.  
489 Additional homes in the Highland Terrace Neighborhood to the south.

490  
491 The use of the property for auto sales had the potential to create impacts on the  
492 surrounding residential uses, impacts such as noise, lighting, hours of operation, and the  
493 loss of screening are concerns when considering the proximity of adjacent residential  
494 uses. The applicant has submitted proffers to address these concerns. The most recent  
495 proffers were given to you tonight. Since they were received on the 9th, they will require  
496 a waiver of time limits if you find them acceptable.

497  
498 The revised proffer still addresses all the topics in the -- described in the staff report with  
499 the addition of vehicle repair and states any vehicle repairs would now be required to be  
500 conducted within an enclosed building. Outside storage of tires, salvage, and vehicle  
501 parts would need to be screened. Preservation of the southern line of the property in its  
502 current natural state and a severance proffer was added for enforceability purposes.

503  
504 The 2026 Comprehensive Plan recommends commercial concentration for the subject  
505 property. The proposed use is generally consistent with this designation. For this reason  
506 and because the applicant has addressed concerns outlined in the staff report, staff  
507 supports this request. This concludes my presentation. I would be happy to answer any  
508 questions.

509  
510 Mrs. Thornton - Okay, thank you. Anybody from the Commission have  
511 questions for Mr. Humphreys?

512  
513 Mr. Archer - No.  
514  
515 Mr. Mackey - If nobody has any questions, I'm ready to make a motion. I  
516 would just like to make a few comments. We've been in constant contact with Mr.  
517 Beckner. This zoning is basically going back to a previous zoning. It was B-3 before, but  
518 we needed some protections from some of the things that was allowed in B-3, and we got  
519 those protections with the current proffers that were added. So, having said that, we're  
520 comfortable with moving forward with that. If no one has any other questions or anything,  
521 I'll go ahead and make a motion.  
522  
523 Mrs. Thornton - Okay.  
524  
525 Mr. Mackey - All right, Madam Chair, I move that we grant waiver of the time  
526 limits and accept the proffers dated March 9, 2022, for REZ2022-00008 John Beckner.  
527  
528 Mr. Witte - Second.  
529  
530 Mrs. Thornton - We have a motion by Mr. Mackey and a second by Mr. Witte.  
531 All in favor say aye.  
532  
533 The Commission - Aye.  
534  
535 Mrs. Thornton - All opposed? Motion passes.  
536  
537 Mr. Mackey - All right, and Madam Chair I move that we recommend  
538 approval of REZ2022-00008 John Beckner with revised proffers dated March 9, 2022.  
539  
540 Mr. Witte - Second.  
541  
542 Mrs. Thornton - We have a motion by Mr. Mackey and a second by Mr. Witte.  
543 All in favor say aye.  
544  
545 The Commission - Aye.  
546  
547 Mrs. Thornton - All opposed? Motion passes.  
548  
549 **REASON:** Acting on a motion by Mr. Mackey, seconded by Mr. Witte the  
550 Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors  
551 **grant** the request because it continues a form of zoning consistent with the area and the  
552 proffered conditions should minimize the potential impacts on surrounding land uses.  
553  
554 Mr. Emerson - Madam Chair, we now move on to your next item on the  
555 agenda, which also appears on page 2. It's Provisional Use Permit 2021-00024 Joe  
556 Marchetti for Holland Associates, LLC.  
557

558 **PUP2021-00024 Joe Marchetti for Holland Associates, LLC:** Request for a  
559 Provisional Use Permit under Sections 24-2306 and 24-3708 of Chapter 24 of the County  
560 Code to allow a multifamily development with office and commercial uses on Parcel 774-  
561 740-9115 located on the east line of Staples Mill Road (U.S. Route 33) approximately  
562 600' south of its intersection with Bethlehem Road. The existing zoning is B-2 Business  
563 District. The 2026 Comprehensive Plan recommends Light Industry. The site is in the  
564 Westwood Redevelopment Overlay District and Enterprise Zone. The staff report will be  
565 presented by Ms. Lisa Blankinship.  
566

567 Mrs. Thornton - Okay, is there anybody in the audience or on Webex in  
568 opposition, or approval, or would like to speak to the case PUP2021-00024 John  
569 Marchetti for Holland Associates, LLC?  
570

571 Ms. Deemer - We have no one on Webex for this case.  
572

573 Mrs. Thornton - Okay, thank you.  
574

575 Ms. Blankinship - Thank you, Madam Chair, members of the Commission. This  
576 is a request for a provisional use permit to allow the redevelopment of an existing office  
577 and warehouse site with a 2-story podium parking deck and 8 stories of multi-family  
578 residential units. Approximately 10,000-square-feet of office or commercial use are  
579 proposed on the ground floor.  
580

581 The B-2 zoned site is located on the east line of Staples Mill Road approximately 600 feet  
582 south of its intersection with Bethlehem Road and is part of the Westwood  
583 Redevelopment Overlay District which allows multi-family subject to the approval of a  
584 PUP and a masterplan.  
585

586 The applicant proposes to develop a new building which would consist of a 2-story podium  
587 parking deck and 8 stories of multi-family residential with 232 units. The proposed office  
588 or commercial component would be approximately 10,000-square-feet fronting Staples  
589 Mill Road. That elevation is here.  
590

591 The courtyard amenity area would be located on the top of the parking podium facing the  
592 southern property line and would include a pool and spa, community grill, picnic area,  
593 firepits, and dog run.  
594

595 The applicant has submitted a revised masterplan and corresponding parking study that  
596 has been handed out to you this evening. The masterplan addresses the concerns  
597 identified in the staff report including the provision of additional pedestrian streetscape,  
598 landscaping, and increasing the drive-aisle width for emergency access.  
599

600 In addition, revised conditions have also been provided to you this evening. To ensure  
601 schools would not be negatively impacted, staff is recommending an additional condition,  
602 condition number 11, to limit the maximum density of no more than 232 units of which no  
603 more than 10 percent would be 3 bedrooms or more.

604  
605 Overall, the proposed master planned development would be in keeping with the findings  
606 of the Westwood Area Study, and the goals and objectives of the Westwood Revitalization  
607 Reinvestment Opportunity Area. And because the applicant has addressed staff's  
608 concerns, staff supports the request subject to the 11 conditions handed out to you the -  
609 - this evening.

610  
611 This concludes my presentation. I'll be happy to try to answer any questions.

612  
613 Mrs. Thornton - Thank you.

614  
615 Mr. Witte - I have no questions.

616  
617 Mr. Mackey - No ma'am.

618  
619 Mrs. Thornton - Nobody's in opposition, Mr. Witte?

620  
621 Mr. Witte - Anybody in opposition? Okay.

622  
623 Mrs. Thornton - No, nobody's here or on Webex.

624  
625 Mr. Witte - Mr. Secretary, do we need to waive the time limits on these  
626 revised conditions dated --

627  
628 Mr. Emerson - No sir you don't. Because they are conditions and not  
629 proffers.

630  
631 Mr. Witte - Okay, all right. Well, with that, Madam Chair, I recommend  
632 approval of PUP2021-00024 Holland Associates with the revised conditions dated March  
633 10, 2022.

634  
635 Mr. Baka - Second.

636  
637 Mrs. Thornton - We have a motion by Mr. Witte, a second by Mr. Baka, all in  
638 favor say aye.

639  
640 The Commission - Aye.

641  
642 Mrs. Thornton - All opposed? Motion passes.

643  
644 **REASON:** Acting on a motion by Mr. Witte, seconded by Mr. Baka the  
645 Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors  
646 grant the request because the conditions should minimize the potential impacts on  
647 surrounding land uses and it would not be expected to adversely affect public safety,  
648 health, or general welfare.

649  
650 Mr. Emerson - Madam Chair, we now move on to your next item, which

651 appears on page 3 of your agenda. It is REZ2022-00002 Natalie Croft for Markel | Eagle  
652 Advisors, LLC.

653  
654 **REZ2022-00002 Nathalie Croft for Markel | Eagle Advisors, LLC:** Request to  
655 conditionally rezone from A-1 Agricultural District to R-5AC General Residence District  
656 (Conditional) part of Parcels 733-778-7649 and 734-777-3893 containing 47.14 acres  
657 located at the southwest intersection of Pouncey Tract Road (State Route 271) and  
658 Wyndham West Drive. The applicant proposes a single-family residential development.  
659 The R-5A District allows a maximum gross density of 6 units per acre. The use will be  
660 controlled by zoning ordinance regulations and proffered conditions. The 2026  
661 Comprehensive Plan recommends Rural Residential, density should not exceed 1 unit  
662 per acre.

663  
664 Mrs. Thornton - Okay, is there anybody in the audience or on Webex that is in  
665 opposition or would like to speak to REZ2022-00002 Markel | Eagle Advisors, LLC?

666  
667 Ms. Deemer - Madam Chairwoman, we have two people to speak on this  
668 case.

669  
670 Mrs. Thornton - Okay, after the presentation.

671  
672 Mr. Humphreys - Thank you Madam Chair, members of the Commission. As  
673 stated, the applicant is requesting to rezone the subject property for a detached single-  
674 family development. The property is situated at the edge of the county on the south side  
675 of Pouncey Tract Road and consists of both wooded areas and open fields. The portion  
676 of the properties that are not included in this request contain access to a quarry in  
677 Goochland County along Quarry Hill Lane. That access will remain.

678  
679 Farther south are Kaechele Elementary and the Henley subdivision. Across Pouncey  
680 Tract there's an entrance to the Ellington Section of Wyndham, a large acreage parcel,  
681 and the Granville Estates subdivision.

682  
683 The property is currently zoned A-1 and the applicant has requested a change to R-5A.  
684 They have proffered to have the size of the lots reflect R-3 standards in regard to size  
685 and width. But because they intend to construct an age-restricted -- or not age-restricted,  
686 I'm sorry, age-targeted community with first-floor owner suites they intend to use the  
687 setbacks available in the R-5A district.

688  
689 The applicant has submitted revised exhibits and proffers dated March 8th. The revised  
690 -- these have been handed out to you this evening. The revised conceptual now shows  
691 70 lots, which has been reflected in the proffers. This reduction from the originally  
692 proposed 80 lots would create a density of just over 1.5 units per acre.

693  
694 The conceptual no longer shows a potential connection to Goochland County but will now  
695 have only two connections to Pouncey Tract Road. The conceptual plan shows the  
696 location of several buffers described in the proffers. These include specifications for a  
697 buffer along Pouncey Tract Road, which may include a berm in certain areas that are not

698 currently wooded; internal buffers for areas shown as Buffers A and B; and a buffer  
699 surrounding the pump station, which is shown on the southwest portion of the  
700 development.

701  
702 In addition to the conceptual, the applicant has also submitted and proffered additional  
703 exhibits; elevations which are consistent with the proffered materials and construction  
704 techniques, an open space exhibit which shows examples of both programmed and more  
705 natural open space areas as well as an example of how the shared mail house would  
706 appear, and an exhibit showing the anticipated entrance feature and signage.

707  
708 The revised proffers still address all of the topics described in the staff report with the  
709 addition of sod and irrigation would now be included in all yards, and revised proffers for  
710 cantilevered features and steps and porches, and a commitment to disclose the presence  
711 of the quarry in development materials.

712  
713 The 2026 Comprehensive Plan recommends Rural Residential for the subject property  
714 with a recommended density of no more than one unit per acre. In general, the area west  
715 of Pouncey Tract Road is recommended for Rural Residential and the area east of  
716 Pouncey Tract Road is mostly recommended for Suburban Residential 1 and Suburban  
717 Mixed-Use, which both carry a higher density. These recommendations are largely  
718 reflective of the historic availability, or lack thereof, of public infrastructure in the area,  
719 such as sanitary sewer.

720  
721 Although not consistent with the density recommendations of the 2026 Comprehensive  
722 Plan, this request would be reasonable given recent development east across Pouncey  
723 Tract Road and would allow for additional housing options for the northwestern portion of  
724 the County in a manner generally consistent with those developments.

725  
726 Additionally, the ability to service the property with sewer would create the capacity for a  
727 higher density. For these reasons, staff recommends support of this request. The  
728 applicant held a virtual meeting March 28th attended by approximately 20 residents from  
729 the surrounding area. This concludes my presentation. I'd be happy to take any  
730 questions.

731  
732 Mrs. Thornton - Okay, thank you. Anybody have any questions for Mr.  
733 Humphreys? Okay, thank you. I'm going -- Rosemary, I'm going to have the audience  
734 speak first, then the Webex second. So just one second. If you don't mind going to the  
735 back and state your name and your address. Thank you.

736  
737 Ms. Deemer - Madam Chair, just for the record, we have five speakers  
738 waiting.

739  
740 Mrs. Thornton - Okay, great. Thank you.

741  
742 Ms. Levitt - My name is Margaret Levitt, and my address is 7036 Benhall  
743 Circle. And I'm actually on the Goochland side of this. And my concern is with traffic and  
744 it -- I did attend the community meeting. And I feel like we shouldn't enter into this with

745 tunnel vision. That there should be a traffic study. Because on the Goochland parcel that  
746 will be developed, it will more than double what you're going to see on the Henrico parcel  
747 of this project. And it's a two-lane corridor and I feel like we should be proactive in terms  
748 of studying the traffic and addressing any issues and concerns rather than reactive once  
749 the development gets there. And that's the point I needed to make.

750

751 Mrs. Thornton - Okay.

752

753 Ms. Levitt - Thank you.

754

755 Mrs. Thornton - Thank you. Okay, Rosemary.

756

757 Ms. Deemer - Madam Chair, the first speaker is Virginia Hafkey. She is now  
758 unmuted.

759

760 Ms. Hafkey - Hello. Hope you all can hear me. I live in -- can everybody  
761 hear me?

762

763 Mrs. Thornton - Yes.

764

765 Mr. Baka - Yes.

766

767 Ms. Hafkey - Okay, great. Thank you so much to everybody there and --  
768 for all your hard work. I -- my name is Virginia Hafkey and I live on -- in -- well, what has  
769 turned up in plats as Granville Estates. It's Countryview Drive, my address is 12300.

770

771 I too have several concerns and I'm, right now, I'm opposed to the plans as they are  
772 because -- to echo the ladies' concerns that just spoke -- about the traffic concerns. Also,  
773 the -- our logical and our development sits directly across the street from that  
774 development. So, the traffic burden, even if they had their -- it is going to be a widening  
775 of the road and sewer put in and all of that. It's just going to be very disruptive.

776

777 We also have concerns about 623 and the burden put on that road with all the dump  
778 trucks and quarries and the backups that occur regularly now anyway. The other thing -  
779 - another concern is just the density of these -- the housing is -- it's not -- it doesn't seem  
780 to be in keeping with the lower-density housing on the other side of Kaechele Elementary.  
781 Those two subdivisions -- I believe it's Henley and Stonehurst -- are much bigger lots and  
782 aesthetically different.

783

784 It just seems that we're cramming in a development there on a piece of land when this  
785 road is already -- it isn't ready for it. And it doesn't match what is already -- with the trends  
786 that have been going on that surrounded with a larger lot -- lots and houses. So those  
787 are just some of my concerns. And I wanted to voice those. Thank you so much.

788

789 Mrs. Thornton - Okay, thank you.

790

791 Ms. Deemer - Madam Chair, our next speaker is Walter Smith. He is now  
792 unmuted.

793  
794 Mr. Smith - Hi there. Thank you for taking the time. Walter Smith, 12319  
795 Countryview Drive. Also, Granville Estates. I've lived here since May 19, 1989. We  
796 always knew at some point the land will get too valuable in being developed, so we're not  
797 against it being developed.

798  
799 I think our concerns are more along the lines of wanting it to be consistent, more  
800 consistent with the area, what things look like. I thought the initial mailing we got that  
801 talked about aiming for one unit per acre seemed a little bit high, but certainly not the one  
802 and a half. That's a much greater density. Our road's a dead end. Grandchildren and  
803 so forth, you know, you have to go down to the cul-de-sac to turn around. So, we have  
804 concerns about people entering.

805  
806 And, also, I think that's probably just overall a big concern is how the traffic's going to be  
807 set up to go in and out of the school causes some problems. People come around the  
808 curb going fast. You know, I would think maybe the entrance should be moved not  
809 opposite our street. But, you know, again, I think it requires some kind of traffic study.

810  
811 And I did not know until Ms. Levitt spoke earlier that the Goochland side was going to be  
812 getting this too, so I would suggest there be some -- and maybe cooperation with  
813 Goochland on this to make sure that both sides are done as optimally as possible at  
814 factoring all of these things.

815  
816 And I also wanted some kind of maybe screening or something on our side to -- just to  
817 make it distinct that it's a private neighborhood, not a thoroughfare, type thing. Those are  
818 my concerns. Thank you.

819  
820 Mrs. Thornton - Thank you.

821  
822 Ms. Deemer - Madam Chair, our next speaker is Helen Gleser. She is now  
823 unmuted.

824  
825 Ms. Gleser - Thank you, Madam Chair and member of the Commission.  
826 My name is Helen Gleser and I live on 12313 Countryview Drive. I share the same  
827 concerns that you have heard previously from the other person that you just heard.

828  
829 But specifically, I wanted to share one specific that is really close to my heart. We have  
830 a very young family. There are a lot of young family actually in our street in Countryview  
831 Drive, you know, parenting young children or grand-parenting young children. And we  
832 are crossing that street on a regular basis to go to Kaechele Elementary School. My  
833 daughters are actually going there to school. We're also going there on the weekends to  
834 enjoy the playground. I'm just worried about the increased density and traffic it will  
835 represent and the safety of our children crossing that street suddenly with no traffic  
836 precaution taken into account.

837  
838 So, it's kind of redundant with what you heard, but I appreciate that you're hearing me  
839 today, and I hope that we can come up to a solution that would make us all at peace here.  
840 Thank you.

841  
842 Mrs. Thornton - Thank you.

843  
844 Ms. Deemer - Madam Chair, our next speaker is Jing Jing Li. They are now  
845 unmuted.

846  
847 Ms. Li - Hi everyone. Thank you so much for being here. Hi Chair  
848 and the Planning Commission. So, I'm Jing Jing Li. I live in 12307 Countryview Drive.  
849 And I want to talk about my concerns about this rezoning plan.

850  
851 So first is about capacity and traffic flow, which actually many of the previous ladies and  
852 gentlemen talking about. Especially that in Goochland is developing and also Pouncey  
853 Tract Road is only a two-lane road in that portion. So, I'm afraid that this traffic flow going  
854 to be full of construction. Especially that this area is next to the Kaechele Elementary  
855 School, so we experience a lot of traffic during the pick-up and drop-off time of the school.  
856 So, I'm concerned that this issue going to be further worsened.

857  
858 And the second is about the safety. So not only the safety of our neighborhood. As Helen  
859 mentioned, we have very young children who regularly, like, walk around the Countryview  
860 Drive across the road. So that's a safety for our children that's another thing is a safety  
861 for the elementary school. Today I just Googled elementary school and the construction  
862 sites and then I noticed in Short Pump we actually just had an accident when a scaffolding  
863 contact with a power line and caused a fire and two deaths and one injured.

864  
865 And when I look at the construction plan, so the construction's going to span multiple  
866 months and even years and then with this construction site so close to elementary school,  
867 I'm really concerned that there is some accidents going to happen and then we definitely  
868 want to protect our children.

869  
870 And I am planning to sending my daughter to our elementary school. If I'm thinking about  
871 my daughter going to facing this construction debris and it's chaotic and pollution for more  
872 than one year, I'm definitely concerned about that decision. So, thank you so much for  
873 your consideration for my concern.

874  
875 Mrs. Thornton - Okay, thank you.

876  
877 Ms. Deemer - Madam Chair, our final speaker is John Davis. He is now  
878 unmuted.

879  
880 Mr. Davis - Yes, thank you. So, can you hear me?

881  
882 Mrs. Thornton - Yes.

883  
884 Mr. Mackey - Yes.  
885  
886 Mr. Davis - I appreciate you all taking the time. My name's John Davis. I  
887 live at 12325 Countryview Drive in Granville Estates. I actually own the property directly  
888 across the intersection and, like, my own neighbors was concerned about if any traffic  
889 feasibility studies have been done because the increases.

890  
891 I also was unaware of the Goochland portion being added. I was wondering if there's any  
892 considerations for, like, stop lights and crosswalks being put in at this -- at our intersection  
893 where we're proposing to continue the road essentially with the new neighborhood. And  
894 also, the density as well. Because the density matching either Henley or the density of  
895 Granville Estates, the two neighborhoods that are, I guess, closest to this community.

896  
897 And then one more that's more of a personal nature was that, you know, again, my  
898 property is right there on the corner. And I'm wondering, like, is there any consideration  
899 for, you know, with new sewer and water lines going in to extend it more to the existing  
900 homes in the area. Because I have a well that's maybe 100 yards from the proposed  
901 intersection and could potentially be, you know, altered or damaged by that. And it's like,  
902 hey, the County has an option to connect to that. Would be open to hearing what  
903 opportunity or impact to -- and that's all I have.

904  
905 Mr. Mackey - Oh, good.  
906

907 Mrs. Thornton - Okay, thank you so much. Okay, I think our time's up for the  
908 speakers to speak toward the case. I think we went almost two minutes over. So, I'd like  
909 to hear from the applicant. And could you address -- I know in your presentation, but  
910 could you address I feel like traffic density, water, sewer, construction timeframe in your  
911 presentation?

912  
913 Ms. Croft - Sure. Yes, Nathalie Croft here on behalf of the applicant.  
914 Mrs. Thornton, Madam Chair, would you prefer that I run through the entire presentation,  
915 or just stick to addressing those items first?

916  
917 Mrs. Thornton - I -- it's up to you. I think it would help to do your presentation.  
918 Highlight some of those points.

919  
920 Ms. Croft - Agreed. I agree. Thank you. Mr. Humphreys do you have  
921 the slide advance? Thank you. All right. Again, thank you, Madam Chair, members of  
922 the Commission. My name is Nathalie Croft. I'm with Eagle Construction here on behalf  
923 of the applicant. Oh, boy.

924  
925 There we go, thank you. Eagle Construction is a company built on four core values.  
926 Compassion, accountability, commitment, and respect. At Eagle we don't just build  
927 homes, we build communities. We have been a trusted local builder since 1984 with 135  
928 communities and over 7,000 homes built in Virginia.

929

930 You may know of Eagle through our nearby communities. GreenGate, Sadler Crossing,  
931 John Rolfe Square, Grey Oaks, to name a few. Designing communities and homes with  
932 the age-targeted buyer in mind is a large part of who we are, and our homes offer open-  
933 flow floor plans, first-floor primary suites, and one-level living. There we go. This  
934 application is for approximately 47 acres located on the west line of Pouncey Tract Road  
935 between Quarry Hill Road and the Goochland County Line to permit a new age-targeted  
936 community. Again on 47 acres.

937

938 Here we go.

939

940 So based on feedback from our February 28th community meeting as well as staff's  
941 comments, we have made significant improvements to our application. On our  
942 conceptual plan we have proffered R-3 lot standards with an 80-foot width and 11,000-  
943 square-foot area. We've reduced our lots by 10 percent. We have added a 2-acre pump  
944 station site currently located in the southwestern area of the property. We've included a  
945 re-alignment of the roadway internal to the site to remove wetland impacts. And we've  
946 removed the cross-County roadway connection as well.

947

948 So, I've had a couple questions about why are we asking for an R-5A designation when  
949 we're proffering an R-3 design? So, typical R-3 buildable area is approximately 56 by 58  
950 and our age-targeted homes are approximately 45 by 70 feet. And they get elongated  
951 when you move the primary suite to the first floor in an age-targeted home.

952

953 So, the 80-foot lot width in the R-3 District worked to retain the wider R-3 streetscape and  
954 create a greater opportunity for side-loaded garages while the R-5A setbacks allow our  
955 age-targeted homes to utilize more of the lot depth and fit on these lots.

956

957 Our loc -- oopsie. Backwards. Our location on Pouncey Tract Road really -- we take that  
958 responsibility very seriously as a gateway to Henrico County. We want to continue the  
959 existing character of the Pouncey Tract Road streetscape, which I think is a very clearly  
960 defined streetscape aesthetic as you go down Pouncey Tract Road. There's a traditional  
961 red brick detailing, very traditional design work.

962

963 So, our brick entry feature with accent fencing would be consistent with the existing  
964 character along the road. We've also proffered a 50-foot landscaped buffer planted to a  
965 transitional buffer 25 along Pouncey Tract Road.

966

967 As Mr. Humphreys mentioned, there may be some opportunities to berm in that area to  
968 provide additional enhancement. We also proffered a sidewalk, or a multi-use path, along  
969 Pouncey Tract Road.

970

971 The community is designed with two parks. One natural park with walking trails and  
972 pedestrian bridges. The trails really go throughout the entire neighborhood. And one  
973 more formal park with manicured planting beds, the community mail house, and areas for  
974 seating and gathering.

975

976 A stormwater pond we believe would be designed and constructed as a wet pond with a  
977 fountain feature. We've also proffered, as Mr. Humphreys mentioned, landscaped buffers  
978 against Quarry Hill Drive and around the pump station.

979  
980 A sample of our proffered elevations are shown here. We've proffered a minimum  
981 finished floor area of 2,500 square feet for at least 75 percent of the homes. We've also  
982 proffered high quality exterior materials, crawl-space foundations of brick or stone, two-  
983 car garages and sodded and irrigated yards. And those would include front, side, and  
984 rear yard. So, all yards. That is a change from the original proffers.

985  
986 So, other proffer highlights include turn lanes at both entrances on Pouncey Tract Road,  
987 limited hours of exterior construction activities, limited hours for trash pickup, leaf blowing,  
988 and other similar maintenance activities in the neighborhood as well as the quarry  
989 disclosure that Mr. Humphreys mentioned earlier.

990  
991 I'll go ahead and answer some of the questions that were raised earlier. Regarding the  
992 density, as Mr. Humphreys mentioned, historically those properties west of Pouncey Tract  
993 were unable to be served by public utilities. Public sewer in particular. With the very near  
994 future project of the Tuckahoe Creek sewer line, this parcel is now able to be served with  
995 public utilities. The property across the street is recommended for Suburban Residential  
996 1 and -- as is the property all behind that parcel.

997  
998 So, I think that when you look at the development potential, directly across the street from  
999 this parcel the recommendation of SR-1 would be permitting up to about 2.4 units per  
1000 acre, and the property to the rear of that is already zoned R-3.

1001  
1002 With regard to the Goochland side, we do currently have a rezoning application in  
1003 Goochland County on the piece adjacent to this parcel. Based on staff's comments, we  
1004 are making some significant changes to that proposal. We don't know yet how that's  
1005 going to change the site plan or the density or the -- even the uses on that site.

1006  
1007 So right now, we're working through those comments but because we don't know how  
1008 that's going to -- what the -- what direction that's going to take right now, this parcel is  
1009 able to meet all the spacing requirements, all the site-distance requirements. And, again,  
1010 meet all the requirements on its own stand alone. We're not relying on the Goochland  
1011 County parcel for access, for spacing standards, or for site distance.

1012  
1013 And, again, I need to reiterate the fact that we simply don't know how that application is  
1014 going to change with time. So, therefore, we have removed the connection across county  
1015 lines.

1016  
1017 I think I heard a question about buffering, perhaps, across the street for Countryview  
1018 Drive, or for Granville Estates. And we are proffering the TB25 Enhanced Landscape  
1019 Buffer along Pouncey Tract Road to create a nice front door along Pouncey Tract Road.  
1020 It might include berms. I just don't know the answer to that yet if it will or if it won't. but

1021 we're proffering a beautiful entry monumentation consistent with the character already  
1022 along Pouncey Tract Road.

1023  
1024 I heard questions about construction traffic. Currently the site is separated from the  
1025 school site by a private road, which we're not accessing. The property that is under this  
1026 application will not have access to that private road that currently separates the site from  
1027 the school.

1028  
1029 I worked to understand more in terms of hours of construction, what hours the school had,  
1030 if they were an early or a late school. And based on their stated school hours of 7:40 a.m.  
1031 we kept the hours of construction at 7 a.m. so that traffic was not arriving to the site while  
1032 school buses were arriving to the school. That was a very intentional move on our part  
1033 to do that.

1034  
1035 With regard to traffic, I don't believe that there were any comments made by VDOT  
1036 regarding the amount of traffic on the road. It is, I believe, a major collector in the major  
1037 thoroughfare plan. I think it's a major collector road.

1038  
1039 So, this proposal, or application, did not generate enough traffic to require a traffic study.  
1040 We are proposing 72 age-restricted homes. Single-family detached dwellings. We had  
1041 done a traffic study for our proposal in Goochland County. But, as I mentioned, that  
1042 application is changing very significantly, so anything that we have done previously on  
1043 that would need to be revised in a significant way. But this proposal for Henrico based  
1044 on its scope did not require a traffic study to be performed.

1045  
1046 I'm -- I think I might have tried to address everything.

1047  
1048 Mrs. Thornton - Someone had asked about a crosswalk.

1049  
1050 Ms. Croft - I believe that would be a VDOT question.

1051  
1052 Mrs. Thornton - Okay. And then timeframe of construction. She didn't want it  
1053 to be years, she wanted -- so could you give a, like, a timeframe of how long construction  
1054 would be?

1055  
1056 Ms. Croft - Sure. So, typically, should the rezoning be approved, we  
1057 would enter into preliminary plat and construction plan, or POD processes. We anticipate  
1058 those would take likely 9 months to a year before we would have the permissions and the  
1059 approvals required to start moving dirt on the site. Land development could take around  
1060 6 months for all of the big orange trucks -- right -- the earth work, the grading, the  
1061 roadways and the infrastructure to be complete.

1062  
1063 So, then it would be homebuilding. And the homebuilding machinery and trucks, they're  
1064 smaller, but yes. They're still vehicles that are associated with that.

1066 With 72 homes, gosh, we would love to be built in two years. I can't guarantee that. But  
1067 I think that would be a realistic timeframe.  
1068

1069 Mrs. Thornton - Okay, you had mentioned first-floor bedrooms. That's why  
1070 you're asking for a different zoning.  
1071

1072 Ms. Croft - Yes, ma'am.  
1073

1074 Mrs. Thornton - And where you've proffered some other things, I didn't see  
1075 any proffers with bedrooms, with the first-floor bedroom, since you're asking for that. Is  
1076 there a percentage that you could guarantee to have first-floor bedrooms for the lot sizes?  
1077

1078 Ms. Croft - Yes, ma'am. We are happy to provide an amount. I'm not  
1079 sure if staff might have a suggestion or wording that is typically used in age-targeted  
1080 communities.  
1081

1082 Mrs. Thornton - Yeah, because I just want -- be clear, you know, just to be  
1083 clear, because you keep saying age-restricted during your presentation.  
1084

1085 Ms. Croft - Oh, I apologize.  
1086

1087 Mrs. Thornton - That's okay. It's just I don't want to confuse people because  
1088 you haven't proffered that this is an age-restricted community.  
1089

1090 Ms. Croft - Right.  
1091

1092 Mrs. Thornton - So, I could live there with my children. Anybody could buy in  
1093 there. It's just if you're going to say it's an age-targeted, I would -- I would say you need  
1094 to have some kind of first floor, you know, guarantee.  
1095

1096 Ms. Croft - Percentage?  
1097

1098 Mrs. Thornton - Yes. Otherwise --  
1099

1100 Ms. Croft - Yes ma'am. Yes ma'am. And I apologize if --  
1101

1102 Mrs. Thornton - -- most people would just build the big two-story.  
1103

1104 Ms. Croft - Sure.  
1105

1106 Mrs. Thornton - As big as they could get on -- you know.  
1107

1108 Ms. Croft - Yes. Yes, ma'am.  
1109

1110 Mrs. Thornton - If that's what we're trying to, you know, accomplish.  
1111

1112 Ms. Croft - Absolutely, and I do apologize if I misspoke. It is 100 percent

1113 our -- our intention is an age targeted. We have not proffered an age restriction. Our  
1114 homes, though, do have the first-floor primary suites. We'd be happy to proffer a  
1115 percentage if that provides that level of assurances.  
1116

1117 Mr. Emerson - Nathalie, based on those elevations, which ones don't have  
1118 one level bedrooms that you've provided?  
1119

1120 Ms. Croft - Yep. I --  
1121

1122 Mr. Emerson - Or first level.  
1123

1124 Ms. Croft - I think only one might not. I'm finding them right now. Sorry.  
1125

1126 Mr. Emerson - Based on your market analysis, what is the percentage that  
1127 you are currently considering marketable to build in this development? I'm sure you have  
1128 some numbers on that.  
1129

1130 Ms. Croft - You know, the homes we've proffered, the elevations, are all  
1131 -- I believe with maybe the exception of one -- have first-floor masters. I think that -- I  
1132 think as a proffer you're looking for a percentage on a proffer. I think we could commit at  
1133 this time to two-thirds.  
1134

1135 Mrs. Thornton - Okay, that can be discussed. You know.  
1136

1137 Mr. Emerson - If your elevations are majority, why wouldn't you be willing to  
1138 go 75 percent or higher?  
1139

1140 Ms. Croft - I'd be willing to go 75 percent.  
1141

1142 Mrs. Thornton - Because the whole rezoning, you know, in our mind you're  
1143 asking for it in a certain --  
1144

1145 Ms. Croft - Yes.  
1146

1147 Mrs. Thornton - -- because you want that.  
1148

1149 Ms. Croft - Correct.  
1150

1151 Mrs. Thornton - To be able to move the lot further back for the first floor.  
1152

1153 Ms. Croft - Yes, yes.  
1154

1155 Mrs. Thornton - Okay, do you all have any other questions for her?  
1156

1157 Mr. Mackey - No, I'm good.

1158  
1159 Mrs. Thornton - Okay, thank you, Nathalie. I'd like to hear from our traffic  
1160 engineer.  
1161  
1162 Mr. Johnson - Good evening, Madam Chair, members of the Commission,  
1163 Mr. Schmitt.  
1164  
1165 Mrs. Thornton - Good evening, okay. You've heard all of the comments. What  
1166 yields a traffic study? Like everybody was saying a traffic study wasn't done for this  
1167 project. They'd like to know. I'm sure you're very familiar with the road and can you just  
1168 enlighten us?  
1169  
1170 Mr. Johnson - So we have a threshold of 4,000 vehicles per day. And this  
1171 site is expected to produce approximately 820 vehicles.  
1172  
1173 Mrs. Thornton - How much?  
1174  
1175 Mr. Johnson - It did not -- 820.  
1176  
1177 Mrs. Thornton - 820.  
1178  
1179 Mr. Johnson - It did not trigger it.  
1180  
1181 Mrs. Thornton - Okay, does Pouncey Tract Road -- can it handle?  
1182  
1183 Mr. Johnson - Yes, Pouncey Tract -- as -- which is proffered, Pouncey Tract  
1184 will be widened and will accommodate -- will have left and right turn lanes for the  
1185 entrances.  
1186  
1187 Mrs. Thornton - Yes, okay. Can you explain -- I think everybody that got on  
1188 this evening's house is straight across the street on the -- that neighborhood right there.  
1189 And one person had asked if you could move the entrance. I know you're not VDOT, but  
1190 can you explain to us why you put the face-to-face entrance and will that affect --  
1191  
1192 Mr. Johnson - Sure. So, the County has access-management standards  
1193 and for a road like Pouncey Tract, side streets would have to be -- would have to offset  
1194 each other.  
1195  
1196 Mrs. Thornton - Straight across.  
1197  
1198 Mr. Johnson - Yeah straight across.  
1199  
1200 Mrs. Thornton - Okay.  
1201  
1202 Mr. Johnson - If they -- if they don't offset -- you could -- you could have --  
1203 you could create conflicts. If the -- if their intersections are kind of close to each other  
1204 with turning vehicles.

1205  
 1206 Mrs. Thornton - Okay, so, you're saying 820 vehicles are going to be ingress  
 1207 and egress.  
 1208  
 1209 Mr. Johnson - Yes.  
 1210  
 1211 Mrs. Thornton - Yeah, trips a day, I should say.  
 1212  
 1213 Mr. Johnson - Yes, approximately.  
 1214  
 1215 Mrs. Thornton - Approximately. Okay, someone had asked about a  
 1216 crosswalk, because their children come across. There is the elementary school right  
 1217 there. I know it's VDOT owned. Is there a way that we can provide a safe way for the  
 1218 kids to be able to still get across the street?  
 1219  
 1220 Mr. Johnson - I'm sorry. I can't answer that for --  
 1221  
 1222 Mrs. Thornton - VDOT.  
 1223  
 1224 Mr. Johnson - For VDOT.  
 1225  
 1226 Mrs. Thornton - Okay.  
 1227  
 1228 Mr. Johnson - If -- I'm sorry. Go ahead.  
 1229  
 1230 Mrs. Thornton - Because right now I'm sure they just run across the street.  
 1231 Because there's no crosswalk now. But when you add 820 vehicles turning in and out, it  
 1232 might be a little bit dangerous for them to cross. You know. And when does it yield to  
 1233 have a light? A traffic light. Somebody had asked about a traffic light.  
 1234  
 1235 Mr. Johnson - A traffic signal study would have to be performed. There  
 1236 would be a number of factors that would be considered. Particularly the volume on  
 1237 Pouncey Tract and the volume on the side street.  
 1238  
 1239 If those values meet a certain threshold, it could trigger a warrant for a traffic signal.  
 1240  
 1241 Mrs. Thornton - And how would it trigger it? By the residents? Or --  
 1242  
 1243 Mr. Johnson - Well, if the side street has -- if the side streets has difficulty  
 1244 getting out based on the major street volume, that could trigger a traffic signal.  
 1245  
 1246 Mrs. Thornton - Okay.  
 1247  
 1248 Mr. Johnson - So.  
 1249  
 1250 Mrs. Thornton - And what about they had mentioned with Goochland doing --  
 1251 when does it -- everybody look at everything that's going on? Like --

1252  
1253 Mr. Johnson - Is it -- I think I understand what you're saying. As it stands  
1254 now, access would -- there -- access will be restricted from between the county and  
1255 Goochland. As a -- as a part of the proffer they will be required to install a --  
1256  
1257 Mrs. Thornton - Right.  
1258  
1259 Mr. Johnson - -- a cul-de-sac.  
1260  
1261 Mrs. Thornton - Okay, so, but on Pouncey Tract Road, I guess that's I think  
1262 what they were trying to say. Like, on the other side in Goochland there is a proposal for  
1263 a subdivision. We have a proposal for a subdivision. When does it yield, like, I guess,  
1264 an improvement? Or -- I'm not sure exactly what they were asking. They were just saying  
1265 that was there a traffic study, I would say.  
1266  
1267 Mr. Emerson - I think the question is, at what point will the cumulative volume  
1268 of this development on both sides of the line trigger VDOT to require a traffic study?  
1269  
1270 Mr. Johnson - I'm sorry. I don't have that answer.  
1271  
1272 Mrs. Thornton - Okay, you had said 4,000.  
1273  
1274 Mr. Johnson - Yes.  
1275  
1276 Mrs. Thornton - So if we're 800. Okay, does anybody else have any questions  
1277 for the traffic?  
1278  
1279 Mr. Mackey - Not for the traffic.  
1280  
1281 Mr. Witte - Maybe. Is there going to be a turn lane?  
1282  
1283 Mr. Johnson - Yes, sir. At -- they have two entrances to the site. There will  
1284 be left and right turn lanes at each entrance.  
1285  
1286 Mrs. Thornton - Yes, and they have to be up to VDOT standards. Correct?  
1287  
1288 Mr. Johnson - Yes.  
1289  
1290 Mr. Witte - Well that's VDOT controlled road, right?  
1291  
1292 Mrs. Thornton - Yes, yes. And I'm sorry, I should've asked Nathalie, maybe  
1293 you know. The internal road; private?  
1294  
1295 Mr. Johnson - No, they will be public.  
1296  
1297 Mrs. Thornton - Public. Okay. So -- okay. That was just -- one other question.  
1298 Now, I think that's it for me. Do you all have anything else?

1299  
 1300 Mr. Mackey - Questions of staff.  
 1301  
 1302 Mrs. Thornton - Okay, thank you.  
 1303  
 1304 Mr. Johnson - You're welcome.  
 1305  
 1306 Mrs. Thornton - Does anybody have any other questions for staff or anybody?  
 1307  
 1308 Mr. Mackey - I think it's done.  
 1309  
 1310 Mrs. Thornton - Okay, so -- go ahead.  
 1311  
 1312 Mr. Baka - I was just going to follow back up on the -- follow back up on  
 1313 the comment about the proposed proffer or suggested proffer limitation a number of non-  
 1314 one-bedroom -- first one for single-story homes.  
 1315  
 1316 So, if there's 72 units and if there's a proposed proffer out there of 75 percent, 72, I'm  
 1317 looking at 36, 18. So if you have 54 homes that are already built -- if you have 18 homes  
 1318 that are already built for two-story, what happens at that point if someone comes in and  
 1319 applies for a building permit says, I want a two-story home. What mechanism takes place  
 1320 within the Planning Department to -- or in the building -- maybe it's in the Building  
 1321 Department, to address that.  
 1322  
 1323 Mr. Emerson - Well the proffers are reviewed at -- as they come in through  
 1324 the permit center does the reviews of the single-family residential homes. They have all  
 1325 the proffers available to them and they review to make sure everything's in conformance.  
 1326 And normally the developer will provide us with a cumulative count, so we don't have to  
 1327 go back and track those.  
 1328  
 1329 Ms. Croft - If I may, our two-story homes have a first floor, primary suite.  
 1330 So, I know, Mr. Baka, you were saying two floor -- two story.  
 1331  
 1332 Mr. Baka - Oh, I'm sorry. I misspoke. Correct.  
 1333  
 1334 Ms. Croft - So, many of our -- many of our two-story plans have an owner  
 1335 suite on the first floor.  
 1336  
 1337 Mr. Emerson - We would track based on a proffer, if the developer offers it, I  
 1338 think it could be added to proffer number 21. Because you already have in that proffer at  
 1339 least 75 percent of all new homes constructed on the property shall have at least 2,500-  
 1340 square-feet of finished floor area. You could add to that "and first-level masters".  
 1341  
 1342 Mrs. Thornton - Yeah.  
 1343  
 1344 Mr. Emerson - And --  
 1345

1346 Mrs. Thornton - Primary suite.  
1347  
1348 Mr. Emerson - or primary suite, or however you --  
1349  
1350 Mrs. Thornton - We can't use that word anymore.  
1351  
1352 Mr. Emerson - We can't use master anymore. I'm sorry. Primary suite. And  
1353 --  
1354  
1355 Ms. Croft - May I word it so that the same 75 percent could be one or the  
1356 other? That not 75 percent have to be both that and that --  
1357  
1358 Mr. Emerson - Oh absolutely.  
1359  
1360 Ms. Croft - Okay.  
1361  
1362 Mr. Emerson - Absolutely.  
1363  
1364 Mrs. Thornton - I have one more question. I'm sorry. About the traffic. You  
1365 might not be able to answer. But if the citizens do have a concern about the traffic, and  
1366 since it's not our road, Henrico County, it's VDOT. And they would like certain things.  
1367 How would they go about it?  
1368  
1369 Mr. Johnson - They would need to contact VDOT.  
1370  
1371 Mrs. Thornton - VDOT. Can they do it through the web?  
1372  
1373 Mr. Johnson - Yes.  
1374  
1375 Mrs. Thornton - And is -- okay.  
1376  
1377 Mr. Johnson - Yes.  
1378  
1379 Mrs. Thornton - I know it's probably not an easy process. Is it?  
1380  
1381 Mr. Johnson - To make the request? Yes.  
1382  
1383 Mrs. Thornton - Okay.  
1384  
1385 Mr. Johnson - I've made the request before.  
1386  
1387 Mrs. Thornton - Okay. All right, just wanted to --  
1388  
1389 Mr. Johnson - On Pouncey Tract. Yes.  
1390  
1391 Mrs. Thornton - On Pouncey Tract.  
1392

1393 Mr. Johnson - With the -- internal within the community they could contact  
1394 them.

1395  
1396 Mrs. Thornton - Okay, all right. Thank you. Okay, I think I'm ready to make a  
1397 motion. I appreciate everybody's coming out this evening speaking out on the web. This  
1398 is just a recommendation. It will go the Board of Supervisors after I make a  
1399 recommendation for the final proposal. We'll -- thank you Nathalie for, hopefully we'll get  
1400 that proffer added and changed. And maybe things will change, and the density will have  
1401 to come down some as we shift the cul-de-sac. But I feel like it's -- if it was age-targeted,  
1402 I feel like they would sell in, like, two seconds. That is one market that is lacking in our  
1403 areas these 55 and plus.

1404  
1405 Everybody would like that kind of neighborhood. So, I appreciate the first-floor masters.  
1406 I think that they will sell very nicely. I did learn something tonight about the traffic. Thank  
1407 you for letting us know about the traffic study. If it's 820 and we need 4000 to do a traffic  
1408 -- or -- yeah -- 4000 to do a traffic study that is something that I did not know until this  
1409 evening. So, I appreciate you letting us know that information.

1410  
1411 So, I would move a recommendation of approval of REZ2022-00002 Market Eagle |  
1412 Advisors, LLC with the revised proffers dated March 8, 2022.

1413  
1414 Mr. Mackey - Second.

1415  
1416 Mrs. Thornton - We have a motion by Mr. Mackey and a second by -- I'm sorry.  
1417 A motion by Mrs. Thornton -- I'm so sorry -- and a second by -- that's why I looked at you  
1418 -- and a second by Mr. Mackey. All in favor say aye.

1419  
1420 The Commission - Aye.

1421  
1422 Mrs. Thornton - All opposed? Motion passes.

1423  
1424 **REASON:** Acting on a motion by Mrs. Thornton, seconded by Mr.  
1425 Mackey the Planning Commission voted 5-0 (one abstention) to recommend the Board  
1426 of Supervisors grant the request because it would permit development of the land for  
1427 residential use in an appropriate manner and the proffered conditions will provide  
1428 appropriate quality assurances not otherwise available.

1429  
1430 Mr. Emerson - Madam Chair, we now move along to the next item on your  
1431 agenda, which also appears at -- on page 3 at the bottom.

1432  
1433 **ORDINANCE:** Zoning Ordinance Amendments regarding Solar Arrays to amend and  
1434 Reordain Section 24-4205 Titled "Principal Use Table" of the Code of the County of  
1435 Henrico to Allow Solar Arrays in the C-1 Conservation, A-1 Agricultural, M-1 Light  
1436 Industrial, M-2 General Industrial, and M-3 Heavy Industrial Districts by Provisional Use  
1437 Permit.

1438

1439 And you do have a letter that you received from me dated February 24th reflecting the  
1440 revised chart. And the presentation will be made this evening by Mr. Ben Sehl.

1441  
1442 Mr. Baka - Madam Chair.

1443  
1444 Mrs. Thornton - Yes.

1445  
1446 Mr. Baka - I have a statement to read, if I may. Madam Chair, Mr.  
1447 Secretary, pursuant to the requirements of section 2.2-3115 H. of the Code of Virginia, I  
1448 hereby declare my personal interest in a transaction considered by the Planning  
1449 Commission of Henrico County, Virginia on March 10, 2022, as follows. The transaction  
1450 consideration of amendments to the County Zoning Ordinance to allow solar arrays only  
1451 by provisional use permit -- I'm sorry. So -- to allow solar facilities only by provisional use  
1452 permit.

1453  
1454 I am a salaried employee of Dominion Energy headquartered at 600 East Canal Street in  
1455 Richmond Virginia. Dominion Energy, as with many other businesses, regularly pursues  
1456 solar energy projects in the commonwealth and may pursue such projects in the County  
1457 in the future.

1458  
1459 In my opinion, these businesses may receive a direct or indirect benefit or detriment from  
1460 the Zoning Ordinance amendment being considered this evening.

1461  
1462 As an employee of Dominion Energy, I am a member of a business, profession, or  
1463 occupation the members of which are affected by the transaction. I am able to participate  
1464 in the transaction fairly objectively, and in the public interest. Nevertheless, please let the  
1465 record and the minutes reflect that I'm not part -- I am not participating in this transaction  
1466 -- including any vote tonight -- out of an abundance of caution and to avoid any  
1467 appearance of impropriety. Thank you.

1468  
1469 Mrs. Thornton - Okay, thank you.

1470  
1471 Mr. Mackey - Yes, Madam Secretary, excuse me. Madam Chairman and  
1472 Mr. Secretary, I too work for Dominion. And to avoid sounding redundant, I have the  
1473 exact same declaration that Mr. Baka has. I have signed it and I would like to put it into  
1474 record. Do you think I still need to read the entire --?

1475  
1476 Mr. Emerson - No, sir.

1477  
1478 Mr. Mackey - Okay.

1479  
1480 Mr. Emerson - I think we're good.

1481  
1482 Mr. Mackey - Okay. Thank you, sir.

1483  
1484 Mrs. Thornton - You both work at the same address.

1485

1486 Mr. Mackey - Yeah -- well. That's just the home address. Yes, but it -- yes.  
1487 Yes, ma'am.

1488  
1489 Mr. Emerson - Yes sir, Mr. Mackey, we'll enter that into the record and put it  
1490 in the file.

1491  
1492 Mr. Mackey - All right. Thank you.

1493  
1494 Mrs. Thornton - Okay. So, Mr. Secretary, we have enough to -- a quorum?

1495  
1496 Mr. Emerson - Yes, ma'am. You've got a quorum present. You have two  
1497 members abstaining, or three. Mr. Schmitt could exercise his vote this evening just to  
1498 assure that we have the proper number of people voting if he chose to, but I believe you're  
1499 fine with the three members to vote.

1500  
1501 Mr. Witte - Yeah, we have three.

1502  
1503 Mrs. Thornton - Okay.

1504  
1505 Mr. Sehl - As Mr. Emerson noted, this was an item that the Planning  
1506 Commission recommended to initiate consideration of these ordinance amendment  
1507 changes. Based on the outcome of the Board's -- Board of Supervisor's retreat in late  
1508 January, and we discussed this briefly at your work session in February. Mr. Emerson  
1509 noted that the bulk of the change that are being proposed. Here it is. A total of five  
1510 strikethroughs in the provisional use permit, or in the use table, in the zoning ordinance  
1511 which is table 4205.

1512  
1513 As shown on the screen in front of you, where it is currently listed as a by-right use in the  
1514 A-1, C-1, M-1, M-2, and M-3 districts, those Rs would be stricken and Ps would be added,  
1515 making a solar array, a provisional use, in those same districts. That is the only change  
1516 proposed with this ordinance amendment, and should the Commission find favor with this  
1517 and recommend approval, it will move on to the Board of Supervisors for their  
1518 consideration.

1519  
1520 And I would remind the Commission that this is a public hearing. I'm certainly happy to  
1521 try and answer any questions you might have at this time.

1522  
1523 Mrs. Thornton - Anybody have any questions for Mr. Sehl? Is there anybody  
1524 on Webex or in the audience that would like to speak?

1525  
1526 Ms. Blankinship - Madam Chair, there is no one on Webex to speak at this time.

1527  
1528 Mrs. Thornton - Okay, thank you. Do you have any questions?

1529  
1530 Mr. Witte - No, do you?

1531  
1532 Mrs. Thornton - Mr. Archer?

1533  
1534 Mr. Archer - No questions.  
1535  
1536 Mrs. Thornton - You have a motion?  
1537  
1538 Mr. Archer - I move that the ordinance be adopted.  
1539  
1540 Mr. Witte - Second.  
1541  
1542 Mrs. Thornton - We have a motion by Mr. Archer, a second by Mr. Witte. All  
1543 in favor, say aye.  
1544  
1545 The Commission - Aye.  
1546  
1547 Mrs. Thornton - All opposed? Motion passes.  
1548  
1549 Mr. Sehl - Thank you.  
1550  
1551 Mr. Emerson - Madam Chair, the next item on your agenda is a discussion  
1552 item. And, again, I'm going to request as we had talked -- or spoke about earlier in the  
1553 year. Another work session at your April 14th meeting to continue discussions of our  
1554 2045 Comprehensive Plan update. I would suggest 5:30 would be a good time. I know  
1555 it's difficult for all of you to get here earlier than that. I think that allows us more than  
1556 ample time. Of course, this evening was different, because we did have the 6:00 p.m.  
1557 hearing on the CIP. So, if -- I don't necessarily need a motion on that. If 5:30 on the 14th  
1558 works for the Commission, we'll note that on the -- on the 14th agenda accordingly.  
1559  
1560 Mr. Archer - Works for me.  
1561  
1562 Mrs. Thornton - Everybody good?  
1563  
1564 Mr. Witte - I'm good.  
1565  
1566 Mr. Emerson - Thank you.  
1567  
1568 Mr. Mackey - I'll see if I can get off of work.  
1569  
1570 Mr. Emerson - I'll call you and remind you.  
1571  
1572 Mr. Archer - You need a letter? Or a note?  
1573  
1574 Mrs. Thornton - Are you good, Mr. Schmitt?  
1575  
1576 Mr. Schmitt - Yes, ma'am.  
1577  
1578 Mr. Emerson - Madam Chair, the next item is the -- is consideration of the  
1579 Planning Commission's work session and regular meeting minutes. February 10, 2022.

1580 You do have an errata sheet in your folder that Mr. Sehl provided to you. An errata sheet  
1581 for the minutes of the regular meeting. And, of course, any other changes you may have  
1582 we certainly will incorporate those as well.

1583  
1584 Mrs. Thornton - Okay, does anybody have anything changes to the minutes  
1585 as presented?

1586  
1587 Mr. Mackey - I move that the minutes be accepted as presented.

1588  
1589 Mrs. Thornton - Okay, we have a motion by Mr. Mackey and a second by Mr.  
1590 Witte. All in favor say aye.

1591  
1592 The Commission - Aye.

1593  
1594 Mrs. Thornton - All opposed? Motion passes.

1595  
1596 Mr. Emerson - Madam Chair, I have nothing further for the Commission this  
1597 evening.

1598  
1599 Mrs. Thornton - Okay. Thank you all so much and have a good night.

1600  
1601

1602

1603

1604

1605

1606

1607

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1609

1610

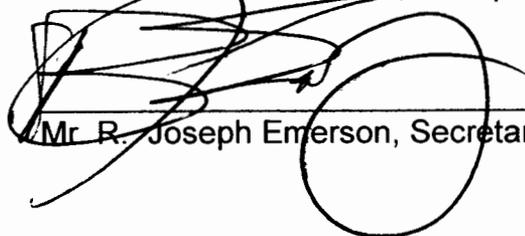
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1614

  
\_\_\_\_\_  
Mrs. Melissa L. Thornton, Chairperson

  
\_\_\_\_\_  
Mr. R. Joseph Emerson, Secretary