

1 Minutes of the regular monthly meeting of the Planning Commission of the County of Henrico,  
2 Virginia, held in the Board Room of the County Administration Building, Parham and Hungary  
3 Spring Roads at 6:00 p.m., November 5, 2003, Display Notice having been published in the  
4 Richmond Times-Dispatch on October 15, 2003 and October 22, 2003.

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6 Members Present: Mr. E. Ray Jernigan, C.P.C., Chairperson, Varina  
7 Mrs. Lisa D. Ware, C.P.C., Vice-Chairperson, Tuckahoe  
8 Mr. Allen Taylor, P.E., C.P.C., Three Chopt  
9 Mr. C. W. Archer, C.P.C., Fairfield  
10 Mr. Ernest B. Vanarsdall, C.P.C., Brookland  
11 Mr. Richard W. Glover, Board of Supervisors, Brookland  
12 Mr. Randall R. Silber, Assistant Director of Planning, Secretary  
13

14 Others Present:  
15 Mr. Ralph J. Emerson, Principal Planner  
16 Mr. Mark Bittner, County Planner  
17 Ms. Jean Moore, County Planner  
18 Mr. Seth Humphreys, County Planner  
19 Ms. Debra Ripley, Recording Secretary  
20

21 **Unless otherwise indicated, Mr. Glover abstained from voting on all zoning cases.**

22  
23 Mr. Jernigan - Good evening, Commission members, ladies and gentlemen. We'd  
24 like to welcome you to this public hearing tonight and this is for two reasons. We have a road  
25 relocation of Church Road and Pump Road, and also an amendment to the Major Thoroughfare  
26 Plan for deleting some roads in the Three Chopt District, also. So, with that, I will turn the meeting  
27 over to our Secretary, Mr. Silber.  
28

29 **Church Road/Pump Road Future Land Use Plan:** The Planning Commission will consider  
30 amendments to the 2010 Land Use Plan in the form of a new Land Use Plan for the Church  
31 Road/Pump Road Study Area. The study area is generally comprised of the area surrounding the  
32 existing intersection of Church Road and Pump Road.  
33

34 Mr. Silber - Thank you, Mr. Chairman, members of the Commission. We do  
35 have a quorum. Everyone is here tonight. This is a special meeting of the Planning Commission to  
36 hear these two items.  
37

38 The first one is a special study of the Church Road/Pump Road Land Use Study. This study was  
39 initiated by the Board of Supervisors as a result of the road alignment changes that were approved  
40 with the extension of John Rolfe Parkway through the intersection of Church and Pump Roads. The  
41 original road alignment was established back in August of 1999, and the County staff did not have  
42 preliminary land use sketches at that time that were shared publicly. When the Board requested a  
43 study of this in June of 2002, staff prepared more detailed maps and sketches of the vision that we  
44 had for this intersection of Church and Pump and John Rolfe Parkway. There were several public  
45 information meetings that have been held out at Godwin High School. Comments were received  
46 from those information meetings and the plan was modified based on comments that we have  
47 received, and staff input.  
48

49 The Planning Commission then held a work session on the study and the land use  
50 recommendations. Tonight is the first public hearing on that Land Use Study. Once the Planning  
51 Commission holds their public hearing, they will be making a recommendation to the Board of  
52 Supervisors. The Board then will take that recommendation under advisement, hold their public  
53 hearing, and then make a final decision. So, that is how the process works.

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What is actually before the Commission tonight are two matters. One is the Land Use Plan map itself and proposed changes to that map, and secondarily, we are recommending the creation of a special strategy area with its own unique set of guidelines or standards. So, that is what the public hearing is on tonight, the map changes and the special strategy area and guidelines. So, with that, I will turn it over to Mr. Emerson, who will walk us through the details of the study.

Mr. Emerson - Thank you, Mr. Secretary. You briefly outlined at the beginning the process that we have been through. We do have a slide that depicts that, this special strategy area land use plan amendment was put forth because of the changes in the road network in this area.

The land uses for the alternatives were developed beginning in August of 1999. The alignment was selected for the John Rolfe/Church and Pump intersection in August of 1999. As you noted, the Board did authorize the Land Use Study on June 11, 2002. We did place a web site on our Planning Department location that provided information regarding the process in the Study that became active in August, 2002. We held a public meeting on September 17, 2002, at Godwin High School to obtain citizen input. Subsequently, after that there has been quite a bit of staff time and Commission time and Board member's time that has gone into the development of what you will see tonight, and that brings us to our Public Hearing tonight.

The area affected by the Land Use Plan Amendment and Special Strategy Area is comprised mainly of large undeveloped parcels in the vicinity of the Church Road/Pump Road intersection. The area north of Church Road is the Three Chopt Magisterial District, and south of Church Road is the Tuckahoe District. The recommended land use of parcels outside of our study area will not be affected. We did have a notification area that we utilized to make people aware of our process that extended well beyond the actual project area, so people in the vicinity would be aware of the impact and notified of the meetings.

This Plan proposes a vision for the area that would be a unified village concept. This includes common unified architectural themes, widely uniform signage and enhanced landscaping. The commercial uses desired for the village area would not only compliment each other but also enhance the surrounding neighborhoods by providing services within walking distance. Potential neighborhood oriented businesses could include banks, convenience stores, restaurants, retail shops and professional offices. Through the use of sidewalks, enhanced pedestrian crossing and attractive landscaping, these businesses will be easily accessible to nearby residents. The goal is to create a neighborhood-oriented commercial center.

The proposed Land Use Plan recommends a wide variety of land uses for the study area. This mix of uses assist in creating the village concept. The uses are arranged to buffer existing residential areas from the more intense land use designations. The new road network in this area is fairly intense and certain uses are not appropriate and other uses lend themselves to this configuration. We tried to take that into consideration in the proposal of these land uses. This plan maintains a commercial concentration classification for the existing businesses at the northwest corner of Church/Pump intersection. Further west, along the north side of Church Road is an area recommended for office, which transitions to an area of suburban residential. The open space recreation uses to the northwest are remnants of land purchased by the County for the construction of the John Rolfe Parkway. Realignment of the Church/Pump intersection will displace the existing Thompson's Market. In the proposed plan, an area of commercial concentration on the southeast corner of the intersection would allow this business to be relocated. Rezoning would be required on this parcel even with this designation. Surrounding this is an area recommended for urban residential. This designation will allow the properties to develop as townhomes, condominiums, or possibly age-restricted living facilities. Staff believes the proposed plan provides a

107 balance between high intensity uses and residential uses. A variety of land uses combined with  
108 design guidelines recommended in the study encourages a village scheme which would compliment  
109 the surrounding community.

110  
111 In addition to the proposed land use is another recommendation of the report to designate this  
112 area as a Special Strategy Area or as an SSA, as we refer to them. Special Strategy Areas as a part  
113 of the land development guide are utilized in areas where detailed attention is important to the  
114 proper development of an area. As part of the adoption of an SSA, special development guidelines  
115 are approved for an area and used for review at future rezoning and development proposals. Any  
116 future development request will be reviewed, utilizing the adopted guidelines and strategies, as well  
117 as the Land Use Plan that has been done for the area. The SSA for this area contains four strategy  
118 areas, general strategies, pedestrian strategies, architectural and site design strategies and urban  
119 residential strategies.

120  
121 General strategies cover issues including building materials, landscaping, buffers, structure height  
122 and access. They are to insure the general design is consistent with the vision proposed.

123  
124 The pedestrian strategies cover issues including sidewalks, street furniture, crosswalks and bicycle  
125 racks. These strategies are to promote the workability of the development as well as to help insure  
126 the safety of those using the pedestrian and bicycle facilities.

127  
128 The architectural and site design strategies cover issues including building placement, materials,  
129 signs, facades, gateways, existing vegetation and architectural features. They will help insure the  
130 quality of new developments within these special strategy area.

131  
132 The urban residential strategies cover issues including building orientation, materials, sound  
133 suppression, garages, access and amenities. The use of these strategies will help to insure high-  
134 quality residential development, offering a transition that mitigates impacts on existing single-family  
135 development. We have strongly encouraged buffers between the urban residential areas and the  
136 existing single-family to protect them from the more intense uses. Also, the guidelines would  
137 insure a very high quality of development for this area, and that is what we anticipate would  
138 happen here. Using the strategies and the recommended land uses to develop a good village  
139 concept creates a sense of place that people can identify with and feel safe coming to. It is the  
140 recommendation of staff that the Planning Commission recommend the amendment to the 2010  
141 Land Use Plan of the designation of the areas, a Special Strategy Area, with adopted strategies and  
142 guidelines to the Board of Supervisors.

143  
144 A work session and public hearing will be scheduled with the Board after the Planning Commission  
145 has completed their work on this proposed amendment and SSA. That concludes staff's  
146 presentation. If you have any questions, we will be happy to respond to them.

147  
148 Mr. Jernigan - Are there any questions for Mr. Emerson from the Commission?  
149 OK. Excuse me. Ladies and gentlemen, this is a public hearing, so if any of you have questions,  
150 feel free to come up. If you want to come up, you have to come to the podium, because these  
151 hearings are taped, and we want to pick you up for the record.

152  
153 Mrs. Ware - May I ask Mr. Emerson a question first? As far as the sidewalks  
154 are concerned in this area, can you justify for me the width of the sidewalk. I don't know if this is a  
155 Public Works question, but what is the width going to be?

156  
157 Mr. Emerson - It is my understanding that Public Works' standards normally  
158 construct a four-foot sidewalk and a two-foot buffer between the curb and the sidewalk, a grass  
159 strip. We have encouraged through these guidelines that as development occurs, that new

160 development possibly try to do additional buffering and in certain areas, in regard to the way that  
161 the building is oriented, possibly widen the sidewalks, so if the village is created, people will be able  
162 to pass easily. It is my understanding that four foot works adequately, but in the event of the area  
163 developing, as we would see fit, we would look at the development community as they come  
164 forward to possibly expand the sidewalk and create more buffering, and create the village feel that  
165 we are looking for.

166  
167 Mrs. Ware - The standard two-foot buffer is obviously not wide enough to  
168 plant any type of tree, any type of canopy tree for the sidewalk?

169  
170 Mr. Emerson - I would imagine that would be difficult, but Mr. Priestas is here  
171 from Public Works, and probably could address that better than I can.

172  
173 Mr. Silber - Mrs. Ware, I think our experience is that you really need a strip  
174 between the curb and the sidewalk of at least four feet, and even four feet is minimal. We've  
175 attempted to plant along Broad Street in a four-foot strip between a curb and sidewalk, and that  
176 has led to some complications. So, typically, you need more than four feet. I think in this case the  
177 right of way may not be great enough to have a four foot strip or even greater and a sidewalk, so  
178 that is why Mr. Emerson was referring to the two-foot strip.

179  
180 Mrs. Ware - Could something be done on the other side of the sidewalk, then?

181  
182 Mr. Silber - I think, in that case, on the other side of the sidewalk would be  
183 outside of the right of way, and the private developer of that property would then be expected to  
184 plant trees, vegetation, and that may be where you could get some of the shade trees.

185  
186 Mrs. Ware - Or a canopy for the sidewalk? Is there something that could be  
187 added to maybe the pedestrian strategies or one of the strategies in here to address that? Would  
188 that be something that could be done to add to the village or neighborhood concept?

189  
190 Mr. Silber - Yes, ma'am. That certainly can be considered. The strategies  
191 that are proposed here are proposed by staff. If the Commission wishes to make changes and  
192 forward changes on to the Board, yes, that is available to you as an option.

193  
194 Mrs. Ware - So, do we do that at the time of the motion or...

195  
196 Mr. Silber - Yes, ma'am. I think it could be done at the time of the motion. If  
197 the Commission has other questions and things, this might be a good time to get those out, but if  
198 there is a modification you are proposing to one of these strategies, then that can be done at the  
199 time of the motion.

200  
201 Mrs. Ware - All right. Thank you.

202  
203 Mr. Vanarsdall - Mr. Secretary, the green section of the sidewalk, does that count  
204 as part of the sidewalk, the grass area? You have a curb and a grass area.

205  
206 Mr. Silber - What we'd be referring to is you have the curb and you have  
207 probably a two-foot strip of grass, and then you have a four to five-foot sidewalk.

208  
209 Mr. Vanarsdall - The reason that I asked the question is because if you did away  
210 with the grass strip and made that concrete, it would be a wider sidewalk, wouldn't it?

211  
212 Mr. Silber - Yes, sir. It would be a wider sidewalk. That is true.

213  
214 Mr. Vanarsdall - And a whole lot less to take care of.  
215  
216 Mr. Silber - That is true. Typically, our experience is that aesthetically the  
217 two-foot green strip looks better. There is a maintenance issue there, but it does look better and it  
218 does provide a little bit more separation for pedestrians from the traffic on the road.  
219  
220 Mr. Vanarsdall - That is two feet, the grass?  
221  
222 Mr. Silber - Yes, sir. It is also a location where signage can be placed.  
223 Basically the small utility strip that can support signage.  
224  
225 Mr. Jernigan - Any more questions for Mr. Emerson?  
226  
227 Mr. Archer - Mr. Emerson, under the pedestrian strategies, the 15 and 16  
228 indicate the placement of bicycle racks throughout the study area, and also street frontage. Who  
229 would be responsible for the placement and maintenance of those type of items?  
230  
231 Mr. Emerson - We would look for the private developers as they came forward to  
232 propose their developments. We would look for those features within their plans, and it would  
233 become their responsibility.  
234  
235 Mr. Archer - OK. Even the upkeep after they have been designated?  
236  
237 Mr. Emerson - Yes, sir. I believe we would look for that to create some sort of  
238 association or maintenance group that would take care of those and maintain those items.  
239  
240 Mr. Archer - Thank you, sir.  
241  
242 Mr. Jernigan - Sir, did you have a question for Mr. Emerson. Would you come  
243 up please and state your name.  
244  
245 Dr. Jonas Katz - I am Dr. Jonas Katz and I am resident of Lake Loraine  
246 Homeowners Association.  
247  
248 Mr. Jernigan - Good evening, sir.  
249  
250 Dr. Katz - Good evening. I had a question about the, there is no scale on  
251 this map, so it is hard to understand what the footage is between the southeast corner between  
252 the commercial development area and the urban development area, and I am looking at a little  
253 piece that I really don't know whether it is 50 feet or 150 feet, and I was wondering if you might be  
254 able to answer that. The strip of urban development between that and the commercial  
255 development and Lake Loraine Homeowners Association, what is the width of that?  
256  
257 Mr. Emerson - As you know, there is not a scale on this map. The commercial  
258 concentration piece is about an acre and a half. I am not sure about the exact width there.  
259  
260 Mr. Silber - I think what may...  
261  
262 Mr. Glover - Mr. Chairman, when he answers, will you get over near the mike,  
263 too, because I can't hear it. I didn't hear what you said.  
264

265 Mr. Emerson - Yes, sir. As the gentleman noted, the map isn't to scale. The  
266 commercial concentration area is approximately an acre and a half. Probably the distance between  
267 the edge of that and its an approximation would be 150 or 200 feet.

268  
269 Mr. Silber - I think what is also worth noting is that this a general plan. It is  
270 not site specific. The location of that commercial concentration and the distance from that to Lake  
271 Loraine is not an attempt here to tie down that exact location. I understand where you are coming  
272 from and you want some idea as to how far that might be. I would say, my guess would be at  
273 least 200 feet.

274  
275 Mr. Taylor - Mr. Emerson, on page 3 of the handout, there is a scale on that  
276 map and it shows roughly that 1 inch on that drawing is approximately 500 feet, so that may be of  
277 some help for the doctor. Do you have that map?

278  
279 Mr. Emerson - That is correct. It very well could be. You are right. There is a  
280 scale on that map and it appears that it could be upwards to 300 feet or more.

281  
282 Mr. Taylor - Can you see that Dr. Katz?

283  
284 Dr. Katz - I can see it. I've got some comments on behalf of the  
285 Homeowners Association if this would be the time.

286  
287 Mr. Jernigan - Yes, sir. This is the time.

288  
289 Dr. Katz - Debbie Stotts is the President of the Homeowners Association and  
290 couldn't be here tonight and they have some points they wanted to bring up and she asked me to  
291 bring them up. One of the points, or point #1 was they were very nervous about moving gas  
292 pumps and tanks closer to our residential homeowners area, and they would not be in favor of  
293 allowing the movement of the gas pumps closer to this area. They would be happier with small  
294 office buildings or at least a new remodeled convenience store that was accessible and attractive,  
295 but again, not with gas pumps. The other part and the major part of the concern was this urban  
296 residential area that was going to interpose between the residential area and this new commercial  
297 section, and we are, quite frankly, a little concerned as to what can go in this 150 to 250 ft. space  
298 between the commercial and the backyards of our houses. So, we would prefer to see again either  
299 single-family homes or small offices or an assisted living facility, or something like that in that area,  
300 rather than high density commercial apartments or something that you could only fit into 150 or  
301 250 ft. strip of land. And lastly, there was some discussion about the sidewalks. The Board was a  
302 little bit split on the necessity of sidewalks and the area most wanted it, some didn't. That is their  
303 opinions. Now I am going to give you my opinions or my concerns is that this commercial  
304 concentration isn't necessary there, and, quite frankly, I think we'd do better with an office or some  
305 scenario like that. There is no reason to have this commercial concentration there except to help  
306 Mr. Thompson, and Mr. Thompson has known for 10 plus years that this was going to go, and he  
307 certainly has had plenty of time to plan on the other side for this. So, quite frankly, I would be  
308 happier with something that can allow a better transition into our R-1 neighborhood than a high  
309 density urban development, and that would be my biggest concern. Sidewalks I think are a  
310 wonderful idea. It is one way to get around. Thank you very much.

311  
312 Mr. Jernigan - Are there any questions for the Dr. from the Commission? Thank  
313 you, sir. All right. Who else would like to speak? Come right on up, ma'am.

314  
315 Ms. June Southwich - Good evening. I am June Southwich. I am a resident of  
316 Ridgefield Green Subdivision on Ridgefield Parkway. I've been involved in the Wilton project over  
317 at Ridgefield. They are having hearings, also, where Ukrop's is opening December 2. Wilton

318 Properties has commercial and other proposed buildings waiting to be approved right adjacent to  
319 the Ridgefield Green Subdivision.

320

321 Mr. Jernigan - Ma'am, could you pull that mike a little closer to you?

322

323 Ms. Southwich - And our biggest concern with my neighbors who asked me to  
324 come here tonight and listen or ask this question is, we are noticing a three times increase in traffic  
325 already on Ridgefield Parkway. We are adjacent, as you know, between Gayton and Pump Road to  
326 the John Rolfe Parkway. Now we have John Rolfe Parkway going into Pump. My question tonight  
327 is "Have there been any statistics or anything done in surveying regarding traffic?" We are getting  
328 very concerned about that, for Ridgefield Parkway, John Rolfe...

329

330 Mr. Silber - Ma'am, we do have a representative here from the Department of  
331 Public Works that might be able to answer questions relative to traffic. I don't know if he is  
332 prepared to have traffic volumes for Ridgefield and John Rolfe Parkway, but maybe when you are  
333 finished asking your questions, we will see if he can answer some of those.

334

335 Ms. Southwich - I am finished. That is my main question.

336

337 Mr. Jernigan - OK, thank you, ma'am.

338

339 Mr. Silber - Mr. Priestas, do you have information that can enlighten us?

340

341 Mr. Jernigan - Good evening, Lee.

342

343 Mr. Priestas - Good evening. I have some information. I don't know whether it  
344 will enlighten you, but in any event part of the purpose of John Rolfe Parkway is to assist with  
345 traffic flow in the area. Ridgefield Parkway is a major arterial roadway and we expect that to carry  
346 large volumes of traffic, just as we do Gaskins Road and John Rolfe Parkway when it is constructed.  
347 The traffic volumes when Ridgefield Parkway opened in 1987 were rather low, and because the  
348 development in the area is progressively increasing in volume, if I recall correctly the traffic  
349 volumes in that area are about 15,000 to 16,000 vehicles per day on Ridgefield Parkway, which, to  
350 be honest, is not a whole lot for a four-lane divided road, and that is why we built it, to handle that  
351 kind of traffic and more. John Rolfe Parkway will assist a little bit with Ridgefield Parkway, but not  
352 a whole lot, because John Rolfe runs north-south and Ridgefield Parkway runs in an east-west  
353 direction, but that is where we want the traffic, as opposed to through the neighborhoods and on  
354 residential streets.

355

356 Mr. Jernigan - Ma'am, did that answer your questions?

357

358 Ms. Southwich - For now, yes.

359

360 Mr. Jernigan - OK, thank you, Lee. Would anybody else like to speak? All right.  
361 Come right on up, young lady. Good evening.

362

363 Ms. Lori Southward - My name is Lori Southward and I live in Summerwood  
364 Subdivision. Our house will be directly affected by the John Rolfe Parkway. It will be in our  
365 backyard. Some of my expressions, I guess, tonight are after viewing this map, I sort of agree with  
366 the gentleman who was up here earlier about the commercialization. I really don't understand the  
367 need for offices or any of that type thing that needs to go into the intersection area right there.  
368 We have the Short Pump Crossing Shopping Center as it is for that general area with restaurants  
369 and grocery stores and so forth, and what is located at that intersection right now with it being a  
370 convenience store and a gas station, it seems to fulfill what my needs are. Currently, right now, I

371 associate when I hear of commercialization there, I start thinking about the noise level that comes  
372 in with that. I currently can sit out on my deck and hear large dump trucks that come and dump  
373 huge dumpsters every afternoon or early in the morning. You can hear it, I don't know where it is  
374 coming from, but I can hear it from very far away. And that is a concern of mine with having more  
375 of a commercial type atmosphere up there. I think that was it. I just don't understand. Has the  
376 commercialization, has that already been established? Is that zoned? Have people been given a  
377 permit for that? I mean Henrico County gave a permit to someone to build a car wash right beside  
378 a convenience store where Pump Road is already a horribly traveled road to begin with. We barely  
379 can get out of our subdivision almost at any given time of the day anymore. It doesn't matter if it  
380 is 5:00 or 8:00 in the morning. Anytime of the day that we try to turn onto Pump Road, it is  
381 extremely dangerous.

382

383 Mrs. Ware - Can you point out where you are on this map?

384

385 Ms. Southward - Sandy Bluff Drive. Thank you.

386

387 Mr. Glover - Mr. Chairman and Mr. Secretary, do you all have a Land Use Plan?  
388 Is what I am looking at, does it recognize the existing zoning, or does it expand the existing zoning  
389 to recommend? I would have thought if you were going to have a proposed land use that you'd  
390 have a copy of the existing land use, and that is what the lady has asked? Is this already zoned?  
391 What portion of it is zoned and if so, are there any proffered conditions? Are there any, as Dr. Katz  
392 was saying, he wants a certain amount of buffer. If it is existing zoning, it depends on when it was  
393 zoned whether you have those conditions that you can exercise at the time. Do we have, if we are  
394 going to have a Land Use Plan Study, or public hearing, why don't we have an existing Land Use  
395 Plan showing what it is already?

396

397 Mr. Silber - Yes, sir, Mr. Glover. She raises some good points and I believe  
398 staff is getting ready to find the existing zoning. All of these maps and exhibits have been available  
399 at all of our public hearings, but let me try to address your questions, because they are very valid  
400 questions. When it comes to proposing land uses, you really do need to look at what the existing  
401 zoning is and land use pattern in the area. So that is important for you to recognize. Yes, there is  
402 already existing zoning, business zoned property in much of this area. The two gas stations are out  
403 there, existing zoning. The location of that new car wash was already existing zoning. There was  
404 not anything we could really do to stop that. That already had business zoning. Where the  
405 Thompson's market now sits, has existing zoning, business zoning, so much of this area is already  
406 somewhat cast with existing situations that have been there virtually since the 1960s. What we are  
407 trying to do is recognize the existing zoning patterns we have, a very changing road network that  
408 will be coming along that is shown on this screen, and with these additional roads and turning  
409 lanes, through lanes, it does begin to offer a situation where it is not conducive to single-family  
410 residential uses, so you have to then begin to look at other opportunities. What we are trying to do  
411 here is to recognize and much of the red that is showing up in this map, where it says CC or  
412 Commercial Concentration, reflect existing zoning that is there, existing uses that are there, and  
413 there is an increase in some of that where we think that it is appropriate, but we think the scale is  
414 appropriate. Keep in mind that where the large commercial concentration is shown on this map,  
415 some of that is already zoned business. Most of it is not. However, it is important to recognize  
416 that that is probably a total of maybe about five acres, maybe six acres. The scale is not nearly  
417 what you'd be seeing up at Short Pump Crossing or some of these other shopping centers that  
418 have been identified. This is a very small site relative to these other locations, but it does reflect  
419 existing zoning and existing land use patterns.

420

421 Ms. Southward - Can I ask you another question?

422

423 Mr. Silber - By all means.



424  
425 Ms. Southward - What about the office? You said, I understand what you are  
426 saying about Thompson's and a lot of those places that already have existing zoning, but the office,  
427 is that a new or is that existing also?  
428

429 Mr. Silber - No. The office that is shown, the larger office zoning would be, or  
430 land use would be on the northeast quadrant. That is shown as OF or is shown in pink. That  
431 currently is zoned A-1, Agricultural. We do not feel that is a good location for residential being right  
432 up against those roads, but at the same time, we do not feel that it is appropriate for retail uses.  
433 So, an office use, a neighborhood office use, we think is more appropriate. Maybe doctor's offices,  
434 so it is a neighborhood office orientation there with access to both Church Road and to John Rolfe  
435 Parkway across from Pump Road. The other office that is recommended is just to the west of the  
436 commercial concentration that also is not currently zoned. It is zoned A-1, but that does offer  
437 transition between the retail uses and the single-family residential to the west, so we are trying to  
438 keep in mind current zoning, current land use patterns, and offer some transitional land use  
439 patterns.  
440

441 Ms. Southward - Another comment I would make, and if I am out of line here, and  
442 I am not proposing it to the correct Board (sic), I apologize. But I sort of feel as though certain  
443 things that have sort of left up to my County officials to sort of look after for me have not exactly  
444 been in my best interest. The Short Pump Town Center being allowed to be put up without any  
445 type of extra roads being put in before the Town Center was put in, I think was unjust to any of us  
446 who live out in that area. Just to take our kids to ice skating or anything else we have to sit  
447 through a stop light four or five times, at Pump and Broad Street. It is very frustrating to deal with  
448 the traffic out there, and then on top of trying to get out of your own subdivision each and every  
449 day, however many times we all may need to do that, with carting our children around, jobs, going  
450 up to schools, etc. adds up to a lot of frustration at the end of every day. And I have concerns  
451 about that. And I have concerns about the County proposing this particular area that is going to be  
452 so close to so many residential areas when I see how the Ukrop's at Short Pump Crossing Center  
453 was allowed to be put in, and, I mean, it is very dangerous to pull out of that shopping center.  
454 Right across there from the school you have two cars that are head to head with one another, one  
455 is coming out of the school parking lot and the other one is coming out of the Ukrop's Parking Lot,  
456 and both people are trying to turn. It is just, it is so dangerous. It is just so dangerous, and I  
457 understand that there needs to be improvements and the County needs to grow, but why is it that  
458 they grow and then the roads come eight or 10 years down the road? I just don't understand that  
459 and I am just frustrated as a homeowner that has to put up with the traffic that is out there  
460 everyday, and I know that there are great proposals out there for the roads to be further down  
461 from the large shopping center that, you know, has been put in out there, but that doesn't help us  
462 on a day-to-day basis. I thank you for your time.  
463

464 Mr. Jernigan - Thank you, ma'am. All right, who else would like to speak? Good  
465 evening, sir.  
466

467 Mr. Tom Hood - Tom Hood. Right now this is just proposed so these land uses  
468 can be tweaked either from residential to commercial possibly or office. It is not written in stone.  
469 Is that correct?  
470

471 Mr. Jernigan - The portion that hasn't previously been zoned. Like he just said,  
472 part of this is already zoned commercial from back in the 1960s.  
473

474 Mr. Hood - Right, and also some of the uses might be dictated by  
475 accessibility. Is that possible as well?  
476

477 Mr. Silber - Yes, sir.  
478  
479 Mr. Hood - I am thinking more along the lines of near the pond area up there  
480 that the accessibility of some of that land in there might get kind of tight was where I was thinking.  
481 So, just as a thought, I think when some of the John Rolfe is put in, it will alleviate some of the  
482 traffic along Pump Road and significantly help the traffic situation in there. That was my  
483 observation. So, thank you very much.  
484  
485 Mr. Taylor - On that last count, the lady before also might recognize that  
486 Pump Road becomes really an isolated road from Sunrise past Timbermill, because that will not –  
487 that will just become a neighborhood road for the people that live there, and the area on your map,  
488 if you can see it, which is OS/R is really a remnant of the road going through and will be used for  
489 some type of passive use. I don't think it is clear yet, but thought has been given to some kind of a  
490 park or some kind of other area that would be able to quiet traffic, but certainly from Pump Road  
491 where Old Pump Road goes straight from the turning of Pump Road into John Rolfe all the way to  
492 the intersection of Church Road at the commercial concentration, where the lady referred to the car  
493 wash in there as the present route of Pump Road. That will really become a remnant or a road that  
494 is just for that local service.  
495  
496 Mr. Silber - Perhaps in response to Mr. Hood's comments, yes, some of these  
497 land uses are predicated on the ability to be able to access the sites. Most of these major roads will  
498 have full medians located in them, so there are only certain locations where there will be breaks in  
499 those medians that will allow left-hand turns, so, obviously, we need to keep that in consideration  
500 when you recommend land uses, so the people can get in and out of those sites. As the woman  
501 indicated before, there are places along Pump Road and Church Road and Broad Street where it is  
502 dangerous to get out of certain sites, and those crossovers sometimes become dangerous points of  
503 conflict in trying to make left-hand turns. But that does become a factor in locating certain land  
504 uses. The accessibility of these parcels becomes a key aspect.  
505  
506 Mr. Jernigan - Who would like to speak next? Come on up.  
507  
508 Mr. Dale George - My name is Dale George and I live in the Timbermill Lane area.  
509  
510 Mr. Jernigan - Good evening.  
511  
512 Mr. George - Thank you. Good evening to you. I also have a couple of  
513 questions. As the gentlemen indicated, I'm sorry that I couldn't read his name tag, that the area of  
514 Pump Road there in front of the Timbermill Lane area, it's directly across from the OS/R area at the  
515 top. It is my understanding that the termination point there will be in front or between the last  
516 house there on the Timbermill Lane and where the car wash has been put in now, that that road  
517 will be terminated and it will be just for the use of the people that are on the Timbermill Lane area.  
518 My question is how will that be terminated? Will there be a wall? Will there be a concrete block  
519 that is placed there. How is that going to take place? Do we know that?  
520  
521 Mr. Silber - We may need Mr. Priestas to answer that question. I think it is  
522 safe to say that it will be done in a safe manner. The pavement would be removed and it would be  
523 vegetated, so access out of Timbermill Lane, you'd only be able to make a left-hand turn and go up  
524 to these proposed roads coming out onto Sunrise Road, and then entering onto Pump Road. How  
525 actually physically that would be terminated I don't know, and I am not sure if it has even been  
526 determined whether there would be a berm there or some type of barricade or whether there  
527 would be anything. I am not sure.  
528

529 Mr. George - I was primarily concerned with walking traffic in that area. I  
530 didn't plan to turn right and try and drive through there. I have another question, if I may. There  
531 has been a lot of discussion tonight, the first time I'd heard about sidewalks in the new areas of  
532 development when the John Rolfe is moved. Will there be anything done from the Sunrise area to  
533 the closing of the Pump Road area as far as sidewalks are concerned, assuming that the OS/R  
534 section does become a park of some sort. Is there any plan for sidewalks in those areas?  
535

536 Mr. Silber - Mr. Priestas, can you answer that for us?  
537

538 Mr. Priestas - To answer the gentleman's first question, the best information  
539 that I can provide to you at this point is that at a minimum there will be a guard rail to separate the  
540 portion of Pump Road that will serve simply his subdivision versus the balance of the road, which  
541 will act as a service road, if you will, to serve the car wash and the two service stations to preclude  
542 traffic from going from one to the other. During the discussions concerning John Rolfe Parkway,  
543 we had at least two meetings with citizens of that subdivision and they were very adamant that  
544 they did not want to have a connection between a residential and a non-residential areas, which we  
545 certainly understood, and that is the reason for the design. I don't know whether it is possible to  
546 put a berm there. We'd have to look at the drainage and how that would affect the drainage in  
547 that area before we could make a commitment to that effect. As far as the sidewalks go, on all of  
548 the new roads, and by that I mean the widening of Pump Road from John Rolfe Parkway to the  
549 north, up to Three Chopt Road, as well as John Rolfe Parkway, and the portions of Church Road  
550 that are being improved as part of the project, as well as Pump Road to the south, south of Church,  
551 and John Rolfe Parkway down to Ridgefield Parkway, there will be a sidewalk on at least one side  
552 of each one of those roads, and in some areas both sides. The area that the gentleman is talking  
553 about next to his subdivision what amounts to the existing Pump Road, we do not plan or propose  
554 to put sidewalks on that section of road with the John Rolfe Parkway project. However, they could  
555 be added, depending on what might happen with development in that O/S property.  
556

557 Mr. Silber - It is somewhat difficult to see on this slide, but the dark black  
558 lines that run along the edge of those public roads, each of those black lines represent proposed  
559 sidewalks. So, you can see in most cases, there are sidewalks proposed on both sides of the roads.  
560

561 Mr. George - But not in the small one-block sections that is going to join Pump  
562 Road to Sunrise?  
563

564 Mr. Silber - That is correct.  
565

566 Mr. George - And I heard earlier that we haven't determined exactly what  
567 might take place in the OS/R portion of that area?  
568

569 Mr. Silber - At this point, it has not been determined.  
570

571 Mr. George - Thank you for your time.  
572

573 Mr. Jernigan - Thank you, sir. All right. Who is next?  
574

575 Ms. Linda Collins - I am Linda Collins. I live on Point Gray Road. I live on the south  
576 side, so looking out of my door is the other side of the street, and my first question would be can  
577 you define what you have on my map as urban residential? I came in a few minutes late, so  
578 behind Point Gray on that road where I live, on the other side of my street, I am going to have this  
579 area, this UR area. So my question is, what can go in the urban residential? Can apartment  
580 buildings be placed there, assisted living be placed in that section?  
581

582 Mr. Silber - The urban residential classification in our Land Use Plan generally  
583 covers a residential classification with a density range of about three units to about six units per  
584 acre. What we are looking at are maybe condominiums, perhaps townhouses, and an assisted  
585 living facility would be an acceptable use. Apartments typically have a density range that is much  
586 higher than that and the County would not support apartment zoning at the location.

587  
588 Ms. Collins - The other question would be, what type of buffer will there be  
589 between, let's say, it would be the north side of Point Gray in that UR section that you have  
590 designated?

591  
592 Mr. Silber - That would depend on the exact development proposal that  
593 comes forward. In most cases when there is a townhouse project or a condominium development,  
594 we would be looking at it at a buffer in there that would provide protection adjacent to the single-  
595 family homes, and may range from 25 feet to 30 feet, but landscaping in some cases and fencing  
596 along that back side.

597  
598 Ms. Collins - OK. Thank you. And a couple more questions. Does the map I  
599 am holding show the current Pump Road or the proposal once Pump Road has been altered, the  
600 handout that we were given?

601  
602 Mr. Silber - It shows the location, the proposed realignment of Pump Road.

603  
604 Ms. Collins - OK. And the other question would be, on Glen Eagles, my house  
605 actually sides up to Glen Eagles, and I face Point Gray. I am on Point Gray Road. The question  
606 would be there are sidewalks on Glen Eagles, but they don't come all the way up the road there to  
607 even where my house is. I heard somebody mention sidewalks a minute ago. Are there any  
608 proposals to have sidewalks on Glen Eagles to go out to the John Rolfe Parkway, where it  
609 connects?

610  
611 Mr. Silber - I don't know. You are saying there is a sidewalk right now on  
612 Glen Eagles Drive that comes up...

613  
614 Ms. Collins - That stops at the bottom of the hill and I'm just curious if there  
615 would be any plans for future sidewalks, because that could affect my property personally.

616  
617 Mr. Silber - Yes, ma'am. This is not showing a proposed sidewalk there, but  
618 that raises a good question. I think if the sidewalk comes up to a certain point, it would make  
619 sense to extend it. Why don't we make note of that and we will look into that. I think it is a good  
620 point.

621  
622 Ms. Collins - One final question would be in everything I have read on line, and  
623 I have done some research today, I see words like urge, propose, suggest, recommend. My  
624 question would be who actually makes the decisions and who actually enforces those plans. I read  
625 a lot about the village effect, so my question would be, who enforces this once a proposal is out  
626 there and approved, and I am a homeowner, and I want to know, well, how did this happen, when  
627 it wasn't part of the recommendation. So, who enforces what is actually put out there?

628  
629 Mr. Silber - You are asking some very good questions. What is proposed with  
630 these guidelines are these are proposed recommended development alternatives, so when a  
631 development comes forward, it may be a request to rezone property and the County would be  
632 looking to the developer to offer what is called proffered conditions or offers that would comply  
633 with these guidelines. So, they are not regulatory. They are not Code requirements. But they are  
634 encouraged guidelines that we would use to try to bring about these standards of development.

635 So, it is not required but it is encouraged, and with each rezoning request or plan of development  
636 that comes forward, we would be using these tools in an attempt to achieve this form of  
637 development.

638  
639 Ms. Collins - So the homeowner, what you are saying, really has no assurance  
640 personally that these recommendations that you are proposing involving a village effect is really  
641 going to come to pass? I am a little confused.

642  
643 Mrs. Ware - It comes to the Planning Commission.

644  
645 Mr. Jernigan - Right. We will have a public hearing just like we are having  
646 tonight when the proposal comes up for rezoning. All of the adjacent neighbors are notified. It is  
647 advertised in the newspaper and at a hearing like tonight you would be able to come up and speak  
648 on it. There would be the applicant who would be showing what he wants to do, and then there is  
649 time for the citizens to speak in opposition.

650  
651 Ms. Collins- So, if someone – if the developer were to want to put in  
652 something behind Pump, on the other side of where I am on Pump Road, you are saying I could be  
653 invited to a meeting that would show me what he is proposing to do. Is that what you are saying.

654  
655 Mrs. Ware - Exactly.

656  
657 Mr. Jernigan - All rezonings and all plans of development all come through public  
658 hearings.

659  
660 Ms. Collins - That is helpful. One last question, proposal dates. I haven't been  
661 seeing everything. What are the projected dates for Pump Road? Can we get a list of those dates  
662 when Pump Road will be starting to shift, what section will be done at projected dates.

663  
664 Mr. Silber - We will need to ask Mr. Priestas if he has some schedule on  
665 construction of this project.

666  
667 Ms. Collins - OK. Thank you. You have been helpful.

668  
669 Mr. Jernigan - Thank you, Ms. Collins.

670  
671 Mr. Priestas - Our schedule is highly dependent upon VDOT. The John Rolfe  
672 Parkway Project, which includes all of the roads we have been talking about tonight, was approved  
673 at a public hearing by our Board of Supervisors in January of 2003. The Commonwealth  
674 Transportation Board approved the same project, and they had to do that as a part of the project in  
675 May of 2003. We are now waiting for VDOT to authorize us to begin right of way acquisition for  
676 the project. Assuming that happens in the near future, it will take about a year to complete right of  
677 way acquisition before we begin actual construction of the project. The first portion of this project  
678 will be constructed in phases and the first phase will include John Rolfe Parkway from Broad Street  
679 down to where it ties into Pump Road south of the urban residential areas that you see on the  
680 screen and include Church Road, also, as well as the relocation of Pump Road near Sandy Lane and  
681 the Timbermead Subdivision we were talking about. The second phase of the project is the  
682 construction of John Rolfe Parkway from Pump Road south of Church Road to Ridgefield Parkway,  
683 and the third phase is the completion of widening of Pump Road – that portion of existing Pump  
684 Road from Sunrise Road north to where it narrows down today at Three Chopt Road. We expect all  
685 of this to take about 18 to 24 months to construct, and when I talk about phasing, the phasing will  
686 probably be seamless to the residents. It is just a sequence that we have to go through in order to  
687 maintain traffic flow on the roads. So to answer the question, if we can receive approval from

688 VDOT to begin right of way acquisition, we should be seeing some construction within about a year  
689 or a year and a half out there.

690

691 Mr. Jernigan - Thank you, Lee. All right. Who would like to speak next? Good  
692 evening, sir.

693

694 Mr. Tommy Matthews - Good evening, sir. Tommy Matthews. I live on Sunrise Road. My  
695 concern is as of right now when it rains, I get water in my front yard and I do not have curbs and  
696 gutters where I am located. The curbs and gutters stop before they get to me. There has been  
697 money allocated for curbs and gutters in front of me, but I don't know who is sitting on it or what  
698 has happened, but it has been three years now and I have not see any changes, but this drainage  
699 system is getting serious. It is coming up into the front yard and it if you can imagine, when you  
700 start construction on Pump Road and you start cleaning out land, I am going to get twice the  
701 water. All I want is to please put those curbs and gutters in before you start construction on Pump  
702 Road. There is a lot of work going to be done in that area, and it is just going to make my problem  
703 increase everyday.

704

705 Mr. Silber - We hear what you are saying. I don't know if I have an answer  
706 for you. I may have to call on my expert, Mr. Priestas, again. It looks like our map is showing that  
707 a portion of Sunrise Road will be improved with this entire development. Whether that is going to  
708 include curb and gutter I don't know. Whether Mr. Priestas knows that answer, we will find out in  
709 a minute.

710

711 Mr. Priestas - Yes, sir. There are improvements planned for Sunrise Road as a  
712 part of this project and they are being done as a result of citizen request and it includes curb and  
713 gutter along Sunrise Road from Pump Road relocated to the west. Mr. Matthews, after this  
714 meeting, you can give me your address and I will be happy to have someone come out and meet  
715 with you and show you the plans and see if they address the problem in your area. OK.

716

717 Mr. Jernigan - Thank you, Lee. Thank you, Mr. Matthews. Good evening, sir.

718

719 Mr. Paul Anderson - My name is Paul Anderson and I live in Lake Loraine and  
720 unfortunately my property is on that map. I really had not planned on speaking, but the more I sit  
721 here and look at this, I thought the purpose of these new roads was because of the traffic at  
722 Church and Pump. We have – it seems like it is getting bigger and it is more and more traffic. We  
723 put in new roads to handle the traffic. It looks like what we are doing is putting in more traffic,  
724 because we've got the roads now, because we are adding all of this commercial and all of these  
725 offices, so it looks like instead of solving the problem we are creating another one or even a bigger  
726 one, because we are definitely adding to the commercial, which is going to add this village concept  
727 or whatever it is. We are putting in offices for doctors, so we are taking, what is going to be a  
728 traffic nightmare anyway, having John Rolfe and Church Road meet, and then we are going to put  
729 pedestrians on sidewalks crossing the roads. How are they going to get across the road? Are they  
730 going to go under the road, because they are going to go from one commercial side to the other,  
731 so are they going to be cross-walks and lights where we can push the button, so the traffic will stop  
732 on John Rolfe, so we can get across the street to get to the doctor's office, which we don't need, by  
733 the way. We've got a lot of doctors' offices. We don't need any more. I really hadn't planned on  
734 talking, but the more I look at this thing, it seems to be the opposite direction we want to go in. It  
735 seems to me we should have some nice parks. We have the existing gas station and silly car wash,  
736 and so, OK. Whoever is going to use this car wash, fine. But why do we need anything more? A  
737 park would be great, you know. So, I don't know, I am kind of throwing a ringer in this whole  
738 thing, but I just thought it seems illogical to me and I am a business man, and to a business man  
739 this just doesn't make sense. We started with one problem and we are solving the one problem

740 with the road, and now we are adding more people so we can create a bigger problem. It is  
741 illogical to me. Anyway, thanks for listening.  
742  
743 Mr. Jernigan - Thank you, Mr. Anderson. All right.  
744  
745 Mrs. Ware - I have a question. Mr. Emerson might be able to answer this for  
746 me. The commercial concentration that is on the largest portion, how many acres is that, did you  
747 say. I think someone had mentioned it before.  
748  
749 Mr. Emerson - The commercial concentration on the southeast quadrant?  
750  
751 Mrs. Ware - No.  
752  
753 Mr. Taylor - I think the one between Church Road and John Rolfe bordered by  
754 Pump.  
755  
756 Mr. Emerson - On the northwest quadrant?  
757  
758 Mr. Taylor - Yes.  
759  
760 Mr. Emerson - It is approximately 4. From the southwest quadrant it is 6.338  
761 acres commercial concentration approximately.  
762  
763 Mrs. Ware - OK, and the one with the existing gas stations. That is already  
764 commercial, isn't that?  
765  
766 Mr. Emerson - Yes, ma'am. That is correct. That is approximately four acres.  
767  
768 Mrs. Ware - OK. So the existing is four acres. You are adding 6.3 in the larger  
769 portion, and then there is the smaller portion on the southeast corner...  
770  
771 Mr. Emerson - Which is approximately 1.5.  
772  
773 Mrs. Ware - OK.  
774  
775 Mr. Emerson - You have a total of 11.564, right at 12 acres of land there.  
776  
777 Mrs. Ware - Right. I had the total on this map, but I just wanted to break it  
778 out.  
779  
780 Mr. Silber - Mr. Emerson, do you know the acreage of the current zoned  
781 business property at this intersection?  
782  
783 Mr. Emerson - It is. I don't have that figure in front of me. Based on these  
784 numbers, it is approximately five acres, I would think, considering the two services stations and the  
785 existing Thompson's Market and the car wash.  
786  
787 Mr. Taylor - Mr. Emerson, I believe that on that map, the third parcel along  
788 Church Road in that commercial concentration, is that Proffitt's?  
789  
790 Mr. Emerson - Yes, sir, it is and it is bordered by some proposed office in order  
791 to transition into the single-family residential. That is an existing business, as well.  
792

793 Mr. Jernigan - Any more questions for Mr. Emerson? Thank you, Joe. Would  
794 you like to speak, sir?  
795  
796 Mr. Miller - My name is Paul Miller and I hope I don't ask questions that were  
797 already asked of you, but I have a few of them. The OS/R areas, I did hear you say something  
798 about possibly parks or whatever. Well, I am down on that bottom one, in the lower left-hand  
799 corner, there at John Rolfe and Glen Eagle. When I bought it was shown as common area, then it  
800 was shown as a BMP, and you all have got it listed as a temporary BMP during construction. Does  
801 that mean that after construction that it will be closed up and trees replanted, because it is a  
802 wetlands area?  
803  
804 Mr. Silber - The OS/R represents Open Space Recreation. There is a BMP  
805 there. I will leave that to Mr. Priestas to answer that question as to whether that is going to stay or  
806 be permanent. Why don't you go ahead and ask your other questions and then we will...  
807  
808 Mr. Miller - Basically, that BMP is for the property above us. The transitional  
809 areas – how many residents are planned in those transitional urban residential areas that you talk  
810 about, so many per acre.  
811  
812 Mr. Silber - It depends on the proposals that come forward.  
813  
814 Mr. Miller - Is it five people or 50 people. I guess that is what I am trying to  
815 get to.  
816  
817 Mr. Silber - If they develop out at say four units per acre, then you could  
818 probably assume there are two or three people per unit. We'd have to determine how many acres  
819 are here to determine how many units could be generated to come up with a population.  
820  
821 Mr. Miller - So as of right now you don't have an idea that there will be an  
822 extra 300 people living here or 600 or a thousand or whatever.  
823  
824 Mr. Silber - It can easily be calculated and that can even be translated into  
825 trips per day. Yes, sir.  
826  
827 Mr. Miller - And my final question is noise abatement from the new road,  
828 John Rolfe Parkway. Has anybody discussed that or is there any plans as far as putting up any  
829 type of noise abatement along those roads? I've seen it in other roads that have been built into  
830 neighborhoods, so just curious as to if you've even talked about it.  
831  
832 Mr. Silber - Yes, sir. That has been discussed I think when the alignment and  
833 reconfiguration of these roads was considered that was discussed, and Mr. Priestas can probably  
834 answer that question, too.  
835  
836 Mr. Miller - OK, thank you.  
837  
838 Mr. Jernigan - Thank you, sir.  
839  
840 Mr. Priestas - The BMP near the intersection of Glen Eagles Drive and John Rolfe  
841 Parkway generally on the west side of John Rolfe Parkway has been and is planned to be a  
842 permanent BMP basin. As far as noise goes, I do not have all of the information here tonight, but  
843 basically the Federal Government in reviewing our analysis concurred that the subdivisions were  
844 developed prior to the actual date that the alignment for the John Rolfe Parkway was set, so as a  
845 result they had prior knowledge of it, and as a result there are no sound walls required. With the



846 exception of one minor area, I believe there are other dollar thresholds associated with it, but that  
847 is the major reason.

848

849 Mr. Jernigan - Thank you, Lee. OK, who would like to speak next? Good  
850 evening, sir.

851

852 Mr. Smith - Good evening. My name is Dave Smith and I live at the end of  
853 Sandy Brook Drive in Summerwood. I attended, maybe not all, but certainly several of the  
854 meetings that you had at Mills Godwin High School when this initial plan was first presented and  
855 reviewed, and at most of the meetings that I attended, there were references made to traffic  
856 pattern studies and traffic volume analysis, things of that nature. The primary reason behind this  
857 and kind of what the gentleman from Lake Loraine alluded to, was that basically we had more  
858 traffic on those roads than the roads could accommodate, and that was the reason we wanted to  
859 make this proposal, build the John Rolfe Parkway, etc. etc. etc. Where I am going with this is there  
860 was no discussion of adding any additional commercial property that might generate additional  
861 traffic when any of these plans were discussed with us at those initial meetings. Have you  
862 considered the additional traffic that would be created from both the increased commercial  
863 concentration areas and also from the proposed office areas, doctors offices and whatever might,  
864 whatever else might go in there and what effect that additional traffic would have on your initial  
865 numbers that led to this proposal to begin with.

866

867 Mr. Silber - Yes, sir, that is a good question. The answer is yes, we have  
868 taken into consideration the proposed land uses and the impact of those land uses on the traffic,  
869 and the road network. I indicated earlier that when this alignment was chosen we did do some  
870 preliminary evaluation of land uses to make sure that the network would support those land uses.  
871 So, yes, we have looked at and evaluated those traffic numbers and the road network can  
872 accommodate the traffic from this proposal.

873

874 Mr. Smith - Can you share those numbers with us?

875

876 Mr. Silber - We don't have those numbers here. Are you talking about for  
877 each parcel, what the traffic would be for those?

878

879 Mr. Smith - No, the numbers that were presented at the meeting at Godwin  
880 where more of numbers of cars passing through that intersection a day and what – there was some  
881 mention made of how long it would take to get through that light the way the traffic was growing  
882 and so on and so forth. It seems to me like it is going to be a much more complex intersection to  
883 negotiate and I think I agree with probably a lot of the people here that I am very much against  
884 adding any additional commercial property or office property that would add to the traffic flow. I  
885 think we will have all we can handle just to keep up with the traffic, even if we make these  
886 proposed road changes. So, I am curious to see what sort of analysis leads you to believe that you  
887 can actually add things that will increase the traffic flow to this plan and still be OK.

888

889 Mr. Silber - The modeling, though, was done by the Traffic Engineers and  
890 took in a much larger area than what is shown on this plan. It took in a wide area and their  
891 modeling did show, as you indicated, the traffic that would be expected, the turning movements,  
892 the through movements, and all that was based on existing land uses as well as proposed land  
893 uses in that study or modeling area. There were land uses assumed at this location and that was  
894 all a part of the modeling, so those assumptions were made and the roads could handle that. I  
895 think it is important to note, and Mr. Priestas maybe can speak to this, but the road network that  
896 has been designed here really is designed to handle much more than what could possibly be  
897 generated by the land uses that are proposed here. It forecasts out beyond current conditions and  
898 well beyond into the future. As was raised earlier, the County does look beyond just a few years

899 out in planning the road network, so the design of this road, with the turn lanes and through  
900 movement does anticipate travel well beyond this area, through traffic as well, and should be more  
901 than adequate to handle the future demands that would be expected from land uses well beyond  
902 this area as well as what was proposed at this intersection.

903  
904 Mr. Smith - Forgive me for being skeptical, but having lived in this area for  
905 quite some time, I don't see where the County is anticipating traffic patterns and building roads to  
906 accommodate them, as Southward mentioned earlier. It is a mess out there now with the new mall  
907 and everything like that, so it appears as though someone dropped the ball on that particular bit of  
908 advanced planning in anticipation. That is really all I have to say. If you are keeping score, I want  
909 to be on record as against the additional commercial properties. Thank you.

910  
911 Mr. Silber - Yes, sir.

912  
913 Mr. Jernigan - Thank you, Mr. Smith.

914  
915 Mrs. Ware - I have a question. I was wondering if there is someone who  
916 could give an example of a six to six and a half acre commercial shopping center that exists now,  
917 just to give an idea to people that are there. I see this as a community type shopping center, not a  
918 destination, which is what was mentioned in the Land Use Study draft. Correct? Anybody know?

919  
920 Mr. Silber - Seth, do we have a shopping center directory or anything we can  
921 pull from? I'm trying to think off the top of my head of a retail center.

922  
923 Mr. Emerson - Possibly River Road Shopping Center.

924  
925 Mr. Silber - River Road?

926  
927 Mr. Emerson - River Road Shopping Center might be about that size.

928  
929 Mr. Silber - I would say that it may be larger than six acres.

930  
931 Mr. Emerson - Possibly. That is a small commercial area in reality when you  
932 consider your acreages. That is something that maybe we have not brought out well enough, but  
933 this proposed Land Use Plan is predominantly single-family residential. Of the area you have  
934 51.495 acres of this proposal, this single-family residential, urban residential is 23 acres, of which  
935 some of that property is significantly challenged with some slopes and things, so it is not going to  
936 be able to be developed at the maximum rate. Just doing some quick numbers, you probably are  
937 looking at possibly 100 units maybe on the upper end, if you can develop the property to its  
938 maximum. The office area in total is 5.65 acres. Commercial concentration in total is 11.964, of  
939 which four acres are existing businesses already. They are there. The Open Space Recreation  
940 shown on the map is 15.2 acres, so in reality, the areas that we are dealing with – while the  
941 proposals may seem somewhat intense, they are not that large.

942  
943 Mr. Glover - Let me ask the staff a question. Listening to the people and their  
944 desires and the staff and your recommendations, how many people have come forward and asked  
945 you to put more commercial in there? Have you had a barrage of people coming in and saying "Put  
946 some more stores in here?"

947  
948 Mr. Emerson - No, sir. Based on our website, which is really where we've been  
949 able to document the most, it is probably evenly split, maybe a little bit on the negative side. Some  
950 people see the additional commercial as an attractive thing, and that they could walk to, and quite  
951 a few people feel that additional commercial is not necessary. It is interesting looking back on it. I

952 was going through the file before I came down tonight. The more recent comments since the  
953 opening of the new commercial centers in the area seem to be leaning against more commercial in  
954 the area, feeling that the commercial needs are being met, whereas previous to the opening of the  
955 two new commercial facilities in the region, they were leaning more towards "it would be nice to  
956 have this neighborhood center." Again, the concept here is that you'd have small offices, small  
957 retail shops, the local bakery, the barber shop, the Subway, for instance, or the Radio Shack, or  
958 shops like that that would do well in this area. The demographics indicate that the area could well  
959 support this as well as some high quality urban residential. We feel like we could see some very  
960 high quality townhomes in this area that would complement it, the development that is there.

961  
962 Mr. Glover - So there are people that have asked for retail?

963  
964 Mr. Emerson - Yes, sir, there are some. It is split. If I went back without doing  
965 an official tally but thinking in my mind, it is probably more on the side of "we don't need additional  
966 commercial" than it is "we do need additional commercial", but there are some supporting people  
967 out there of the commercial aspects. Yes, sir.

968  
969 Mr. Taylor - Mr. Emerson, one of concepts we had when we started this  
970 commercial concentration, I remember we used as a model the 'Quioccasin Triangle' at Quioccasin  
971 and Gayton in terms of a neighborhood area, and yet that would be much larger than this one here  
972 in terms of acreage. I believe that one, I would guess just looking at it, is probably 12 to 15 acres.

973  
974 Mr. Emerson - That would be considerably larger. Yes sir.

975  
976 Mr. Taylor - What we are looking for here is really, you are saying, is a  
977 relatively small neighborhood serving, very quiet and very high caliber shopping area.

978  
979 Mr. Emerson - Yes, sir. That is correct. We are looking for something residential  
980 in scale, that would be in keeping with the neighborhood; small stores, corner shops, things that  
981 would service the neighborhood, not necessarily something that someone would drive across town  
982 to come to unless it was just that specialty shop, that Hallmark Gift Store that sells the one  
983 particular thing that somebody collects, something like that. That would possibly be the type of  
984 shop you'd see; a good neighborhood restaurant, things of that nature that would complement the  
985 area and not be detrimental to it.

986  
987 Mr. Glover - That existing zoning commercial, you say, is about five acres?

988  
989 Mr. Emerson - Yes, sir. That is an approximation. I don't have that number right  
990 here.

991  
992 Mr. Glover - I believe that is zoned B-3 already.

993  
994 Mr. Emerson - Yes, sir. I believe that is correct.

995  
996 Mr. Glover - I believe B-3 allows 24-hour operation.

997  
998 Mr. Emerson - Yes, sir. I believe that it does.

999  
1000 Mr. Glover - And the most intense commercial goes beyond the neighborhood  
1001 type of businesses. Are you anticipating someone coming in and down zoning it to B-1 to meet the  
1002 expectation of the village proponent, because if B-3 is there, I would find it awful hard to believe  
1003 that somebody would want to rezone it.

1004

1005 Mr. Emerson - Well, we certainly wouldn't encourage anymore B-3 in the area.  
1006  
1007 Mr. Glover - But with the B-3 there you can count on a restaurant being open  
1008 until 2 or 3:00 in the morning if it should be opened there. Is that correct?  
1009  
1010 Mr. Emerson - If somebody wanted to redevelop the site...  
1011  
1012 Mr. Glover - I think the reason that I am asking the question is because at that  
1013 point the people may need to recognize that when you have ...I know Dr. Katz said we could  
1014 deny it. I appreciate what Dr. Katz is saying, but I believe at some point that you need to know  
1015 that those things that were there for 40 or 50 years with no anticipation of your fine community  
1016 and residential neighborhood building around it, and the fact that nothing was ever built on it. You  
1017 need to somehow or another transition between what is there now and what is to come, and if you  
1018 don't do that, it does disrupt the neighborhood very much, but unless you put some type of  
1019 transition between you and that B-3 that is already there, and commercial zoning is already there,  
1020 you are going to have a situation that you are not going to enjoy. Your neighbors are not going to  
1021 enjoy it. Your type of homes are not going to be what you would want them to be, so I would  
1022 hope that you would consider the transition between what is there now, that cannot be taken  
1023 away, because property rights say we can't take away what people have already. So, those cases  
1024 that would come in the future, then you would have a tremendous say in how you would frame the  
1025 type of conditions that would be placed on those cases, that would say "You can be open until such  
1026 and such a time at night", "You can't open before such and such a time in the morning," "You can't  
1027 have dumpsters that back up to the neighborhood." "You can't have gas pumps next door to it."  
1028 That is why staff is recommending to you to buffer and expand slightly what you have already.  
1029 Skeptical, and I can understand being skeptical because it seems like when we talk about what we  
1030 are going to have, many times it doesn't take place. But, again, property rights will keep you from  
1031 doing it. But, right now, you have a better opportunity than you will ever have to gauge how your  
1032 future neighborhood is going to look, but if you hold the government to what we have now, you  
1033 get what is there and we can't put proffered conditions on it. We can't put any restrictions on it.  
1034 All they have to do is meet the requirements of the State of Virginia Building Code. So, please take  
1035 time to evaluate what you are requesting, because you may get it. OK. I just hope that does you  
1036 some good to know that staff is not just saying, listen, we want more residential. I mean, we don't  
1037 want more residential, we want more commercial. We want good development. And I believe  
1038 what they presented, based on what I have seen could be, with your input in the future with zoning  
1039 cases that are going to have to take place and plans of development and subdividing, you are  
1040 going to have a much, much better situation than what you've got today, if we have got to have  
1041 the road networks improved. So, keep that in mind if you would.  
1042  
1043 Mr. Silber - Mr. Glover, I think that is a good point. I think this slide illustrates  
1044 some of your points. It is hard to see this, but the current Church/Pump Road alignment has B-3  
1045 zoning on all four corners. That B-3 represents the most intense retail zoning that the County  
1046 offers. That would allow the body shops and the type of uses that are most intense. Further more,  
1047 they are not proffered cases. They don't have proffered conditions on them. Therefore, they have  
1048 no limitations. They can have 24-hour operations. What we are offering here is a concept that  
1049 reduces that to a more neighborhood scale retail. The road is going through a portion of that  
1050 property that is zoned B-3. We are not proposing retail on four corners. We are backing that off to  
1051 three corners. Yes, it is more retail, but the scale and type would be very much different. And I  
1052 think we can all agree that this intersection is going to look much different than it does now. It is  
1053 going to look different when it is improved, than it does now, and I think we have to recognize that  
1054 that creates opportunities for different types of land uses, so I think that the B-3 does introduce an  
1055 element that we have to recognize.  
1056

1057 Mr. Taylor - In furtherance of that point, and I live in that neighborhood and I  
1058 have been with this project from the beginning, in terms of the designs, and we work with the  
1059 neighborhoods basically right along. Our whole intention is to make this a better area for  
1060 everybody to live in in terms of the facilities that are available, and to provide a real neighborhood  
1061 constructed in terms of the architecture as well as the traffic, and I think in working with the  
1062 individual groups, and we've had a number of meetings at the various schools. Basically there has  
1063 been a lot of support in the concept, and I must say again, in furtherance of what Mr. Glover is  
1064 saying, the concept here is really to make a very quiet upscale or provide a very quiet upscale  
1065 neighborhood concept for this area, and still allow for the traffic that we had, and it was planned on  
1066 the traffic we had four or five years ago, but projected into the future to get traffic patterns, like  
1067 John Rolfe Parkway, which is on the drawing boards for a long period of time, and will come, but  
1068 the traffic necessitated or to be handled by John Rolfe, this is planning around that concept, and I  
1069 think when this is all finished, and I think it will be four or five years before it is, I really think that  
1070 the neighborhood in this area is going to be improved in terms of the facilities that we've got. That  
1071 is our goal and that is our objective, and basically every step that we've made along the way in  
1072 Planning really has that neighborhood context included within it, so I think that we will, when this is  
1073 done, it will really improve the area and provide some of the facilities for the urban residential,  
1074 which we had thought would be, in some cases, age restricted or townhouses, and the town would  
1075 be such that you could walk around in the Pump/Church area. Right now with Shorty's and the  
1076 other one, we really have some nice neighborhood facilities, but you really can't walk around in that  
1077 area very conveniently. So, it is to bring a village concept to bear while we are finishing off all of  
1078 the transportation problems and solving the transportation problems that we see, and, frankly, the  
1079 staff and the transportation people have worked very hard on this, and as I said, we've had  
1080 numerous meetings and all of our efforts to make it the most pleasing neighborhood fitting concept  
1081 that we could come up with. And I think Mr. Glover and his comments are right and with the  
1082 concept that we've got, I think if we are patient and we watch this, we will see a very good  
1083 neighborhood concept developing.

1084  
1085 Mr. Jernigan - Thank you, Mr. Taylor and Mr. Glover. Is there anybody else who  
1086 would like to speak? Yes, ma'am. Come on back up.

1087  
1088 Ms. Southward - Thank you. Sometimes you forget things you wanted to ask. We  
1089 are having a large increase as everybody said, everything you just discussed, the new Short Pump  
1090 Shopping Center, all of the other things, Ridgfield Parkway with Ukrop's and what we are talking  
1091 about this evening, which is my point. Including this proposed change in the development for  
1092 Pump and Church and John Rolfe Parkway, what is in the appropriations budget, what has been  
1093 developed or being developed, fire, rescue, police, and other things for all of these increases in this  
1094 location. What budget proposals are being put together? You are going to have more people, you  
1095 are going to have more traffic. What about the police, fire, rescue? What is being done in that  
1096 area?

1097  
1098 Mr. Glover - I think every year, if I can answer that, every year the County  
1099 Manager does an outstanding job of bringing together a budget that addresses the needs of the  
1100 first charge of government, and that is the public safety. You mentioned fire, police, and rescue  
1101 squad. We have done an outstanding job in that area. The Manager brings forward a budget. We  
1102 cover that budget and have public sessions that you'd be welcome to come to. I believe that each  
1103 of the things that we are dealing with, the Manager will address those. He will address it with us  
1104 and make proposals to increase our staff, where necessary. We have done it every year that I  
1105 have been on the Board so far. I think people have been very pleased with what we have, and I  
1106 would expect it to continue to be that way, but he does address the public safety, and I believe  
1107 that is the first charge of government is protection of the people.

1108

1109 Ms. Southward - So if I understand you correctly, this has not yet been discussed in  
1110 the past two years for all of these.  
1111  
1112 Mr. Glover - It is always discussed, ma'am. Each year there is a great deal of  
1113 dialogue that goes on between the Board of Supervisors after the County Manager has set down  
1114 with the Police Chief. I am sure that at a point in time they have already dealt with capital projects  
1115 or they are dealing with it now, I believe, and beginning in January, they deal with each of the  
1116 Division's bringing forth their recommendations to address the needs of their particular areas, such  
1117 as police. The Fire will bring theirs forward and that would include the fire departments, EMTs, and  
1118 we are also putting fire fighters on ambulances now. We have ALS, Advance Life, people on the  
1119 ambulances now and on the fire trucks. We have defibrillators on the fire trucks. We just  
1120 approved Fire Station No. 22, which is on Cox Road. I think that we've been very good at making  
1121 sure we can respond to the needs of the public safety, and, yes ma'am, every year. That is an on-  
1122 going discussion. We have a budget, but approving the budget, that is the beginning of working  
1123 that budget. So it is on a day-to-day basis, ma'am. It is not something that they sit down and say,  
1124 OK, now we are going to build a shopping center here. How are we going to address it? It is  
1125 addressing the population as it grows, addressing the retail as it grows and the commercial. And  
1126 you are welcome to come in and sit through our meetings. It is about a four and a half day all day  
1127 long session that we deal with these issues.  
1128  
1129 Ms. Southward - So to the public's knowledge, you will be putting that in the  
1130 *Richmond Times-Dispatch* or other public information?  
1131  
1132 Mr. Glover - Yes, ma'am.  
1133  
1134 Ms. Southward - Where would you go on the Henrico County web site to get this  
1135 information?  
1136  
1137 Mr. Glover - I am going to let the Secretary answer that. I am not sure. I  
1138 know where it is when they send it to me. But I don't know where it is on the site.  
1139  
1140 Mr. Silber - I am not sure if the entire budget is on the site, but the County  
1141 does have a web site. It does provide information on the availability of public documents and I  
1142 don't know if I know the web site address off the top of my head. We can get that to you, and all  
1143 of these documents Mr. Glover just described are public information. We encourage you to  
1144 participate in that process, and it is not a hidden process at all. So, we will be glad to share that  
1145 information with you.  
1146  
1147 Mr. Glover - And the Board welcomes the questions at the time we are having,  
1148 if you can put that question to your Board member or to the Planning Department, we welcome the  
1149 question because it is not a matter that we have all of the answers. The staff does a very good  
1150 job, but your question is a very good one, and hopefully the Secretary made note of it to let the  
1151 Manager know that you are concerned.  
1152  
1153 Ms. Southward - Yes. What caught my eye was looking back again several times at  
1154 open space – recreational, and knowing that young people, something new and they are curious,  
1155 and they want to participate in those kinds of amenities. They are going to be crossing roadways  
1156 on bicycles. I think a lot about our young children and safety, and what are we doing to protect  
1157 them. And thank you very much.  
1158  
1159 Mr. Glover - Thank you.  
1160

1161 Mr. Jernigan - Thank you, ma'am. All right, who else would like to speak  
1162 tonight? Good evening, sir.  
1163  
1164 Mr. Tom Southward - Good evening. My name is Tom Southward. I live on Sandy Bluff  
1165 Drive. Actually if you could go to this map, it would help me on the monitor here. Right here on  
1166 this area here (referring to slide) that we were talking about the sidewalks earlier, and if you  
1167 noticed, there is a sidewalk on one side of the street, but not on the other, which, if you look all  
1168 around, it looks like there are going to be sidewalks everywhere, and if you look at the residents  
1169 right here, there are a lot of kids and all, and just like the woman before, over here in the open  
1170 space – recreation, which is that is where the kids are going to want to be. I mean we all grew up  
1171 in woods and now it seems like it is all commercial-residential. How come they are not going to put  
1172 a sidewalk on this side? It looks like they keep pushing the road over here anyway, but now we've  
1173 gotten up, and it is just going to be a – I guess, curb and gutter, no sidewalk?  
1174  
1175 Mr. Silber - Yes, sir. The proposal is to have sidewalks on both sides of the  
1176 roads in this immediate intersection. As you move further away from the intersection, in some  
1177 cases we drop down and have a sidewalk on one side of the road. You have noted that on John  
1178 Rolfe Parkway north of Pump. You can also see that on John Rolfe Parkway south of Pump. We  
1179 go down to one sidewalk as well as Pump Road south of John Rolfe Parkway, so as you move  
1180 further away from this pedestrian center, we are dropping down to a sidewalk on one side. The  
1181 sidewalk is on the side of the open space – recreation and to come out of your subdivision on  
1182 Sandy Bluff Drive, you would be able to hop on a sidewalk at Pump Road, and then cross John  
1183 Rolfe Parkway to get to the sidewalk to get to that open space. Your point is well taken. I think  
1184 we try to use some level of common sense when it comes to trying to provide pedestrian  
1185 movement as much as possible, but sidewalks can be expensive if we are putting them on both  
1186 sides of the road. We can make note of that and share that with Public Works and see if that can  
1187 be considered with the design of the road.  
1188  
1189 Mr. Southward - My second question is, with no wall, sound barrier wall, you keep  
1190 hearing, well, we are going to have shrubbery and things like that. What does that consist of? I  
1191 have been to probably five of the meetings at Godwin and, you know, you hear different things.  
1192 When we are talking shrubbery and barriers and things like that, what does that consist of? Are we  
1193 talking planting a little pine tree or a fence. They said maybe a fence, but it is not coming up, or  
1194 you hear if they put a fence up, they want the homeowner to take care of it, and that would be fine  
1195 on my end, but what if my neighbor doesn't want to take care of his part, and then we're starting  
1196 looking, it is not consistent, it is not what we would expect.  
1197  
1198 Mr. Silber - You are talking about the lots that back up to John Rolfe  
1199 Parkway?  
1200  
1201 Mr. Southward - Yes.  
1202  
1203 Mr. Silber - In the Summerwood Subdivision?  
1204  
1205 Mr. Southward - Yes, sir.  
1206  
1207 Mr. Silber - I may have to ask Mr. Priestas if he has information on what  
1208 would be along that buffering in the form of screening. I don't know if that has been determined at  
1209 this point.  
1210  
1211 Mr. Priestas - Mr. Silber, maybe before I answer that question, I could comment  
1212 on the sidewalk situation. The sidewalk was only proposed and approved on one side of John Rolfe  
1213 Parkway north of Pump Road because the homes along that portion of John Rolfe Parkway all back

1214 up to John Rolfe, and we didn't believe that there would be a whole lot of pedestrian activity going  
1215 back and forth along that portion of the road. However, along Pump Road, from John Rolfe  
1216 Parkway up to Three Chopt Road, there will be a sidewalk on both sides of the road, a second  
1217 sidewalk on the west side was added as result of citizen request on that section, and that is where  
1218 we expect #1, lower traffic volumes once John Rolfe is completed, but also there would be more  
1219 orientation of pedestrian activity because that is where the subdivisions access. And now that I've  
1220 answered that question, what was the question I came up here for?

1221  
1222 Mr. Jernigan - The sound barrier.

1223  
1224 Mr. Silber - I think the question was the landscaping that may be required  
1225 along John Rolfe Parkway on the western side of John Rolfe Parkway.

1226  
1227 Mr. Priestas - The John Rolfe Parkway project did not include any landscaping  
1228 as a part of the project itself. However, the Board of Supervisors indicated a desire to consider  
1229 landscaping along the corridor. What has been indicated is that the County would employ a  
1230 landscape architect or maybe utilize a landscape architect that we have on staff and meet with the  
1231 major citizen and homeowner associations to try and coordinate something that we believe is  
1232 reasonable and they believe is acceptable. We will be doing this as we proceed with the  
1233 construction, so that everyone can appreciate the contours and the grading that will be taking place  
1234 as a part of the project.

1235  
1236 Mr. Jernigan - Thank you, Lee.

1237  
1238 Mr. Southward - One more question. We have an easement in the backyard which,  
1239 of course, we can't build on, or egress/ingress. Now, the County says they are going to purchase  
1240 that part of the land. Of course, I'd still be responsible for taxes and things like that. Nobody's  
1241 came out to the house and I am sure eventually they will, but what am I looking at there? I don't  
1242 have a whole lot of lot there now. How much, are we talking they are going to come by and give  
1243 me a case of whiskey and some cookies. I am very curious because I have heard horror stories on  
1244 this in the past, you know, to where they come in and go OK. This is what you get and that is it.  
1245 You are still responsible for the taxes on the property and to upkeep it, or it never seems like it  
1246 comes out to the homeowner's advantage. I am not looking for an advantage, but at least some  
1247 type of compensation that would be reasonable.

1248  
1249 Mr. Silber - I don't know if I can answer that question. I think I should have  
1250 had Mr. Priestas stand at the podium all night tonight.

1251  
1252 Mr. Archer - I think we ought to set him down front here.

1253  
1254 Mr. Silber - Yes, I think so. He keeps slipping to the back.

1255  
1256 Mr. Southward - I mean with that, I guess somebody could come by and go over  
1257 that. I would be more interested to see exactly where the road is going to be. Like I said, I've  
1258 been to the meetings and they say, "Well, it is going to be about, you know, about, just like the  
1259 commercial." You know if it is fourth in inches or fourth missed, I am very curious and would if  
1260 somebody could come by there and go over it one day, it would be great. And that is it.

1261  
1262 Mr. Jernigan - Thank you, Mr. Southward.

1263  
1264 Mr. Priestas - I will be happy to come by or either ask somebody to come by  
1265 and meet with Mr. Southward to go over that. As far as the impact on his property, if I understood  
1266 his first question correctly, he was interested in knowing about the compensation associated with



1267 easements and right of way. It is important to distinguish between what an easement is versus  
1268 right of way, and without the road plans here, I can't tell him or you exactly how much or what we  
1269 are talking about on his property, but we will get with him. Right of way is property that County  
1270 acquires and the County would own that once it is acquired, and the County would pay fair market  
1271 value for that. An easement, depending upon the type of easement it is, is basically a situation  
1272 where we either rent a piece of property from you, for lack of a better term, if it is a temporary  
1273 construction easement. We rent the property for the purpose of constructing a road and then at  
1274 which time the road is completed, the property becomes yours in its entirety and we have no rights  
1275 whatsoever to go back on that property without your permission. A permanent easement, as  
1276 opposed to a temporary easement, is something we acquire a right to use from you, one or more  
1277 rights. For example, a permanent drainage easement may have a storm water drainage pipe in the  
1278 ground at that location. We would purchase that right from you, and the underlying property  
1279 would continue to belong to the property owner as an easement, and he is current in that he would  
1280 continue to pay property taxes on that.

1281  
1282 When we acquire a right from an individual, we pay a percentage of the value of that property,  
1283 because when we acquire that right, that certainly imposes some limitations on what he can use  
1284 the property for. The next question I guess would be, how much are we going to pay you, and I  
1285 am not in a position to answer that. That is where Real Property people would be coming out and  
1286 talking with you about acquiring the right of way or easement or both on your property, but I will  
1287 be happy to have someone meet with you and show you exactly how it affects your property.

1288  
1289 Mr. Silber - Mr. Priestas, so we do not have the right of way obtained along  
1290 that portion of the subdivision?

1291  
1292 Mr. Priestas - Well, again, I don't have the road plans with me. He mentioned  
1293 easement and I can't verify that. It may be simply an easement that we need, maybe a sliver of  
1294 right of way. There was right of way acquired along the John Rolfe Parkway project as part of  
1295 numerous subdivisions. Yes.

1296  
1297 Mr. Silber - I thought when Summerwood was recorded, I thought the  
1298 developer dedicated the right of way for John Rolfe Parkway through there, but there may be some  
1299 easements that are necessary. I am sure a box of cookies will take care of that.

1300  
1301 Mr. Jernigan - Thank you, Lee. All right. Who else would like to speak?

1302  
1303 Ms. Southward - A question came about when you were addressing Mr. Smith  
1304 about the additional traffic and the John Rolfe Parkway being able to carry the additional traffic that  
1305 would be added to that intersection out there, and the offices and so forth. Just as a person who  
1306 tries to get a visual on what that might be, what stuck in my head was he said that the plans had  
1307 been studied and that road that was made could handle substantially more than what is currently  
1308 out there now. OK. So, trying to get a visual on that, do you all know, if for instance, when the  
1309 Short Pump Shopping Center was put up, was Broad Street around that area put into a study so  
1310 that they could handle the traffic that the new shopping center would create, because I am just  
1311 trying to make a comparison here. You know, you could put something on paper and say, oh yes,  
1312 it looks good, but you can drive in it and it be bumper to bumper, and it is still totally different.  
1313 And that is something that sort of occurred to me as trying to get a visual was, were studies  
1314 recommended and said, "Oh yeah. Broad Street the way that it is now, you know we've got the two  
1315 left-hand turning lanes there at Pump and Broad and then we've got three more lanes going on  
1316 down, and it can handle it." And in actuality and reality it cannot handle it.

1317  
1318 Mr. Glover - I feel some reluctance for the staff to answer your questions, but  
1319 I can tell you having set on the Board and heard all of these things and questions and comments

1320 made before, yes, ma'am. Pouncey Tract was scheduled to be improved beginning in 2004. VDOT  
1321 has just recently within the last year decided it would be 2006 before they start. At the time of the  
1322 beginning of Short Pump was about five years ago, and the State of Virginia did come in and I  
1323 believe they have improved Broad Street. Mr. Priestas can correct me since he is doing most of the  
1324 talking tonight. But all of that was taken into consideration. 288, as a matter of fact, the John  
1325 Rolfe Parkway alignment right now that we are talking about, we began to plan as a county in  
1326 1965.

1327

1328 Ms. Southward - That has been there for a long time.

1329

1330 Mr. Glover - It has. And 300 feet of right of way was reserved from about  
1331 Broad Street all the way over to within just a few miles of Patterson Avenue, about 90% of that  
1332 corridor. We reserved 300 feet of width straight down through there. There were only, I believe,  
1333 19 homes in that corridor, and in 1988, in the wisdom of the Commonwealth Transportation Board  
1334 of the Virginia Department of Transportation, they decided to move John Rolfe Parkway as a limited  
1335 access from that corridor and put it four miles out through West Creek. In the process of doing  
1336 that, the County had planned very well for their traffic circulation with their spokes and their  
1337 circumferential, but when you take a major circumferential out of the middle of the west end of  
1338 Henrico, the plans had already been laid for your residential community at that time. John Rolfe  
1339 Parkway then became Henrico County's responsibility and an estimate of \$144 million dollars was  
1340 estimated to build John Rolfe Parkway. I believe 120 ft. of width, 80-foot road, with 20 feet on  
1341 either side, as buffer through that 300 ft. corridor. When they did that, and with Short Pump  
1342 already in the plans, the land out there was going to have some type of development. So, yes,  
1343 ma'am, we plan, and it really does bother me as a person that makes decisions based on what is  
1344 happening today based on what has happened, with the funding. As a matter of fact, the County  
1345 of Henrico, we donate to the mixing bowl. In other words, we put more taxes into the State of  
1346 Virginia than they bring back to us, and that is I guess helping out your neighbor, but I tell you, I  
1347 think we have helped our neighbor enough at this point. Your points are well taken. But we do  
1348 need improvements, but we do need to do that in conjunction with the State of Virginia, and when  
1349 they don't cooperate with our plans that they have given us approval to, and they approved these  
1350 plans, so we planned. And it bothers me to have been a part of it and to hear you say that we  
1351 didn't plan, because it does look like we didn't plan.

1352

1353 Ms. Southward - Well, it does. It appears, you know, to someone who can't  
1354 attend every meeting, and if I did that I would be on the Board...

1355

1356 Mr. Glover - It would take a little bit of campaigning.

1357

1358 Ms. Southward - Yes. But there is an aspect where you can say an engineer can  
1359 look at a road design and say thus, and you and I can get in our cars every day and drive down the  
1360 road and say something completely different. I am not saying that there is not lack of planning in  
1361 Henrico.

1362

1363 Mr. Glover - Sometimes it looks like it though, doesn't it?

1364

1365 Ms. Southward - Yes. It does. Even down to the little details. They seem little, but  
1366 they are big to each and every one of us that lives out there, just as you all. You live in the  
1367 communities, too. I can give you an example. Pump Road, it is 45 miles per hour, and I called the  
1368 County about it. That was set back in the 1970s. That was when it was a country road. But, you  
1369 know, as car washes are being put up and we look at the different zoning and everything out there,  
1370 and more of the subdivisions are going in, and more people are driving now, more than ever. You  
1371 know, the little details, the fact that that speed limit on that road is still 45 miles per hour should  
1372 not be that.

1373  
1374 Mr. Glover - Over a period of time we've had meetings just like this for the  
1375 Short Pump Town Center. I remember Wyndham coming in, about 1,100 acres. Good people  
1376 come here. You know we had people in Wellesley that came and spoke in favor of the Short Pump  
1377 Town Center, and I like to leave on a good positive note, even though there are negative things in  
1378 there. Those little things you talk about. I think what we need to recognize is that we have in the  
1379 Short Pump Town Center – that is considered one of the top 10 upscale retail commercial malls in  
1380 the country. We have one of the best school networks in the western part of this county. We have  
1381 built more schools out there than any other area. We have met all those needs. The traffic is  
1382 because it is such a desirable place to live. You know, you are living in such a desirable place in  
1383 the west end of Henrico. That is why your property values are what they are. That is why your  
1384 taxes are lower than, I didn't say the value of your house, but the rate, we are the lowest taxing  
1385 authority of the 13 major authorities in the State of Virginia. I hate to hear that there are those  
1386 little glitches that we have maybe not been able to address because certain things happen  
1387 differently, because we don't have total control, but we think we do. Now, we are working on the  
1388 traffic right now. And that is not going to take place tomorrow, but this is one of the major issues  
1389 that has been going on since 1965. We move fast, don't we?  
1390  
1391 Ms. Southward - Well, I actually have called the County three times and left  
1392 messages about getting my phone calls returned, to find out what to do about having the speed  
1393 limit lowered on Pump Road and also to find out what they were doing about the traffic lights  
1394 between Church and Pump and Three Chopt and Pump, because it seems as though the timing  
1395 needs to be adjusted there to give people in between there enough time to get out on the road, a  
1396 little break from the traffic, and I have not received a return phone call.  
1397  
1398 Mr. Glover - All right. Thanks. Mr. Priestas just made a notation of that.  
1399  
1400 Ms. Southward - But I would also like to thank you for your clarification on some of  
1401 our concerns that we had about the commercial area up there. I know I feel better about what you  
1402 indicated was going into more of the detail about the B-3 zoning, and I appreciate you going out  
1403 with that explanation.  
1404  
1405 Mr. Glover - Thank you.  
1406  
1407 Mr. Jernigan - Thank you, ma'am. Is there anybody else who wants to speak?  
1408 How are you, sir?  
1409  
1410 Mr. David Sanderlin - My name is David Sanderlin and I live on Sandy Bluff Court in  
1411 Summerwood. Obviously today we know the congestion that is on Pump Road and Church and  
1412 there has been some questions about, with everything proposing to build and how it would  
1413 increase congestion. I am curious about even further down the road. If and when all of this is  
1414 developed, how would the improvements to other roads take the pressure off of this? Like say,  
1415 Church Road, going all the way to Broad Street, because it is a nice little winding two-lane road  
1416 right now, and traffic gets backed up pretty far on it. You know, what is going to happen down the  
1417 road with that, and also Lauderdale, because that is the main entrance to the mall right now? So,  
1418 will the congestion that everybody is concerned about, would that be eased in the future with other  
1419 roads, because right now obviously Pump is the main road, going all the way from Broad down to  
1420 Patterson, but will these other road improvements help ease the congestion here in the future, so  
1421 to kind of widen this up a little bit?  
1422  
1423 Mr. Glover - I think we are going to put Mr. Priestas on a bonus.  
1424  
1425 Mr. Sanderlin - I will leave with that. Thank you.

1426  
1427 Mr. Jernigan - Thank you, sir.  
1428  
1429 Mr. Priestas - Our Major Thoroughfare Plan identifies a number of the roads that  
1430 Mr. Sanderlin is talking about and Church Road east of Pump Road is a road that we anticipate  
1431 improving to a four-lane roadway in the future. It is not included in our Capital Improvement Plan  
1432 at this time, however, we do anticipate that it will happen at some point, and that will help the  
1433 overall traffic flow and traffic circulation in the area. One project that is underway that we will be  
1434 hopefully having a public hearing for, probably in the late Winter or Springtime is along Church  
1435 Road in that sharp curve as you go east and then make the turn to go north toward Three Chopt  
1436 Road. We anticipate changing that curve to an intersection to extend Cox Road from the south to  
1437 improve the overall traffic circulation in that portion of the County. As I said, we will have a public  
1438 hearing for that in the near future, and that will be another piece of the puzzle, if you will.  
1439 Lauderdale Drive is not planned to be improved at this point, and it would be difficult to do because  
1440 of the development that has occurred. We think that Gayton Road, North Gayton Road, I should  
1441 say, to the west of Lauderdale Drive will have to be improved and you may have heard or seen in  
1442 the media, comments and discussions regarding North Gayton Road and a possible interchange of  
1443 Gayton Road with I-64 in the future. North Gayton Road would extend from its current terminus  
1444 points at Broad Street where Strange's is, go up and over 64, and tie in with Pouncy Tract Road at  
1445 Twin Hickory Lake Drive, if I recall correctly with an interchange there, so, again, assist in easing  
1446 the traffic in this area. Mr. Glover made some comments about improvements and we have tried to  
1447 take all these projects into consideration, not only for this area, but for the balance of the western  
1448 portion of the County.  
1449  
1450 Mr. Jernigan - Thank you. Yes, sir. Good evening.  
1451  
1452 Mr. Jonathan Cahados - My name is Jonathan Cahados and I am a resident of Keswick  
1453 Subdivision, which is, I guess the southwest quadrant here. My main concern that hasn't been  
1454 addressed, a lot of them actually have been addressed, which I appreciate, is the open space  
1455 recreational area in the southwest corner, and I guess there is going to be a pond. Right now it is  
1456 a wooded area, and I guess this question is probably for the gentleman behind me, but I am trying  
1457 to get a hold of how big a pond are we talking here, because the John Rolfe Parkway seems like it  
1458 is going to be a pretty busy road, and at least the woods would have been a buffer, and if you take  
1459 away the buffer and put open water, I think it is going to be a lot noisier for the people in Keswick.  
1460 That was my question. Thank you.  
1461  
1462 Mr. Jernigan - Thank you.  
1463  
1464 Mr. Glover - Is that a dry basin or a wet basin or a pond, Mr. Priestas? Do you  
1465 know?  
1466  
1467 Mr. Priestas - Was he referring to the pond that is shown up there?  
1468  
1469 Mr. Glover - The wetlands.  
1470  
1471 Mr. Priestas - On the east side of John Rolfe Parkway generally opposite Pump?  
1472 That is a primary BMP and there is a wetlands area there. If I remember correctly, it is a shallow  
1473 marsh area. I am not 100% sure on that.  
1474  
1475 Mr. Glover - With the marsh, they do landscape around it, though, don't they?  
1476  
1477 Mr. Priestas - Yes, I think the owner is Mr. Thompson of that, and as a part of  
1478 the development we could work with him in getting some additional landscaping there.

1479  
1480 Mr. Glover - I think one of the things, too, is it takes a while for the growth to  
1481 take place. I think if you are ever out Staples Mill Road in the Glen Allen area, you'd take a look at  
1482 Warren Road and Staples Mill and you can see a marshy bottom BMP that was despised by  
1483 everyone in that community, and, of course, right now it is grown up so much that it is almost  
1484 unnoticeable. As a matter of fact, it looks pretty good and because of the buffer, also.  
1485  
1486 Mr. Jernigan - Thank you. OK. Anybody else? OK, Mrs. Ware.  
1487  
1488 Mrs. Ware - I'd like to bring up the commercial concentration area, the 1.5  
1489 acres in the southeastern portion of the new intersection that is created. I have heard from  
1490 residents in this area and they have expressed their concern about this commercial concentration  
1491 and I do understand their concerns with the gas pump and tanks, as well as the proximity of this  
1492 commercial development, because it has been shifted towards their neighborhood due to the  
1493 realignment of John Rolfe and Pump, and so I do want to address this and bring up that if this  
1494 commercial concentration area designated here would be removed and replaced with urban  
1495 residential, the owner of this property could still come in. There is a sliver of B-3 there. The owner  
1496 of this property could still come in, make an application for commercial concentration in this area,  
1497 be it a convenience store if that is what is going to be put forward and with the removal of the  
1498 commercial concentration it would allow the residents to be able to address in more detail their  
1499 concerns with what is to be built on that corner.  
1500  
1501 Dr. Katz - I am Dr. Katz. The current Land Use Plan shows a sliver of  
1502 property remaining, perhaps 10 by 60 feet long, and I don't know what you can build on a 10 by 60  
1503 foot lot that is going to be commercial. So and the original Land Use Plan says this commercial  
1504 property is going to be gone, and, in fact, it is gone. So to expand this commercial property back  
1505 out only serves the owner of that property and it does not serve the neighborhood. That is how I  
1506 feel about it. Thank you.  
1507  
1508 Mrs. Ware - That is fine. What I was trying to say was, there is as they were  
1509 saying before commercial concentration a little bit left on each corner of this major intersection, so  
1510 that would allow someone to come in and bring forth an application for commercial on that  
1511 intersection. But with a Land Use Plan stating that the highest and best uses for this is urban  
1512 residential, and we look at that Land Use Plan in order to best serve the area land use-wise, then it  
1513 would give the Commission, the Board, as well as the residents more of an opportunity to input and  
1514 direct what was built on that corner.  
1515  
1516 Mr. Silber - So, Mrs. Ware, what you are saying – just to make sure that I  
1517 understand this – is you are suggesting that that entire quadrant simply be shown on the proposed  
1518 plan for urban residential?  
1519  
1520 Mrs. Ware - Urban residential.  
1521  
1522 Mr. Silber - Without the commercial concentration, but we are recognizing  
1523 that there is a sliver of existing B-3 zoning there.  
1524  
1525 Mrs. Ware - Right. It is there.  
1526  
1527 Mr. Silber - That won't be gone. But your recommendation is that not be  
1528 shown – the commercial concentration not be shown on that corner.  
1529  
1530 Mrs. Ware - Right.  
1531

1532 Mr. Glover - You are recommending that the Land Use Plan not recognize the  
1533 zoning? Listen to me now. The Land Use Plan cannot, you can have the Land Use Plan not  
1534 recognize it and that says to the owner, "We don't want anything other than urban residential  
1535 there" but that would not stop them from coming in with something. We have done that on many  
1536 parcels of land. The Land Use Plan does not recognize the existing zoning. Although we can't take  
1537 it away from him, it is there but we don't recognize it. That is what Dr. Katz is saying.  
1538  
1539 Mr. Taylor - I agree with Commissioner Ware that that commercial  
1540 concentration is really an anomaly and we should remove it.  
1541  
1542 Mr. Jernigan - All right. Do we so note that?  
1543  
1544 Mr. Silber - I think at this point if there is no further testimony, I guess it is up  
1545 to the Commission as to how they want to move forward. If that is the desire of the Planning  
1546 Commission, you may want to make that in the form of a motion. Mrs. Ware, you had also noted  
1547 that there may be some comments or two that you wanted to suggest changes to in the form of  
1548 the strategies and if you want to discuss those with us now, this might be a good time to do that.  
1549  
1550 Mrs. Ware - OK. What would be the best way to handle, to add to the  
1551 pedestrian strategies provide landscaping and canopy trees along side walks as another part of  
1552 pedestrian strategies. There is also, in the general strategies, one that says "Place parking behind  
1553 business, include landscaping, and canopy trees. It says "shade parking areas" and we can include  
1554 sidewalks there, too. Why don't we just add it then to pedestrian strategies?  
1555  
1556 Mr. Silber - OK, then, what number is that?  
1557  
1558 Mrs. Ware - There are 17, so I guess it would be 18.  
1559  
1560 Mr. Silber - This would be a new strategy. And this would be to provide...  
1561  
1562 Mrs. Ware - Landscaping and canopy trees along sidewalks. But do you want  
1563 to state not within the right of way area? I mean, this isn't the 2 feet on the other side of the  
1564 sidewalk.  
1565  
1566 Mr. Silber - I think we'd want to clarify that. Yes, ma'am. So this would be to  
1567 provide landscaping and canopy trees along sidewalks as private development occurs?  
1568  
1569 Mrs. Ware - OK. All right.  
1570  
1571 Mr. Silber - That would be 17A or renumber these, and that would be an 18.  
1572  
1573 Mr. Jernigan - Well, just make it a 17A. We have 18.  
1574  
1575 Mrs. Ware - Oh, I see. Sorry. OK.  
1576  
1577 Mr. Jernigan - Are you ready for a motion?  
1578  
1579 Mr. Thompson - My name is Earl Thompson. Could I speak from here, please?  
1580  
1581 Mr. Jernigan - Yes, sir.  
1582  
1583 Mr. Thompson - My name is Earl Thompson, the infamous Thompson's Markets  
1584 here. The reason we had an acre and a half of B-3 on that existing corner was they have taken the

1585 access away on the opposite corner. There isn't going to be any access off of Pump Road because  
1586 of the traffic volume, and we've had several meetings here with staff, and at Godwin High School,  
1587 and I've been promised that corner to build – to replace my existing business. And to me it is  
1588 going to be a lot harder for me to come back after you put urban residential on there and adopt the  
1589 Land Use Plan to get it changed. And that is why it has been on there all of the time.  
1590  
1591 Mr. Glover - I thought that was on the south side. No? You'd still have to  
1592 come in with a zoning case, Earl.  
1593  
1594 Mr. Thompson - But it has been my experience once the Land Use Plan is adopted  
1595 that it is very hard to change it. And this just didn't come up tonight. I opened that store in  
1596 February of 1983, over 20 years ago, and I was told to sit tight and wait and that John Rolfe  
1597 Parkway or 288, or whatever it was going to be was going to be, through there in two or three  
1598 years and then I could do what I wanted to. I have been paying taxes there for over 20 years,  
1599 waiting, and we thought we were ready to go in 1999, and now we've waited another three years,  
1600 and I have waited all of this time and now you are taking it away.  
1601  
1602 Mrs. Ware - Well, I...  
1603  
1604 Mr. Thompson - I mean, my last development I did there was 1997. I have been  
1605 sitting here for six years and I let the public come in and design the road this way, and the public  
1606 designed this road, not the County. You know, I am at a point where I can't just keep taking it.  
1607 And I don't think it is fair to me to sit and wait and pay taxes all of these years, and have this taken  
1608 away.  
1609  
1610 Mrs. Ware - Well, I also understand. I see your point and I see the point of  
1611 the citizens that live in this area, as well. And I feel that you can come in and request...  
1612  
1613 Mr. Thompson We've had three public hearings at Godwin High School. We've  
1614 gone over and over and over this for years, and now when it comes time to make a vote, boom. It  
1615 gets taken away.  
1616  
1617 Mr. Jernigan - Mr. Thompson, let me ask you something. You said in your  
1618 opening statement that you were told by the staff?  
1619  
1620 Mr. Thompson - Yes, sir.  
1621  
1622 Mr. Jernigan - That you could relocate on...  
1623  
1624 Mr. Thompson - That I could relocate on that corner. I was told by Harvey Hinson,  
1625 Virgil Hazelett, Dave Kaechele. Randy Silber was in the meeting, and I dare anybody to contradict  
1626 me.  
1627  
1628 Mr. Jernigan - At this point I would say that I would like to table this. Check the  
1629 records. I mean I think - we have had a public hearing and we've heard what everybody has to  
1630 say, but what this gentleman is saying right here, I think we need to check on, before we delete  
1631 this from the map.  
1632  
1633 Mr. Glover - Earl, did they, when they came right across the top of your  
1634 convenience store...  
1635  
1636 Mr. Thompson - Yes, sir.  
1637

1638 Mr. Glover - Did they pay you for it?  
1639  
1640 Mr. Thompson - No, sir.  
1641  
1642 Mr. Glover - They haven't. They will, though.  
1643  
1644 Mr. Thompson - Yes, sir. I hope so.  
1645  
1646 Mr. Glover - Dearly, right?  
1647  
1648 Mr. Thompson - I don't know.  
1649  
1650 Mr. Glover - I think they will. I think probably to make you whole is when they  
1651 take your land by condemnation, if necessary, whatever it is, in order to build a road. You expect  
1652 to be paid accordingly, right?  
1653  
1654 Mr. Thompson - Yes, sir.  
1655  
1656 Mr. Glover - So, then don't, I thought south of here was where you were  
1657 talking about building Montana's on the northwest corner and remodeling it and redoing the..  
1658  
1659 Mr. Thompson - Well, what happened, the road alignment.  
1660  
1661 Mr. Glover - Excuse me. The convenience store on the southern part and the  
1662 fact that the amount of dollars and cents that you'd be paid would more than compensate you for  
1663 the loss of your business and you'd be able to relocate it on the southwest corner there. Now, I  
1664 understand what you are saying and I have been in your corner every time, but at some point the  
1665 County pays you a pretty sizeable sum of money for taking that convenience store. As a matter of  
1666 a fact, in 1983, when you built that convenience store you knew that John Rolfe Parkway was  
1667 going through there. Now I am not taking you to task. I just want to remind you that since you  
1668 are taking me to task I want to make sure that you know that I remember how we went through  
1669 this, also. I am in favor of not running anyone out of business because I think you serve a purpose  
1670 for these neighbors here, but I think it is all a matter of making sure we don't encroach or intrude  
1671 into their neighborhood unjustly, and at the same time, allow you to do what you need to do. Can  
1672 you do it without building on that corner?  
1673  
1674 Mr. Thompson - I tell you, Mr. Glover, what has changed. The road has changed.  
1675 This road is completely different from anything else...  
1676  
1677 Mr. Glover - Yes, because at first it wasn't going to take your service station.  
1678  
1679 Mr. Thompson - Correct.  
1680  
1681 Mr. Glover - I remember it from the very beginning, Earl, and, hey, can you  
1682 build what you want on that southeast corner? No, southwest corner.  
1683  
1684 Mr. Thompson - No, sir.  
1685  
1686 Mr. Glover - You don't own the land?  
1687  
1688 Mr. Thompson - Yes, I own the land, but you have taken the access away by  
1689 designing the road this way. There is no access.  
1690



1691 Mr. Glover - So, then we need to deal with the access. Mr. Priestas, can we  
1692 deal with the access?  
1693  
1694 Mr. Priestas - Mr. Glover, we can deal with the access to a point. There are  
1695 certain limitations because of the anticipated turning movements and traffic volume depending  
1696 upon what is desired and what people want to do.  
1697  
1698 Mr. Glover - Oh, I think you remember that we have attempted to make sure  
1699 that we didn't take away a business that serves the area very well. Do you agree?  
1700  
1701 Mr. Priestas - Yes.  
1702  
1703 Mr. Glover - OK, so can we deal with the access?  
1704  
1705 Mr. Priestas - Yes, we can provide him access. The problem is where access  
1706 can be provided because of the traffic volume and the turning movements. By that, trying to be a  
1707 little more specific, we have some concerns about providing any access along the west side of John  
1708 Rolfe, or the west side of Pump between John Rolfe and Church because of the heavy volume in  
1709 that area. That is not to say that access couldn't be provided in another way from another location.  
1710  
1711 Mr. Glover - OK. All right.  
1712  
1713 Mr. Jernigan - Mr. Glover, the way...  
1714  
1715 Mr. Glover - Do whatever you want to now. I just thought I'd bring up some  
1716 things I remembered. The Commission is going to vote and I am going to abstain because I am  
1717 going to vote on it again at the Board level.  
1718  
1719 Mr. Jernigan - All right. Well, this is in Mrs. Ware's court.  
1720  
1721 Mrs. Ware - And it is a recommendation to the Board...so if there is more that  
1722 needs to be done between now and then...  
1723  
1724 Mr. Jernigan - What I am feeling right now is, from what Mr. Thompson is  
1725 saying, that I would like to look into this a little closer. I feel that we can delete some of this  
1726 concentration, but before we send it to the Board, I would like to clear up what came off the third  
1727 floor with Harvey Hinson. And, we've had the public hearing, and I do appreciate everybody  
1728 showing up, but what I would like to do is that the Planning Commission look into this, discuss it.  
1729 This is what I am saying. I am not saying this is what you...  
1730  
1731 Mr. Glover - Let me ask you this, Mr. Chairman. I think the people here, I  
1732 believe everyone here probably uses that convenience store. Is there anyone here that doesn't use  
1733 that convenience store? I believe the ones that do outweigh the ones that don't. Excuse me.  
1734 Maybe if we had a new one, you'd have inventory. I didn't mean to say that. My point, I think, is if  
1735 somehow or another that could be buffered and you brought a case in and could be buffered with  
1736 the urban residential, it wouldn't affect your residential areas behind it, because the buffer would  
1737 be there. I think that you have a 50-50 chance of the neighborhood accepting what you might  
1738 present, but then it becomes a political question as to whether the 50-50 is worth dealing with the  
1739 encroachment or intrusion that some of the neighbors feel vs. the convenience that you provide for  
1740 them, and I think you provide a good convenience for them out there. And, you know, I think it  
1741 can be worked out. I really do.  
1742

1743 Mr. Silber - Mr. Thompson, do you have any ideas as to how you would  
1744 propose to bring forward a rezoning request? Would you do it for the commercial concentration  
1745 area only or combined with urban residential?  
1746  
1747 Mr. Thompson - I would do it together with the whole piece behind it with the  
1748 buffers for Lake Loraine and do it all together like you suggested in your Study.  
1749  
1750 Mr. Silber - So the zoning application that would come forward would be an  
1751 application that showed proposed use for the urban residential as well as for the convenience  
1752 store?  
1753  
1754 Mr. Thompson - Yes, sir.  
1755  
1756 Mrs. Ware - Well, another issue, too, is as far as buffering is concerned, you've  
1757 moved the commercial use closer to the neighborhood by moving the intersection, and so that's,  
1758 that is still an issue.  
1759  
1760 Mr. Jernigan - Let me say this. What I was saying earlier, this is an issue we do  
1761 have to clear up and I see his side of this, but I guess in retrospect we can clear this up, we can  
1762 make the recommendation that you want to, but clear this up for Mr. Thompson before it reaches  
1763 the Board of Supervisors, because we have had good citizen input and I think we've got a pretty  
1764 good feeling of the area, but I have concerns about what, if he was told that he could do  
1765 something, then we definitely want to look into that and see.  
1766  
1767 Mrs. Ware - I agree.  
1768  
1769 Mr. Silber - I think if the Commission is considering deferring this, my  
1770 suggestion would be, and we've gone through approximately 2-1/2 hours of hearing. I think to  
1771 reintroduce hearing and testimony again would not be fruitful. I would suggest that if the  
1772 Commission does consider deferring this it would be for action only, and that is, if you are  
1773 considering deferral.  
1774  
1775 Mr. Jernigan - And to let the audience know, our recommendation tonight does  
1776 not approve it. It is just a recommendation. We have had the public hearing and we give the  
1777 findings of this hearing to the Board of Supervisors, so they will have a public hearing, just like it  
1778 was for the Planning Commission tonight.  
1779  
1780 Mrs. Ware - I would suggest we defer this for a short period, two weeks  
1781 perhaps, in order to get this issue cleared up on the corner, for decision only.  
1782  
1783 Mr. Silber - That would be fine.  
1784  
1785 Mr. Archer - Mr. Chairman, I concur with that, also. I don't see where we  
1786 would need to go through all of this long period of testimony again. This is the one issue that I am  
1787 like you. I have questions as to what was told and I think we do need to know exactly what we are  
1788 making a decision on. I don't want to make an uninformed decision, but I don't think we will need  
1789 to discuss all of this again. I think that is one issue that we could discuss and make a  
1790 determination at that time.  
1791  
1792 Mr. Jernigan - Mr. Archer, you are right. We had it and it would just be decision  
1793 only. We do need to clear this up.  
1794  
1795 Mr. Archer - I agree.

1796  
1797 Mrs. Ware - Mr. Secretary, what would that date be?  
1798  
1799 Mr. Silber - The 19<sup>th</sup> is the POD meeting.  
1800  
1801 Mrs. Ware - OK, then I move to defer the John Rolfe/Church/Pump Road Land  
1802 Use Plan Amendment for decision only, to the November 19, 2003 meeting.  
1803  
1804 Mr. Taylor - Second.  
1805  
1806 Mr. Jernigan - We have a motion by Mrs. Ware and a second by Mr. Taylor. All  
1807 in favor say aye. All opposed say no. The ayes have it. The motion is passed.  
1808  
1809 Now, ladies and gentlemen, that will be a Wednesday morning meeting at 9:00 a.m. That is not an  
1810 evening meeting. That is a morning meeting. The 19<sup>th</sup> is a Wednesday and the hearing will start at  
1811 9:00. We will have a regular plan of development and then I am assuming we will put that at the  
1812 backside, unless you want to have it on the front side.  
1813  
1814 Mr. Silber - I suggest it be at the beginning of the meeting.  
1815  
1816 Mr. Jernigan - So what we will do, we will start that morning and this will be the  
1817 first case that comes up on that meeting at 9:00 a.m. on the 19<sup>th</sup>. OK.  
1818  
1819 The Planning Commission deferred John Rolfe/Church/Pump Road Land Use Plan Amendment for  
1820 decision only, to the November 19, 2003 meeting.  
1821  
1822 Mr. Jernigan - How many people are here for the next hearing on closing the  
1823 roads?  
1824  
1825 **AT THIS TIME THE COMMISSION TOOK A 10-MINUTE BREAK AT 8:23 P.M.**  
1826  
1827 **THE COMMISSION RECONVENED AT 8:35 P.M.**  
1828  
1829 Mr. Jernigan - I would like to call this meeting back to order. It is 8:35. Mr.  
1830 Silber, the next thing on the agenda, please.  
1831  
1832 **AMENDMENT TO THE MAJOR THOROUGHFARE PLAN OF THE COMPREHENSIVE PLAN:**  
1833 **MTP-2-03** Proposed Deletion of Axe Handle Lane, Stone Horse Road, and Concept Road 9-1 North  
1834 of Kain Road and Perrywinkle Road.  
1835  
1836 Mr. Silber - Mr. Bittner is here tonight to explain this proposal.  
1837  
1838 Mr. Jernigan - Good evening, Mr. Bittner.  
1839  
1840 Mr. Bittner - Good evening, sir.  
1841  
1842 Mr. Jernigan - You may proceed.  
1843  
1844 Mr. Bittner - These roads were planned to provide roadway connections  
1845 between anticipated future subdivisions in this area of the County west of Pouncey Tract Road.  
1846

1847 Elimination of these roads is requested by the applicant of a proposed subdivision in this area That  
1848 proposed subdivision is King's Reach on the west side of Pouncey Tract Road. This subdivision, in  
1849 its present design form, would not provide connections to any adjacent property.

1850

1851 A nearby property owner has expressed his support of this proposed amendment. Existing  
1852 residents in this area have also expressed some opposition to new roadway connections in their  
1853 neighborhoods.

1854

1855 The Department of Public Works has stated these roads are a vital link in the County's Major  
1856 Thoroughfare Plan in this area, and they should remain on the plan as currently shown. Staff,  
1857 therefore, does not support this amendment.

1858

1859 However, staff has examined the planned road network and feels an alternative road alignment  
1860 could provide the necessary linkage in this area. This is that alternative alignment here (referring  
1861 to slide). This alignment would amend the MTP in the following ways. It would:

1862

- 1863 - Remove Axe Handle Lane from the MTP;
- 1864 - Realign Stone Horse Road more to the northwest instead of turning it due west; and
- 1865 - Move Concept Road 9-1 to the northwest so it aligns with Old Wyndham Drive at  
1866 Pouncey Tract Road.

1867

1868 This concludes my presentation. I would be happy to try and answer any questions you may have.

1869

1870 Mr. Jernigan - Are there any questions for Mr. Bittner from the Commission? Let  
1871 me ask, is there any opposition to this Amendment, MTP-2-03? OK. Mr. Atack, would you like to  
1872 speak?

1873

1874 Mr. Bob Atack - Mr. Chairman and members of the Planning Commission, my  
1875 name is Bob Atack and I am the contract purchaser of approximately 100 acres of property that is  
1876 affected by the staff's recommended realignment of the road. And I am in opposition of what the  
1877 staff is proposing, but in fairness to the staff, we had not had an opportunity to evaluate their  
1878 proposal and so with their intellectual contemplation as to how they got to this proposal until late  
1879 this afternoon, and what I would like to suggest or request is that this discussion be deferred until  
1880 the December hearing so that we would have an opportunity for our engineers to meet with the  
1881 County staff and also the Transportation Department, and look at some alternatives that we believe  
1882 would be more advantageous and meet the goals of both the County and our own plans for this  
1883 subject property.

1884

1885 Mr. Jernigan - To December 17, 2003?

1886

1887 Mr. Atack - Yes, sir. Excuse me, Mr. Silber.

1888

1889 Mr. Jernigan - Do you want the Zoning or POD meeting?

1890

1891 Mr. Silber - I think we can have information and have discussions by the time,  
1892 which would be December 11.

1893

1894 Mr. Atack - That is all right. Thank you.

1895

1896 Mr. Silber - Mr. Atack has a conditional subdivision at this point that is on the  
1897 November 19<sup>th</sup> agenda, and I think that would need to be deferred, and you may want to defer  
1898 that to the December 17, 2003 meeting.

1899

1900 Mr. Atack - I would like to do that at this time officially. That would save us  
1901 the requirement of coming down, and if we could defer that tentative subdivision plan for King's  
1902 Reach, which is scheduled for the 19<sup>th</sup> of this month to December 17, 2003. So we would be  
1903 December 11<sup>th</sup> on the Thoroughfare Plan Amendment and December 17<sup>th</sup> for our tentative  
1904 subdivision.  
1905  
1906 Mr. Silber - I am afraid to say it, but I think on the subdivision it is scheduled  
1907 for November 19. The Planning Commission would have to take action on the 19<sup>th</sup> to defer it, but  
1908 what I hear you saying is you would be agreeable to and request the deferral of the subdivision.  
1909 That action will have to be taken on November 19.  
1910  
1911 Mr. Atack - Thank you.  
1912  
1913 Mr. Jernigan - All right. Mr. Taylor.  
1914  
1915 Mr. Taylor - We would be deferring it to December 11, 2003?  
1916  
1917 Mr. Jernigan - You ladies, I asked if there was opposition, but you all didn't raise  
1918 your hand. Did you have anything to say on this?  
1919  
1920 Ms. Barbara Duszak - No, we are just trying to understand why it is that they want to  
1921 drop it, and just understand...(unintelligible)  
1922  
1923 Mr. Jernigan - Ma'am. These are recorded. Could you come to the podium,  
1924 please?  
1925  
1926 Ms. Duszak - My name is Barbara Duszak and I have lived on Axe Handle Lane  
1927 for 25 years. So, we just want to know how it affects us if anybody could explain what is going on  
1928 one way or another does for us or against us. We just don't understand what it is that you are  
1929 doing.  
1930  
1931 Mr. Glover - I think Mr. Atack is asking the same question, and that is what he  
1932 wants to find out. Could I ask you a question? Is it you've lived on Axe Handle Lane for 25 years,  
1933 or the name of the road has been Axe Handle Lane for 25 years.  
1934  
1935 Ms. Duszak - Both.  
1936  
1937 Mr. Glover - Well, that is the same question he is asking....so I think you will  
1938 find the answer...  
1939  
1940 Mr. Jernigan - What he is requesting is a deferment on this and you can get with  
1941 Mr. Atack between now and that time and discuss it with him, and he will be willing to explain it.  
1942  
1943 Mr. Silber - Let me try to explain what we are looking at and what is being  
1944 proposed. The current long-range road plan shows for three concept roads to extend through this  
1945 general area, one is Axe Handle Road that would extend, yes, we are going to show you this again  
1946 (referring to slide) that would extend northward heading all the way out to Pouncey Tract Road.  
1947 There is also a road called Stone Horse Road that is on the current plan that moves in a northern  
1948 direction and then intersects with proposed Axe Handle, and the third road is this concept road, 9-  
1949 1. Do you see all of those on that map? All those have been requested to be looked at for removal  
1950 from our long-range road plans, so we are studying that option. What we have recommended as  
1951 an alternative is to come back and suggest to the Planning Commission and the Board of  
1952 Supervisors that those roads be modified slightly by this plan that is now on here that would extend

1953 Stone Horse northward and tie into a new 9-1 that would align with Old Wyndham Drive across  
1954 Pouncey Tract Road. This does not propose Axe Handle to be extended north of its current location  
1955 at all. So this is what is proposed. What Mr. Atack has requested, he has a proposed subdivision  
1956 that is on about 80-100 acres that he wants to look at the merits of this proposal against his  
1957 concept. He is requesting this be deferred for about a month, so that we can discuss this.  
1958  
1959 Ms. Duszak - And Mr. Atack's property is the one with the – to the left of the  
1960 word "Stone" on Stone Horse. That property?  
1961  
1962 Mr. Silber - Both sides of that.  
1963  
1964 Ms. Duszak - OK. And was someone here speaking on the part that has the A-  
1965 1, that white section below? Was someone there requesting?  
1966  
1967 Mr. Silber - There is no proposal for development of that piece south of King's  
1968 Reach.  
1969  
1970 Ms. Duszak - Thank you.  
1971  
1972 Mr. Jernigan - Thank you, ma'am. All right, Mr. Taylor. Did you want to speak,  
1973 ma'am.  
1974  
1975 Ms. Sarah Powell - I also live on Axe Handle Lane. My name is Sarah Powell and it  
1976 would serve no purpose in my mind to have Axe Handle ever extend up there. So if you want to  
1977 cut that off, I would have no objections and I don't think my neighbors would because if we came,  
1978 if Axe Handle was ever extended all the way from Pouncey Tract down, it would just create more  
1979 traffic for us and we are just a very quiet little neighborhood. That's it.  
1980  
1981 Mr. Jernigan - Thank you, ma'am. Mr. Taylor.  
1982  
1983 Mr. Taylor - Mr. Chairman, looking at the situation the way that it is, I really  
1984 think that what we need to do is look at all of these different alternatives before we make any  
1985 decision, and it is clear we are not going to go ahead and do that tonight. Accordingly, what I  
1986 would do is request a deferral of MTP-2-03 to December 11, 2003.  
1987  
1988 Mr. Vanarsdall - Second.  
1989  
1990 Mr. Jernigan - We have a motion by Mr. Taylor and a second by Mr. Vanarsdall.  
1991 All in favor say aye. All opposed say no. The ayes have it. The motion is passed.  
1992  
1993 The Planning Commission deferred MTP-2-03 to its meeting on December 11, 2003.  
1994  
1995 Mr. Emerson - Mr. Secretary, I know you are aware of this, but the deferral of  
1996 this item to December 11, you know that you already have, with our new cases coming up for  
1997 December actually 10 cases, 9 rezonings and a provisional use permit, and it appears we are going  
1998 to have several cases that will defer and possibly may defer to December, and we do have an  
1999 opportunity at this point, the advertisements haven't gone out, that we could advertise an earlier  
2000 starting time for that December 11, 2003 meeting.  
2001  
2002 Mr. Silber - I think that would be an excellent idea.  
2003  
2004 Mr. Emerson - Possibly 6:00 p.m. or it is just a suggestion, but I think it might  
2005 help us out.

2006  
2007 Mr. Taylor - Do we need a motion for that or can we just do it  
2008 administratively?  
2009  
2010 Mr. Silber - Well, I think if this is going to be deferred to December 11, we  
2011 might want to put this as the first item, advertise it at 6:00 p.m. and we can talk about whether we  
2012 are going to slide the zoning cases forward. So, I don't think we need a motion, but if the  
2013 Commission is agreeable, we will go ahead and set that meeting for 6:00 p.m. on the 11<sup>th</sup>.  
2014  
2015 Mr. Jernigan - But time wise, we can't hear it. If this case comes up and only  
2016 takes 15 minutes, if we advertise the zoning cases at 7:00 p.m., we can't hear them until 7:00 p.m.  
2017  
2018 Mr. Emerson - We haven't advertised the time. That is the ideal thing. Mr. Silber  
2019 and I can discuss it and determine how we want to break the cases up, but I believe we could  
2020 advertise some of the new cases at 6:00, and them maybe have a couple of...  
2021  
2022 Mr. Jernigan - Split the agenda?  
2023  
2024 Mr. Taylor - I would say, Mr. Chairman, that hasn't been our problem.  
2025  
2026 Mr. Jernigan - Well, we did have that – we had a split agenda hear not too long  
2027 ago, and we tried one case before the time. It was a 8:00 case and we did it around 7:30 p.m.  
2028  
2029 Mr. Taylor - But it was expeditious. You did good.  
2030  
2031 Mr. Jernigan - All right, being no other business,  
2032  
2033 Mr. Taylor - I move we adjourn.  
2034  
2035 Mr. Archer - Second.  
2036  
2037 Mr. Jernigan - The meeting is adjourned.  
2038  
2039  
2040  
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2042  
2043  
2044 

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E. Ray Jernigan, C.P.C., Chairman  
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2048  
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Randall R. Silber, Acting Secretary  
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