

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 7:00 p.m., November 13, 2003, Display Notice having been published in the  
4 Richmond Times-Dispatch on October 23, 2003 and October 30, 2003.

5  
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: Mr. Ralph J. Emerson, Principal Planner  
15 Mr. Mark Bittner, County Planner  
16 Ms. Jean Moore, County Planner  
17 Ms. Debra Ripley, Recording Secretary  
18

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

20  
21 Mr. Jernigan - I'd like to call the meeting to order, please. Ladies and gentlemen, staff,  
22 and fellow commissioners, we'd like to welcome you to tonight's meeting. Ladies and gentlemen in  
23 the audience on behalf of the Planning Commission and the staff we would like to welcome you.  
24 We had a pretty long agenda tonight, but it has been pretty much diminished now. For those of  
25 you here, and I'm not sure how many of you haven't been here before, as the cases are called, I  
26 will ask if there is any opposition. If you do have opposition to a case, just please raise your hand  
27 and you will be given the appropriate time to speak. If you do speak, please come to the podium.  
28 These hearings are audibly taped and you will have to be at the microphone for us to pick you up.  
29 If there is a case that has opposition, the applicant will have 10 minutes to present it. The  
30 opposition will have a total of 10 minutes to speak against it.

31  
32 First of all, I would like to welcome Knight Bowles, who is a Planning Commissioner with Goochland  
33 County. He is here with us tonight to observe. Thank you for coming.

34  
35 Mr. Vanarsdall - He thought he was going to sneak in, Mr. Chairman. He came in with me.

36  
37 Mr. Jernigan - So with that I will turn the meeting over to our Secretary, Mr. Silber.

38  
39 Mr. Silber - Thank you, Mr. Chairman. We do have five members of the Commission  
40 present. Mr. Glover is not here yet, but as far as I know he will be arriving later. We do have a  
41 quorum and we can conduct business. As the Chairman indicated, we do have a number of  
42 deferrals and even a couple of withdrawals, so the agenda will probably be a little shorter tonight.  
43 We have divided the agenda into a 7:00 portion and an 8:00 portion, because the agenda was so  
44 long, but there are many deferrals on the 7:00 portion, and unfortunately we will not be able to  
45 move along to the 8:00 agenda until 8:00 p.m. So, we have Mr. Vanarsdall to dance for a while if  
46 we need it.

47  
48 Mr. Archer - Just let him sing. He doesn't have to dance.

49  
50 Mr. Silber - With that, maybe we can ask Mr. Bittner to review for us the cases that  
51 have been withdrawn, and those that are requesting deferral.

53 Mr. Bittner - Thank you, Mr. Silber. We have two withdrawals on tonight's agenda.  
54 The first one is on Page 1 of the agenda.

55

56 **Deferred from the September 11, 2003 Meeting:**

57 **C-33C-02 Henry L. Wilton for WILHOOK, LLC:** Request to rezone from B-3C Business  
58 District (Conditional) to R-3C One Family Residence District (Conditional) and B-3C Business District  
59 (Conditional), Parcel 804-736-0481, containing 10.415 acres (approximately 6.7 acres in R-3C;  
60 approximately 3.7 acres in B-3C), located at the northeast intersection of Mechanicsville Turnpike  
61 and Neale Street (Maplewood Farm). Commercial and single family residential developments are  
62 proposed. The uses will be controlled by proffered conditions and zoning ordinance regulations.  
63 The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends  
64 Commercial Concentration. The site is also in the Airport Safety Overlay District.

65

66 Mr. Bittner - This has been withdrawn and again there is no action required by the  
67 Commission for this.

68

69 **Deferred from the August 14, 2003 Meeting:**

70 **C-31C-03 Robert Atack:** Request to conditionally rezone from A-1 Agricultural District to R-  
71 2C One Family Residence District (Conditional), part of Parcels 733-775-7627 and 733-777-4209,  
72 containing 101.743 acres, located on the west line of Pouncey Tract Road (State Route 271) across  
73 from Burberry Lane (Kimberwicke) and Old Wyndham Drive (Wyndham). A single family residential  
74 development is proposed. The R-2 District allows a minimum lot size of 18,000 square feet. The  
75 Land Use Plan recommends Rural Residential, not to exceed 1.0 unit net density per acre.

76

77 Mr. Bittner - The second withdrawal is also on Page 1 of the agenda. Again, this is a  
78 withdrawal. There is no action required by the Commission.

79

80 I will now start with the 7:00 agenda items to be deferred.

81

82 **THREE CHOPT:**

83 **Deferred from the September 11, 2003 Meeting:**

84 **C-18C-03 James W. Theobald for Commercial Net Lease Realty Services, Inc.:**  
85 Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to B-2C  
86 Business District (Conditional), Parcel 741-761-8112 and part of Parcel 741-761-8532, containing  
87 approximately 2.899 acres, located at the southeast intersection of W. Broad Street (U. S. Route  
88 250) and Three Chopt Lane. A retail use is proposed. The use will be controlled by proffered  
89 conditions and zoning ordinance regulations. The Land Use Plan recommends Office and  
90 Commercial Concentration.

91

92 Mr. Bittner - This is a deferral request to the December 11, 2003 meeting.

93

94 Mr. Jernigan - Is there any opposition to the deferral of Case C-18C-03? No opposition.

95

96 Mr. Taylor - No opposition. Mr. Chairman, I move deferral of Case C-18C-03 to the  
97 December 11, 2003 meeting at the applicant's request.

98

99 Mr. Vanarsdall - Second.

100

101 Mr. Jernigan - We have a motion by Mr. Taylor and a second by Mr. Vanarsdall. All in  
102 favor say aye. All opposed say no. The ayes have it. The motion is passed.

103

104 At the request of the applicant, the Planning Commission deferred C-18C-03, James W. Theobald  
105 for Commercial Net Lease Realty Services, Inc., to its meeting on December 11, 2003.

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Mr. Bittner - Our next request for deferral is on Page 2 of the Agenda.

**C-51C-03 Larry D. Willis:** Request to rezone from A-1 Agricultural District and M-1C Light Industrial District (Conditional) to B-2C Business District, Parcels 742-762-9861, 743-762-1862 and 743-762-1538 and part of Parcel 742-762-9178, containing 4.089 acres, located at the northern terminus of Brookriver Drive and at the I64E/I295 southeast cloverleaf. A Bottoms Up Pizza Restaurant and other restaurants are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Semi Public. The site is also in the West Broad Street Overlay District.

Mr. Bittner - This is a deferral request for two months to the January 15, 2004 meeting.

Mr. Jernigan - Is there any opposition to the deferral of Case C-51C-03? No opposition.

Mr. Taylor - Mr. Chairman, I move that Case C-51C-03 be deferred to January 15, 2004, at the applicant's request.

Mr. Vanarsdall - Second.

Mr. Jernigan - We have a motion by Mr. Taylor and a second by Mr. Vanarsdall. All in favor say aye. All opposed say no. The ayes have it. The motion is passed.

At the request of the applicant, the Planning Commission deferred Case C-51C-03, Larry D. Willis, to its meeting on January 15, 2004.

**C-58C-03 Jim Theobald for TC&P, LLC:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), part of Parcel 739-759-9539, containing 14.825 acres, located at the southeast intersection of Pump and Three Chopt Roads. Seventy-nine (79) residential townhouses (5.33 units per acre) are proposed. The maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. The site is in the West Broad Street Overlay District.

Mr. Bittner - The deferral is requested to the December 11, 2003 meeting.

Mr. Jernigan - Is there any opposition to the deferral of Case C-58C-03? No opposition.

Mr. Taylor - I move deferral of Case C-58C-03, Jim Theobald for TC&P, LLC, as requested by the applicant to the December 11, 2003 meeting.

Mr. Vanarsdall - Second.

Mr. Jernigan - We have a motion by Mr. Taylor and a second by Mr. Vanarsdall. All in favor say aye. All opposed say no. The ayes have it. The motion is passed.

At the request of the applicant, the Planning Commission deferred Case C-58C-03, Jim Theobald for TC&P, LLC, to its meeting on December 11, 2003.

**C-59C-03 Bill Axselle for HCA Health Services of Virginia, Inc.:** Request to conditionally rezone from R-3 One Family Residence District and R-6 General Residence District to O-3C Office District (Conditional), part of Parcel 761-744-2028, containing 1.50 acres located approximately 600 feet south of Forest Avenue and 350 feet west of Skipwith Road. Expansion of

159 Henrico Doctor's hospital is proposed. The use will be controlled by proffered conditions and zoning  
160 ordinance regulations. The Land Use Plan recommends Government.

161

162 Mr. Bittner - This is a deferral request to the December 11, 2003 Planning Commission  
163 meeting.

164

165 Mr. Jernigan - Is there any opposition to the deferral of Case C-59C-03? No opposition.  
166 Mr. Taylor.

167

168 Mr. Taylor - No opposition, Mr. Chairman. I move the deferral of Case C-59C-03, Bill  
169 Axselle for HCA Health Services of Virginia, Inc. to the December 11, 2003 meeting, at the  
170 applicant's request.

171

172 Mr. Vanarsdall - Second.

173

174 Mr. Jernigan - We have a motion by Mr. Taylor and a second by Mr. Vanarsdall. All in  
175 favor say aye. All opposed say no. The ayes have it. The motion is passed.

176

177 At the applicant's request, the Planning Commission deferred Case C-59C-03, Bill Axselle for HCA  
178 Health Services of Virginia, Inc. to its December 11, 2003 meeting.

179

180 **C-60C-03 Bill Axselle for Neil Farmer:** Request to conditionally rezone from A-1  
181 Agricultural District to R-2AC One Family Residence District (Conditional), part of Parcels 741-774-  
182 7210, 741-775-7309, 741-773-9074 and 742-773-2472, containing approximately 17.70 acres,  
183 located in the northern portion of the Bridlewood subdivision, just south of the southern terminus of  
184 Woolshire Court in the Hampshire subdivision. The aggregate density is proffered not to exceed  
185 2.1 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet. The Land  
186 Use Plan recommends Rural Residential, not more than 1.0 unit net density per acre, and  
187 Environmental Protection Area.

188

189 Mr. Bittner - This is a request to defer to the December 11, 2003 meeting.

190

191 Mr. Jernigan - Is there opposition to the deferral of Case C-60C-03? No opposition.

192

193 Mr. Taylor - Mr. Chairman, I will move the deferral of Case C-60C-03, Bill Axselle for  
194 Neil Farmer, to the December 11, 2003 meeting, at the request of the applicant.

195

196 Mr. Vanarsdall - Second.

197

198 Mr. Jernigan - We have a motion by Mr. Taylor and a second by Mr. Vanarsdall. All in  
199 favor say aye. All opposed say no. The ayes have it. The motion is passed.

200

201 At the request of the applicant, the Planning Commission deferred Case C-60C-03, Bill Axselle for  
202 Neil Farmer, to its meeting on December 11, 2003.

203

204 **C-61C-03 Bill Axselle for Neil Farmer:** Request to conditionally rezone from A-1  
205 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 752-763-4795 and  
206 part of Parcel 752-763-1932, containing 10.03 acres, located at the northern terminus of Lexington  
207 Farms Drive, 528 feet southeast of the southeastern terminus of Chicopee Road, and 420 feet  
208 southwest of the southern terminus of Fort McHenry Parkway. The aggregate density is proffered  
209 not to exceed 3 units per acre. The R-3 District allows a minimum lot size of 11,000 square feet.  
210 The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4, units net density per acre.

211

212 Mr. Bittner - The deferral is requested to the December 11, 2003 meeting.  
213  
214 Mr. Jernigan - Is there any opposition to the deferral of Case C-61C-03? No opposition.  
215  
216 Mr. Taylor - No opposition. I move deferral of Case C-61C-03, Bill Axselle for Neil  
217 Farmer, to the December 11, 2003 meeting at the applicant's request.  
218  
219 Mr. Vanarsdall - Second.  
220  
221 Mr. Jernigan - We have a motion by Mr. Taylor and a second by Mr. Vanarsdall. All in  
222 favor say aye. All opposed say no. The ayes have it. The motion is passed.  
223  
224 At the applicant's request, the Planning Commission deferred Case C-61C-03, Bill Axselle for Neil  
225 Farmer, to its meeting on December 11, 2003.  
226  
227 **Deferred from the September 11, 2003 Meeting:**  
228 **C-25C-03 Henry L. Wilton for Wilton Companies LLC:** Request to conditionally rezone  
229 from O-3C Office District (Conditional) to B-2C Business District (Conditional), Parcel 737-751-4601  
230 and part of Parcel 737-751-4028, containing 11.495 acres, located at the northeast intersection of  
231 Ridgefield Parkway and dedicated John Rolfe Parkway right-of-way. Retail businesses with limited  
232 office uses are proposed. The use will be controlled by proffered conditions and zoning ordinance  
233 regulations. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per  
234 acre, and Office.  
235  
236 Mr. Bittner - The deferral request is to the December 11, 2003 meeting.  
237  
238 Mr. Jernigan - Is there any opposition to the deferral of Case C-25C-03?  
239  
240 Mrs. Ware - Then I move that Case C-25C-03 be deferred to the December 11, 2003  
241 meeting at the applicant's request.  
242  
243 Mr. Vanarsdall - Second.  
244  
245 Mr. Jernigan - We have a motion by Mrs. Ware and a second by Mr. Vanarsdall. All in  
246 favor say aye. All opposed say no. The ayes have it. The motion is passed.  
247  
248 At the applicant's request, the Planning Commission deferred Case C-25C-03, Henry L. Wilton for  
249 Wilton Companies LLC, to its meeting on December 11, 2003.  
250  
251 **C-63C-03 Andrew Condlin for Pocoshock Commons, LLC:** Request to conditionally  
252 rezone from A-1 Agricultural District to O-2C Office District (Conditional), Parcel 741-751-7865,  
253 containing 2.02 acres, located at the northeast intersection of Pump Road and Ridgefield Parkway  
254 and the southeast intersection of Pump Road and Kings Grant Drive. Office condominiums are  
255 proposed. The use will be controlled by proffered conditions and zoning ordinance regulations.  
256 The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre.  
257 (Deferral requested to the December 11, 2003 Meeting).  
258  
259 Mr. Bittner - The deferral is requested to the December 11, 2003 meeting.  
260  
261 Mr. Jernigan - Is there any opposition to the deferral of Case C-63C-03?  
262  
263 Mrs. Ware - Then I move that Case C-63C-03 be deferred to the December 11, 2003  
264 meeting at the applicant's request.

265  
266 Mr. Vanarsdall - Second.  
267  
268 Mr. Jernigan - We have a motion by Mrs. Ware and a second by Mr. Vanarsdall. All in  
269 favor say aye. All opposed say no. The ayes have it. The motion is passed.  
270  
271 At the applicant's request, the Planning Commission deferred Case C-63C-03, Andrew Condlin for  
272 Pocoshock Commons, LLC, to its meeting on December 11, 2003.  
273  
274 Mr. Bittner - That was the last case on the deferral agenda for 7:00 p.m. We do have  
275 three cases on the 8:00 p.m. agenda. But we have to wait to call those.  
276  
277 Mr. Silber - Yes, sir. We just need to wait until 8:00 to handle those deferrals. We  
278 don't have too much left under 7:00 p.m.  
279  
280 Mr. Vanarsdall - Do you know what they are?  
281  
282 Mr. Bittner - Yes, Case C-41C-03, Don Smith, Case C-64C-03, David Redmond, and  
283 Case C-56C-03, Gloria Freye for Finer Homes. Those are on the 8:00 p.m. agenda.  
284  
285 Mr. Vanarsdall - What else do we have left for 7:00 p.m.?  
286  
287 Mr. Silber - In addition to those, we do have one item that is on the expedited  
288 agenda, Mr. Bittner.  
289  
290 Mr. Bittner - We have two expedited items on the 7:00 agenda.  
291  
292 Mr. Silber - The expedited items, for those that are here this evening, are those items  
293 that we have placed in a fashion so as to speed up meetings. I am not so sure that was necessary  
294 tonight. These are items that have no outstanding issues from the staff's perspective, the Planning  
295 Commission member from that district is comfortable with the request, and there is no known  
296 opposition from the citizens, so they have been placed on the expedited agenda and can be acted  
297 on without a hearing. But if there is opposition or need to pull it off the expedited agenda, it will be  
298 done so. Mr. Bittner, do you want to tell us about those two?  
299  
300 Mr. Bittner - Yes.  
301  
302 **C-57-03 Attack/Kornblau Coles Investment, L. C.:** Request to rezone from R-5C  
303 General Residence District (Conditional) to C-1 Conservation District, part of Parcel 751-766-9555,  
304 containing approximately 1.2 acres, located on the south line of Nuckols Road approximately 400  
305 feet east of Cox Road. A conservation area is proposed (limits of the floodplain). The Land Use  
306 Plan recommends Environmental Protection Area.  
307  
308 Mr. Jernigan - Is there any opposition to Case C-57-03, Attack/Kornblau Coles  
309 Investment, L.C.? No opposition.  
310  
311 Mr. Taylor - Mr. Chairman, I move approval of Case C-57-03, Attack/Kornblau Coles  
312 Investment, L.C. on the expedited agenda.  
313  
314 Mr. Vanarsdall - Second.  
315  
316 Mr. Jernigan - We have a motion by Mr. Taylor and a second by Mr. Vanarsdall. All in  
317 favor say aye. All opposed say no. The ayes have it. The motion is passed.

318  
319 The Planning Commission approved Case C-57-03, Atack/Kornblau Coles Investment, L.C. on the  
320 expedited agenda.

321  
322 **REASON:** Acting on a motion by Mr. Taylor, seconded by Mr. Vanarsdall, the Planning Commission  
323 voted 5-0 (one absence) to recommend that the Board of Supervisors **grant** the request because it  
324 conforms to the recommendations of the Land Use Plan and it conforms with the objectives and  
325 intent of the County's Comprehensive Plan.

326  
327 **C-62C-03 Kristen Keatley and Andrew Scherzer for Meadow Glen of West End, LP:**  
328 Request to amend proffered conditions accepted with rezoning case C-10C-99, on Parcel 749-754-  
329 2538, containing 9.95 acres, located on the northwest side of Gaskins Road approximately 750 feet  
330 from the southwest intersection of Gaskins and Three Chopt Roads. The applicant proposes to  
331 eliminate Proffer 10 limiting vehicular access to Gaskins Road. The existing zoning is R-6C General  
332 Residence District (Conditional) and C-1 Conservation District. The Land Use Plan recommends  
333 Urban Residential, 3.4 to 6.8 units net density per acre, and Environmental Protection Area.

334  
335 Mr. Jernigan - Is there any opposition to Case C-62C-03, Kristen Keatley and Andrew  
336 Scherzer for Meadow Glen of West End, L.P.? No opposition, Mrs. Ware.

337  
338 Mrs. Ware - Then I recommend approval to the Board of Supervisors of Case C-62C-03  
339 on the expedited agenda.

340  
341 Mr. Vanarsdall - Second.

342  
343 Mr. Jernigan - We have a motion by Mrs. Ware and a second by Mr. Vanarsdall. All in  
344 favor say aye. All opposed say no. The ayes have it. The motion passes.

345  
346 The Planning Commission recommends approval of Case C-62C-03, Kristen Keatley and Andrew  
347 Scherzer for Meadow Glen of West End, LP, on the expedited agenda.

348  
349 **REASON:** Acting on a motion by Mrs. Ware, seconded by Mr. Vanarsdall, the Planning Commission  
350 voted 5-0 (one abstention) to recommend that the Board of Supervisors **grant** the request because  
351 the amendment does not greatly reduce the original intended purpose of the proffers and it is not  
352 expected to adversely impact surrounding land uses in the area.

353  
354 Mr. Bittner - That is the end of the expedited agenda, sir.

355  
356 Mr. Jernigan - I would like to take this time to welcome Mr. Glover, our representative  
357 from the Board of Supervisors, to our meeting. Thank you for coming, Mr. Glover.

358  
359 Mr. Glover - Yes, sir. I got blown away.

360  
361 Mr. Silber - Yes, sir. It is windy outside. The next item on the agenda would be the  
362 rezoning request that was deferred from the September 11, 2003 meeting, this being zoning Case  
363 C-42C-03.

364  
365 **Deferred from the September 11, 2003 Meeting:**

366 **C-42C-03 William Shewmake for P & F LLC:** Request to conditionally rezone from R-3  
367 One Family Residence District to O-2C Office District (Conditional) and B-3C Business District  
368 (Conditional), Parcels 761-754-1763, 761-754-2053, and 761-754-2145 containing approximately  
369 1.53 acres (O-2C- 1.02 acres, B-3C -.51 acre), located on the east line of Skipwith Road  
370 approximately 260 feet north of N. Parham Road and 520 feet south of West Broad Street (U.S.

371 Route 250). Office uses and parking for the adjacent Infiniti car dealership are proposed. The uses  
372 will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan  
373 recommends Office.

374

375 Mr. Jernigan - Is there any opposition to Case C-42C-03, William Shewmake for P & F  
376 LLC? No opposition. Ms. Moore, how are you.

377

378 Ms. Moore - I'm good. Thank you, Mr. Chairman.

379

380 This request would consolidate three residential parcels to allow office use. A portion of the  
381 property, along the rear, approximately ½ acre, would be rezoned B-3C to allow the additional  
382 parking for employees and inventory for the adjacent Infiniti dealership.

383

384 Office use would be consistent with the Land Use Plan's designation for Office and with the  
385 adjacent office and low intensive commercial developments. The request for B-3C at the rear of  
386 the site would not be consistent with the Land Use Plan; however, it would serve as a logical  
387 continuation of the abutting property designated for Commercial Concentration.

388

389 The applicant has submitted revised proffers dated November 13, 2003, which you have just  
390 received. The time limits would have to be waived in order to take action on this project tonight.

391

392 The revised proffers address staff's previous concerns. Specifically, the proffers state:

393

- 394 • Uses would be limited to general offices and medical offices. Uses for the B-3C portion would  
395 be limited to uses related to or accessory to the auto dealership;
- 396 • The maximum lot coverage would not exceed 70% unless otherwise approved by the Planning  
397 Director, but in no case shall the lot coverage exceed 75%.
- 398 • Detached signs would not exceed 7' in height;
- 399 • Buildings would not exceed 30' in height; with the exception of pitched roofs.
- 400 • No more than 50% of the parking provided would be located within the front yard, adjacent to  
401 Skipwith Road.
- 402 • Approximately six Maple or similar street trees with a minimum 2 ½ - inch caliper would be  
403 planted along Skipwith Road.
- 404 • Refuse would be screened from public view and
- 405 • The architecture of any building would preclude the use of concrete block or corrugated metals.  
406 In addition, the applicant has proffered the buildings would be designed in keeping with  
407 Colonial or Victorian architecture.

408

409 The requested rezoning would be a logical continuation of the development trends in the vicinity  
410 and would assist in improving the operational needs of the adjacent business on Broad Street.  
411 Based upon the revised proffers, staff supports this requests.

412

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

414

415 Mr. Jernigan - Are there any questions for Ms. Moore from the Commission?

416

417 Mrs. Ware - Was the storm water management addressed?

418

419 Ms. Moore - We spoke with the applicant and he fully intends to probably have to do  
420 an underground BMP because of the configuration of the lot, and they did agree that that would be  
421 addressed at time of plan of development.

422



423 Mr. Vanarsdall - I think he needs that parking the last time I was over there. What is the  
424 date of this?  
425  
426 Ms. Moore - November 13, 2003.  
427  
428 Mr. Vanarsdall - Where do you see that?  
429  
430 Ms. Moore - We will have to date those, but it is on the original proffers. These are the  
431 black lines, but they were received today.  
432  
433 Mr. Vanarsdall - Thank you.  
434  
435 Mr. Jernigan - Any more questions for Ms. Moore? Mr. Taylor, would you like to hear  
436 from the applicant?  
437  
438 Mr. Taylor - Mr. Chairman, I will, if the applicant would like to speak. We have been  
439 working on this case very hard and I think Mr. Shewmake may want to address us. He may do so  
440 at his peril.  
441  
442 Mr. Shewmake - I had a judge who once told me that a good lawyer knows when to sit  
443 down and shut up, and I will try to be brief. I would just like to thank...  
444  
445 Mr. Jernigan - Excuse me. For the record, would you state your name.  
446  
447 Mr. Shewmake - I am sorry. My name is William Shewmake and I represent the applicant.  
448  
449 Mr. Taylor - You may exercise the option to shut up at any time that you choose.  
450  
451 Mr. Shewmake - I just want to thank you, Mr. Kaechele, and the staff. We worked very  
452 hard to close the deal, but I really appreciate the cooperation. Thank you.  
453  
454 Mr. Vanarsdall - And also Will was on the Planning Commission for Chesterfield County, so  
455 he knows when to shut up.  
456  
457 Mr. Taylor - On this particular case, we did have a very busy day. We did come a long  
458 way in a short period of time, and I want thank all of those participants who polished the case and  
459 buffed it up to the point that we have it today. With that I would move approval of waiving the  
460 time limits in Case C-42C-03.  
461  
462 Mr. Vanarsdall - Second.  
463  
464 Mr. Jernigan - We have a motion by Mr. Taylor and a second by Mr. Vanarsdall to waive  
465 the time limits. All in favor say aye. All opposed say no. The ayes have it. The motion is passed.  
466  
467 The Planning Commission voted to approve waiving the time limits on Case, C-42C-03, William  
468 Shewmake for P & F LLC.  
469  
470 Mr. Taylor - With that I will move approval of Case C-42C-03, William Shewmake for P  
471 & F LLC.  
472  
473 Mr. Archer - Second, Mr. Chairman.  
474

475 Mr. Jernigan - We have a motion by Mr. Taylor and a second by Mr. Archer. All in favor  
476 say aye. All opposed say no. The ayes have it. The case is approved.  
477

478 The Planning Commission approved recommendation of approval of Case C-42C-03, William  
479 Shewmake for P&F LLC to the Board of Supervisors.  
480

481 **REASON:** Acting on a motion by Mr. Taylor, seconded by Mr. Archer, the Planning Commission  
482 voted 5-0 (one abstention) to recommend that the Board of Supervisors **grant** the request because  
483 the Office District zoning conforms to the recommendations of the Land Use Plan and the requested  
484 Business District zoning would assist in achieving the appropriate development of adjoining  
485 property.  
486

487 Mr. Glover - Mr. Chairman, I would just like for the record to note that I do abstain on  
488 all zoning cases since they will come before the Board of Supervisors, and at that time I will vote.  
489

490 Mr. Jernigan - Thank you, Mr. Glover.  
491

492 Mr. Vanarsdall - And Mr. Pearson, nice to have you with us again tonight.  
493

494 Mr. Glover - I remember back in 1985, Mr. Pearson came before us and when Ms.  
495 Moore talked about the trees, I can't help but remember Mr. Pearson's remarks about the trees and  
496 the birds. Birds and new cars don't really go together too well. And I think you will note that there  
497 are no trees in front of Capital Lincoln Mercury, are they?  
498

499 Mr. Jernigan - All right. Mr. Secretary, do we have anything else before 8:00 p.m.?  
500

501 Mr. Silber - Mr. Chairman, because of the excessive number of deferrals we had under  
502 the first portion of the agenda, we have nothing else to take up until 8:00 p.m., so unfortunately,  
503 we will need to take a break at this point.  
504

505 Mr. Jernigan - All right. The Commission takes a break at 7:26 p.m.  
506

507 **AT THIS TIME THE COMMISSION TOOK A BREAK UNTIL 8:00 P.M.**  
508

509 Mr. Jernigan - I'd like to bring the meeting back to order, please. It is 8:00 p.m. Mr.  
510 Silber, next case, please.  
511

512 Mr. Silber - Yes, Mr. Chairman, we have arrived at the 8:00 agenda. There are four  
513 items on the 8:00 portion of the agenda, and similar to the first portion of the agenda, we have  
514 additional deferrals. Mr. Emerson has joined us and I presume you will walk us through the  
515 deferrals.  
516

517 Mr. Emerson - Yes, sir, Mr. Secretary.  
518

519 **Deferred from the September 11, 2003 Meeting:**

520 **C-41C-03 Don Smith:** Request to conditionally rezone from B-2C Business District  
521 (Conditional) to M-1C Light Industrial District (Conditional) and B-2C Business District (Conditional),  
522 Parcel 808-729-7538, containing 8.585 acres (M-1C – 6.496 ac.; B-2C – 2.089 ac.), located at the  
523 southeast intersection of Dabbs House and Creighton Roads. A mini-storage warehouse/self-  
524 storage facility and retail are proposed. The use will be controlled by proffered conditions and  
525 zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. The  
526 site is in the Airport Safety Overlay District.  
527

528 Mr. Emerson - The deferral is requested to December 11, 2003.  
529  
530 Mr. Jernigan - Is there any opposition to the deferral of Case C-41C-03, Don Smith?  
531 There is no opposition. With that I will move deferral of Case C-41C-03, to the December 11, 2003  
532 meeting, by request of the applicant.  
533  
534 Mr. Vanarsdall - Second.  
535  
536 Mr. Jernigan - We have a motion by Mr. Jernigan and a second by Mr. Vanarsdall. All in  
537 favor say aye. All opposed say no. The ayes have it. The motion is passed.  
538  
539 At the request of the applicant, the Planning Commission deferred Case C-41C-03, Don Smith, to its  
540 meeting on December 11, 2003.  
541  
542 **C-64C-03 David Redmond for Mid-Atlantic Commercial Properties, LLC:**  
543 Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional),  
544 Parcel 814-717-0480, containing 5.06 acres, located at the southwest intersection of Gay and S.  
545 Laburnum Avenues. Community retail is proposed. The use will be controlled by proffered  
546 conditions and zoning ordinance regulations. The Land Use Plan recommends Office. The site is in  
547 the Airport Safety Overlay District.  
548  
549 Mr. Emerson - The deferral is requested to the December 11, 2003 meeting.  
550  
551 Mr. Jernigan - Is there any opposition to the deferral of Case C-64C-03, David Redmond  
552 for Mid-Atlantic Commercial Properties, LLC? There is no opposition. With that I move for deferral  
553 of Case C-64C-03 to the December 11, 2003 meeting, by request of the applicant.  
554  
555 Mr. Taylor - Second.  
556  
557 Mr. Jernigan - We have a motion by Mr. Jernigan and a second by Mr. Taylor. All in  
558 favor say aye. All opposed say no. The ayes have it. The motion is passed.  
559  
560 At the request of the applicant, the Planning Commission deferred Case C-64C-03, David Redmond  
561 for Mid-Atlantic Commercial Properties, LLC to its meeting on December 11, 2003.  
562  
563 **C-56C-03 Gloria Freye for Finer Homes, Inc. & Debbie Stoddard:** Request to  
564 conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District  
565 (Conditional) Parcel 802-696-9269 and part of Parcel 803-696-6866, containing 41.758 acres,  
566 located on the east line of Osborne Turnpike approximately 0.41 mile north of Tree Ridge Road and  
567 approximately 240 feet west of the western terminus of Harmony Avenue. A single family  
568 residential subdivision is proposed. The R-2A District allows a minimum lot size of 13,500 square  
569 feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre.  
570  
571 Mr. Emerson - The deferral is requested to December 11, 2003 meeting.  
572  
573 Mr. Jernigan - Is there any opposition to the deferral of Case C-56C-03, Gloria Freye for  
574 Finer Homes, Inc. and Debbie Stoddard? There is no opposition. With that I will move for deferral  
575 of Case C-56C-03, Gloria Freye for Finer Homes, Inc. & Debbie Stoddard to the December 11, 2003  
576 meeting by request of the applicant.  
577  
578 Mrs. Ware - Second.  
579

580 Mr. Jernigan - We have a motion by Mr. Jernigan and a second by Mrs. Ware. All in  
581 favor say aye. All opposed say no. The ayes have it. The motion is passed.

582

583 At the applicant's request, the Planning Commission deferred Case C-56C-03, Gloria Freye for Finer  
584 Homes, Inc. and Debbie Stoddard, to its meeting on December 11, 2003.

585

586 **C-65C-03 Jason A. Williams:** Request to conditionally rezone from A-1 Agricultural  
587 District to R-2AC One Family Residence District (Conditional), Parcel 761-771-2932, containing  
588 6.692 acres, located on the south line of Old Springfield Road and the east line of Staples Mill Road  
589 (U.S. Route 33). A single family residential subdivision is proposed. The R-2A District allows a  
590 minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 1,  
591 1.0 to 2.4 units net density per acre.

592

593 Mr. Jernigan - Is there any opposition to Case C-65C-03, Jason A. Williams? There is no  
594 opposition. Mr. Emerson.

595

596 Mr. Emerson - Thank you, Mr. Chairman.

597

598 This request would enable the development of this parcel into a single-family residential  
599 subdivision. There is an existing single-family ranch home, which the applicant may retain and  
600 move to a proposed lot along Old Springfield Road existing on the property.

601

602 The 2010 Land Use Plan designates the subject site as Suburban Residential 1. The proposed use  
603 is consistent with this designation.

604

605 At the time the staff report was drafted, there were unresolved issues regarding the wording of  
606 proffers pertaining to house sizes and foundations. Additionally, the proposal did not address  
607 access and density for the proposed subdivision.

608

609 In response, the applicant submitted new proffers dated November 12, 2003, copies of which you  
610 just received. Subsequently, the time limit would need to be waived to allow any action on this  
611 project tonight.

612

613 Staff has reviewed the revised proffers, and they do address the issues raised in the report. The  
614 revised proffers include but are not limited to:

615

- 616 • House Size – The applicant clarified the minimum 2,500 square footage for a two-story home  
617 would include finished floor area. Single-family homes would be 2,000 square feet.
- 618 • Proffer 11, Access – The applicant states only one lot would have access to Old Springfield  
619 Road. All other lots would be accessed from Staples Mill Road. There would be no more than  
620 one entrance from Staples Mill Road and no lots would have direct access to Staples Mill  
621 Road.

622

623 Mr. Vanarsdall - Mr. Emerson, may I interrupt you? The proffers handed out are not the  
624 proffers. These are dated the 7<sup>th</sup> of November. The proffers I have are dated the 12<sup>th</sup>, and what  
625 you are reading is in the 12<sup>th</sup> proffers and not in the 7<sup>th</sup>.

626

627 Mr. Emerson - That would be correct. I apologize for that. We will make copies and  
628 have them here shortly. The applicant has submitted, but not proffered a conceptual plan which  
629 you can see on the screen in front of you. Based on this plan, 13 lots are proposed. You will note  
630 that Lot 7 is the one that is proposed to access Old Springfield Road. It is my understanding from  
631 the applicant that is where he intends to move the single-family ranch, the current one that is on

632 the property, and face it onto Springfield Road, which would be directly next door to a similar ranch  
633 and would be in character with that road.

634

635 In keeping with this layout, the applicant has submitted a proffer stating there would be no more  
636 than 2 units per acre. Additionally the applicant has submitted proffers for:

- 637 • A minimum lot width of 85 feet. The zoning category requested, of course, requires an 80  
638 ft. lot width.
- 639 • Finished masonry fences along Staples Mill Road.
- 640 • Building Materials
- 641 • He also specified that of the garages that will be provided, that 80% of those will be side  
642 or rear loaded.

643

644 Overall, the proposed project would be in keeping with the existing adjacent residential  
645 developments and with the 2010 Land Use Plan. The revised proffers would ensure quality  
646 development in keeping with adjacent developments. Therefore, staff can now recommend  
647 approval of this application based upon the submittal.

648

649 Again, I do apologize that we don't have the proper proffers copied for you. We will have them  
650 here shortly.

651

652 Mr. Jernigan - Thank you, Mr. Emerson. Any questions for Mr. Emerson from the  
653 Commission?

654

655 Mr. Archer - Mr. Emerson, you indicated the fence would be masonry. Is it any more  
656 specific than that?

657

658 Mr. Vanarsdall - If it is over 42 inches, it would be masonry.

659

660 Mr. Emerson - Yes, sir, that is correct, and it is Proffer #7, and again, I know you don't  
661 have these specifically, but it says "along any side or rear property line abutting Staples Mill Road,  
662 no fencing shall exceed 42 inches in height unless constructed of finished masonry."

663

664 Mr. Archer - Is that brick or?

665

666 Mr. Emerson - Well, masonry products could be any number of things. It could be brick.  
667 It could be precast product that we see a lot of in the county now that has been used for several  
668 different developments, so masonry covers a number of different stone-cement type products.

669

670 Mr. Archer - Yes, I didn't have any problem with it. I just wondered if he had been  
671 specific or might have varied to some degree.

672

673 Mr. Emerson - No, sir, but it could vary some under this proffer.

674

675 Mr. Archer - OK.

676

677 Mr. Vanarsdall - It would not be painted cinderblock, would it, Mr. Emerson?

678

679 Mr. Emerson - No, sir. It would not be painted cinderblock.

680

681 Mr. Jernigan - Ernie, would you like to hear from the applicant or do you want to look the  
682 proffers over first or what do you want to do?

683

684 Mr. Vanarsdall - We can hear from the applicant while we are waiting for the proffers. Mr.  
685 Williams, come on down.  
686  
687 Mr. Jernigan - Sir, would you state your name for the record, please?  
688  
689 Mr. Williams - Yes. I am Jason Alexander Williams.  
690  
691 Mr. Jernigan - Good evening.  
692  
693 Mr. Williams - Good evening.  
694  
695 Mr. Jernigan - You may proceed.  
696  
697 Mr. Williams - OK. As far as addressing a few of the things in the proffers, a few of the  
698 things that I imagine are of concern, along Staples Mill Road there are five lots in this drawing and  
699 what we propose is a nice berm to be put in place along all five of those lots. It is nice landscaping  
700 that we are going to put in ourselves. It won't be required by the builder. We will do it as  
701 developers. I own a landscaping business and have been in business 15 years, so I am going to  
702 come up with something real nice. I figure we will probably spend \$30,000 planting that berm, so  
703 we are going to try to provide real nice screening as the neighborhood, the homes will probably be  
704 \$400,000 plus, so obviously, we want to screen it as well. One of the concerns addressed was a lot  
705 #7 on this plan that comes out on Old Springfield Road. In talking with some of the people here at  
706 the County, apparently that was a concern that some of the residents down there had, about  
707 having any traffic going on Old Springfield Road. And that is why, obviously, we have come off on  
708 Staples Mill, but there is one house with a road proposed coming off of Staples Mill Road into the  
709 neighborhood. We told them that we thought we might move that house. After finding prices to  
710 move the house, we are not so sure that is going to work out. We are still proposing to either  
711 move the house to lot #7 that is existing on the land or we may build one. On riding Old  
712 Springfield Road, it looks like there are 15-16 houses on Old Springfield Road, total. So, we are  
713 going to add one house, so, hopefully, that wouldn't impact as far as traffic on that road by adding  
714 one house coming off of Old Springfield.  
715  
716 Other than that, any questions, I guess, that you guys would have.  
717  
718 Mr. Vanarsdall - Have you all made up your mind what you are going to do with the house  
719 that is there? Have you decided whether you are going to move it onto lot #7 or are you going to  
720 tear it down and build another?  
721  
722 Mr. Williams - At this time, Ernie, we've got one price. We want to get a second price.  
723 The first price we have to move that existing house is a little expensive, so we would like to get one  
724 more price and see. But at this point, if the price comes in where they are proposing, it wouldn't  
725 be feasibly worth it to move it, because economically...  
726  
727 Mr. Vanarsdall - The house has to be moved in order to use the ingress/egress on the  
728 crossover on Staples Mill that is right opposite of the subdivision across Staples Mill.  
729  
730 Mr. Williams - Yes, sir. The house is...  
731  
732 Mr. Vanarsdall - (unintelligible) approve it with no problem. All right. We have the proffers  
733 here now and you all look them over if you have any questions.  
734  
735 Mr. Silber - Mr. Williams, is there a right of way dedication that is required on Staples  
736 Mill?

737  
738 Mr. Williams - I don't believe so.  
739  
740 Mr. Silber - This slide that is shown is the area between the meets and bounds  
741 description and those lot lines. Is that the common area or is that...  
742  
743 Mr. Williams - Right here (referring to slide)?  
744  
745 Mr. Silber - Yes.  
746  
747 Mr. Williams - I am guessing that could be a right of way. It is a big culvert, drainage  
748 culvert that runs down along Staples Mill Road. From Staples Mill Road to where the height of the  
749 land, kind of where these lot lines would be is probably a 15 to 20 foot rise, so that could be a right  
750 of way. That is something that I really wouldn't know.  
751  
752 Mr. Silber - The reason I am asking, and this may be addressing my exact point is the  
753 Board of Supervisors recently passed an ordinance that requires additional setbacks where adjacent  
754 to major roads, so I wanted to make sure that your lot depth and your lot width, like lot #1 is wide  
755 enough and that strip may be providing exactly the areas that I am talking about. But my concern  
756 was if that is, in fact, right of way dedication that you are having to give up, you may be squeezed  
757 on lot #1, and perhaps even on lot #11 on that rear yard. I just raised that as something you may  
758 want to look at when you begin to lay this out.  
759  
760 Mr. Williams - OK. That is something that I will certainly bring up with the engineer and  
761 we will find out about it.  
762  
763 Mr. Jernigan - Are there any more questions for Mr. Williams from the Commission?  
764  
765 Mr. Silber - I had one more question and I guess I am looking at the proffers 11 and  
766 12. Proffer 6 speaks to the steps and stoops and to the main entrance of the house shall be brick  
767 and stone. It seems like it already says that in proffer 1 or am I not reading that correctly? I am  
768 not sure. Six looks like it repeats what is in one.  
769  
770 Mr. Williams - Yes. I would say that it did. That is just double insurance. They won't try  
771 to get that one by you again.  
772  
773 Mrs. Ware - One says the same as the dwelling and the other one says that it is either  
774 brick or stone.  
775  
776 Mr. Williams - The thought there was just to make sure that no one puts up wood,  
777 stoops, steps, up to the front of the house, to make sure it would all be consistent with brick,  
778 stone.  
779  
780 Mr. Silber - And I believe isn't that what #1 does?  
781  
782 Mr. Williams - Yes, pretty much.  
783  
784 Mr. Silber - Well, if it simply repeats, it is not a big issue. I was just trying to  
785 differentiate between the wording.  
786  
787 Mr. Glover - I tell you before you get to the Board, I like brick on stoops. Rocks don't  
788 look that good.  
789

790 Mr. Williams - I am guessing that most of them will be brick.  
791  
792 Mr. Glover - Did you say all of them would be?  
793  
794 Mr. Williams - I can't really see many people building stone houses in here, but I mean  
795 we just didn't want to limit it, because they are going to be upper-scale houses. So, if someone  
796 wanted to build a house with some natural stone, you know material blended into the front of the  
797 house.  
798  
799 Mr. Vanarsdall - On #6...  
800  
801 Mr. Glover - You have not heard me yet, have you?  
802  
803 Mr. Williams - But yes they will be all brick.  
804  
805 Mr. Silber - I think he heard you now.  
806  
807 Mr. Williams - We will put that in No. 1 and No. 6.  
808  
809 Mr. Glover - I just said I liked brick. I didn't tell you you had to do it.  
810  
811 Mr. Williams - It is agreed then. Can I get a second?  
812  
813 Mr. Vanarsdall - Ms. Moore, I thought we talked about dropping the word "stone" on the  
814 end of that? Did we not? OK.  
815  
816 Mr. Williams - We'll get you a new set of proffers.  
817  
818 Mr. Vanarsdall - We talked about it.  
819  
820 Mr. Glover - Would you like to have Mr. Williams repeat what he said just now.  
821  
822 Mr. Vanarsdall - Would I like to do what?  
823  
824 Mr. Glover - Would you like to hear what he had to say about that?  
825  
826 Mr. Vanarsdall - About the brick?  
827  
828 Mr. Glover - Yes.  
829  
830 Mr. Williams - Ernie, I am in love with brick right now.  
831  
832 Mr. Glover - I didn't hear him. It went over my head.  
833  
834 Mr. Williams - I will probably have dreams of brick tonight.  
835  
836 Mr. Vanarsdall - I am just suggesting now, if you want to do this, to drop the stone.  
837  
838 Mr. Williams - OK.  
839  
840 Mr. Vanarsdall - Start the sentence with brick.  
841  
842 Mr. Williams - OK. I hate stone anyway.



843  
844 Mr. Vanarsdall - The reason I thought we talked about it is because on my scratched up  
845 notes, I dropped it on mine, but it didn't get dropped somewhere else.  
846  
847 Mr. Williams - I was just trying to slide one past you, Ernie. I apologize. But you got me.  
848  
849 Mr. Vanarsdall - OK.  
850  
851 Mr. Williams - We will drop that – brick.  
852  
853 Mr. Jernigan - Are there any other questions of Mr. Williams? Thank you, sir. Mr.  
854 Vanarsdall, we are waiting for you.  
855  
856 Mr. Vanarsdall - Ready for a motion? This seems to be a nice subdivision next to the one  
857 we approved a couple of months ago, and we had a meeting with Mr. Williams and Mr. McKinney,  
858 Joe, Jean and I, and Mr. Williams was so cooperative that I told him it made me uneasy. I usually  
859 don't get that kind of cooperation at the first meeting, so then he put it all in writing. So, it is in  
860 accordance with the land use, and the goals, and I think it will be a good subdivision. And I guess  
861 Mr. McKinney had a lot to do with it. He has experience in this type of thing. And Ms. Moore,  
862 thank you for your help. And with that I want to waive the time limits on the proffers. I make a  
863 motion to waive the time limit on the proffers.  
864  
865 Mr. Taylor - Second.  
866  
867 Mr. Jernigan - We have a motion by Mr. Vanarsdall and a second by Mr. Taylor to waive  
868 the time limits. All in favor say aye. All opposed say no. The ayes have it. The motion is passed.  
869  
870 The Planning Commission approved waiving the time limits on Case C-65C-03, Jason A. Williams.  
871  
872 Mr. Vanarsdall - I recommend to the Board of Supervisors that Case C-65C-03, Jason A.  
873 Williams, be approved and on Proffer #6, the applicant has requested we drop "stone" at the end.  
874 Stop the sentence with "shall be of brick."  
875  
876 Mrs. Ware - Second.  
877  
878 Mr. Jernigan - We have a motion by Mr. Vanarsdall and a second by Mrs. Ware. All in  
879 favor say aye. All opposed say no. The ayes have it. The motion is passed.  
880  
881 The Planning Commission approved recommendation of approval of Case C-65C-03, Jason A.  
882 Williams, to the Board of Supervisors.  
883  
884 **REASON:** Acting on a motion by Mr. Vanarsdall, seconded by Mrs. Ware, the Planning Commission  
885 voted 5-0 (one abstention) to recommend that the Board of Supervisors **grant** the request because  
886 it conforms to the recommendations of the Land Use Plan and represents a logical continuation of  
887 the one-family residential development which exists in this area.  
888  
889 Mr. Silber - That concludes the agenda of rezoning requests. The only remaining item  
890 of business would be approval of the minutes. These are the minutes from the October 9, 2003  
891 rezoning meeting.  
892  
893 Mr. Jernigan - Are there any corrections to the minutes of the October 9, 2003 minutes?  
894 We need a motion.  
895

896 Mr. Taylor - I move approval of the minutes of the October 9, 2003 rezoning meeting.  
897  
898 Mrs. Ware - Second.  
899  
900 Mr. Jernigan - We have a motion by Mr. Taylor and a second by Mrs. Ware. All in favor  
901 say aye. All opposed say no. The ayes have it. The minutes are approved.  
902  
903 With that we adjourn. (8:21 p.m.)  
904  
905  
906  
907  
908  
909 

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E. Ray Jernigan, C.P.C., Chairman  
910  
911  
912  
913  
914  
915 

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Randall R. Silber, Acting Secretary  
916