

1 Minutes of the regular monthly meeting of the Planning Commission of the
2 County of Henrico, held in the County Administration Building in the Government
3 Center at Parham and Hungary Spring Road, beginning at 7:00 p.m. Thursday,
4 November 13, 2008. Display Notice having been published in the Richmond
5 Times-Dispatch on October 23, 2008 and October 30, 2008.

6

Members Present: Mr. E. Ray Jernigan, C.P.C., Chairperson (Varina)
Mrs. Bonnie-Leigh Jones, Vice Chairperson (Tuckahoe)
Mr. Tommy Branin, (Three Chopt)
Mr. C. W. Archer, C.P.C. (Fairfield)
Mr. Ernest B. Vanarsdall, C.P.C. (Brookland)
Mr. Richard W. Glover (Brookland)
Board of Supervisors Representative
Mr. R. Joseph Emerson, Jr., Director of Planning,
Secretary

Also Present: Ms. Jean Moore, Assistant Director of Planning
Mr. James P. Strauss, CLA, Principal Planner
Mr. Seth Humphreys, County Planner
Mr. Livingston Lewis, County Planner
Mr. Roy Props, County Planner
Mr. Benjamin Sehl, County Planner
Mr. David Conmy, County Planner
Ms. Jamie Sherry, County Planner
Ms. Sylvia Ray, Recording Secretary

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8 **Mr. Richard W. Glover, the Board of Supervisors' representative, abstains**
9 **on all cases unless otherwise noted.**

10

11 Mr. Jernigan - Good evening, ladies and gentlemen, I would like to
12 call the meeting to order. On behalf of the Planning Commission and the
13 Planning staff, we would like welcome you to our November 13, 2008 meeting for
14 Zoning. With us tonight we have Mr. Glover, who is our attending member from
15 the Board of Supervisors. Mr. Glover, welcome.

16

17 Mr. Glover - Thank you.

18

19 Mr. Jernigan - Looks like we don't have a lot on the agenda for
20 tonight, so with that, I will turn it over to Mr. Emerson, our secretary.

21

22 Mr. Emerson - Thank you, Mr. Chairman. The first item on the
23 agenda tonight is requests for withdrawals and deferrals. Those will be
24 presented by Mr. Jim Strauss.

25

26 Mr. Jernigan - Good evening, Jim.

27

28 Mr. Strauss - Good evening. Thank you.

29

30 Mr. Vanarsdall - Good evening, Mr. Strauss.

31

32 Mr. Strauss - Good evening. The first item is a withdrawal. It's in the
33 Varina District, and on page 2 of your agenda. It's case C-51C-07, WWLP
34 Development, LLC. The site is located on the west line of Strath Road
35 approximately 580 feet north of Lammrich Road. This is a request to
36 conditionally rezone from A-1 Agricultural District to R-5AC General Residence
37 District (Conditional). A zero lot line development with a maximum of 176 lots
38 was proposed. The applicant has withdrawn this case, so no action is needed by
39 the Commission this evening.

40

41 *(Withdrawn)*

42 *Deferred from the June 12, 2008 Meeting*

43 **C-51C-07**

Alvin S. Mistr, Jr. for WWLP Development, LLC:

44 Request to conditionally rezone from A-1 Agricultural District to R-5AC General
45 Residence District (Conditional), Parcel 815-691-3804, containing 73.609 acres,
46 located on the west line of Strath Road approximately 580 feet north of Lammrich
47 Road. The applicant proposes a zero-lot line development with a maximum of
48 one hundred seventy-six (176) lots. The R-5A District allows a minimum lot size
49 of 5,625 square feet and a maximum gross density of 6 units per acre. The use
50 will be controlled by zoning ordinance regulations and proffered conditions. The
51 Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density
52 per acre. The site is in the Airport Safety Overlay District

53

54 Mr. Jernigan - Okay.

55

56 Mr. Strauss - The first deferral is in the Three Chopt District. It's on
57 page 1 of your agenda. It's case C-8C-05, Fidelity Properties, Limited. The site
58 is located on the west line of Sadler Road approximately 290 feet south of
59 Wonder Lane. This is a request to conditionally rezone from A-1 Agricultural
60 District to RTHC Townhouse District. The townhouse development is not to
61 exceed six units per acre as proposed. The deferral is requested to the April 9,
62 2009 meeting.

63

64 *Deferred from the May 15, 2008 Meeting*

65 **C-8C-05**

G. Edmond Massie, IV for Fidelity Properties, Ltd.:

66 Request to conditionally rezone from A-1 Agricultural District to RTHC
67 Residential Townhouse District (Conditional), Parcel 746-764-5580, containing
68 approximately 4.54 acres, located on the west line of Sadler Road approximately
69 290 feet south of Wonder Lane. The applicant proposes a residential townhouse
70 development (to be considered with C-19C-06) not to exceed six (6) dwelling
71 units per acre. The RTH District allows a maximum gross density of 9 units per
72 acre. The proposed use will be controlled by zoning ordinance regulations and

73 proffered conditions. The Land Use Plan recommends Suburban Residential 1,
74 1.0 to 2.4 units net density per acre.

75

76 Mr. Jernigan - Is there any opposition to deferral of case C-8C-05,
77 G. Edmond Massie, IV for Fidelity Properties, Ltd.? There is no opposition.

78

79 Mr. Branin - Mr. Chairman, I'd like to move for deferral of C-8C-05,
80 G. Edmond Massie, IV for Fidelity Properties, Ltd., to the April 9, 2009 meeting,
81 per the applicant's request.

82

83 Mrs. Jones - Second.

84

85 Mr. Jernigan - Motion by Mr. Branin, seconded by Mrs. Jones. All in
86 favor say aye. All opposed say no. The ayes have it; the motion passes.

87

88 At the request of the applicant, the Planning Commission deferred C-8C-05, G.
89 Edmond Massie, IV for Fidelity Properties, Ltd to its meeting of April 9, 2009.

90

91 Mr. Strauss - The next request for deferral is on page 1 of your
92 agenda. It's case C-19C-06, Fidelity Properties, Limited. The site is located
93 between the east line of Glasgow Road and the west line of Sadler Road,
94 approximately 600 feet north of Ireland Lane. The request is to conditionally
95 rezone from A-1 Agricultural District to the RTHC Residential Townhouse District.
96 A residential townhouse development not to exceed six dwelling units per acre
97 was proposed. The applicant has requested deferral to the April 9, 2009 meeting.

98

99 ***Deferred from the May 15, 2008 Meeting***

100 **C-19C-06**

G. Edmond Massie, IV for Fidelity Properties, Ltd.:

101 Request to conditionally rezone from A-1 Agricultural District to RTHC
102 Residential Townhouse District (Conditional), Parcels 746-763-2482, 746-763-
103 2896, 746-763-1769, and 746-764-3818 containing 10.79 acres, located between
104 the east line of Glasgow Road and the west line of Sadler Road, approximately
105 600 feet north of Ireland Lane. The applicant proposes a residential townhouse
106 development not to exceed six (6) dwelling units per acre. The RTH District
107 allows a maximum gross density of 9 units per acre. The proposed use will be
108 controlled by zoning ordinance regulations and proffered conditions. The Land
109 Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per
110 acre.

111

112 Mr. Jernigan - Is there any opposition to the deferral of case C-19C-
113 06, G. Edmond Massie, IV for Fidelity Properties, Ltd.? There is no opposition.

114

115 Mr. Branin - Mr. Chairman, I'd like to move that C-19C-06, G.
116 Edmond Massie, IV for Fidelity Properties, Ltd., be deferred to the April 9, 2009
117 meeting, per the applicant's request as well.

118

119 Mr. Vanarsdall - Second.
120
121 Mr. Jernigan - Motion Mr. Branin, seconded by Mr. Vanarsdall. All in
122 favor say aye. All opposed say no. The ayes have it; the motion passes.

123
124 At the request of the applicant, the Planning Commission deferred C-19C-06, G.
125 Edmond Massie, IV for Fidelity Properties, Ltd., to its meeting on April 9, 2009.

126
127 Mr. Strauss - The next request for deferral is also in the Three
128 Chopt District. It's on page 1 of your agenda, and is case C-20C-08, Patrick J.
129 Sanderson. The site is located at the northeast intersection of Pouncey Tract
130 Road (State Route 271) and Twin Hickory Lake Drive. The request is to
131 conditionally rezone from A-1 Agricultural District to O-2C Office District
132 (Conditional). An office condominium park and bank are proposed. The applicant
133 has requested deferral to the December 11, 2008 meeting.

134
135 ***Deferred from the October 9, 2008 Meeting***

136 **C-20C-08 Andrew M. Condlin for Patrick J. Sanderson:** Request to
137 conditionally rezone from A-1 Agricultural District to O-2C Office District
138 (Conditional), Parcels 740-766-3730, 740-766-2619, 740-766-6112, 740-765-
139 3690, 739-766-9601 and 739-766-9016, containing 10.950 acres, located at the
140 northeast intersection of Pouncey Tract Road (State Route 271) and Twin
141 Hickory Lake Drive. The applicant proposes an office condominium park and
142 bank. The uses will be controlled by proffered conditions and zoning ordinance
143 regulations. The Land Use Plan recommends Office, Urban Residential, 3.4 to
144 6.8 units net density per acre, and Environmental Protection Area. The site is in
145 the West Broad Street Overlay District.

146
147 Mr. Jernigan - Is there any opposition to deferral of case C-20C-08,
148 Andrew M. Condlin for Patrick J. Sanderson? There is no opposition.

149
150 Mr. Branin - I'd like to move for deferral of C-20C-08, Andrew M.
151 Condlin for Patrick J. Sanderson, to the December 11, 2008 meeting, per the
152 applicant's request.

153
154 Mrs. Jones - Second.

155
156 Mr. Jernigan - Motion by Mr. Branin, seconded by Mrs. Jones. All in
157 favor say aye. All opposed say no. The ayes have it; the motion passes.

158
159 At the request of the applicant, the Planning Commission deferred C-20C-08,
160 Andrew M. Condlin for Patrick J. Sanderson, to its meeting on December 11,
161 2008.

162
163 Mr. Strauss - Our last case for deferral tonight is in the Varina
164 District, and is on page 2 of your agenda. This is case P-7-08, Diamond

165 Communications, LLC. The site is located on the north line of Midview Road
166 approximately 1,075 feet east of New Market Road (State Route 5). The request
167 is for a Provisional Use Permit in order to construct a 134-foot high monopole
168 telecommunications tower and related equipment. The applicant has requested
169 a deferral to the December 11, 2008 meeting.
170

171 ***Deferred from the October 9, 2008 Meeting***

172 **P-7-08 Gregory S. Tully for Diamond Communications, LLC:** Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120
173 and 24-122.1 of Chapter 24 of the County Code in order to construct a 134' high
174 monopole telecommunications tower and related equipment, on part of Parcel
175 804-702-0772, located on the north line of Midview Road approximately 1,075
176 feet east of New Market Road (State Route 5). The existing zoning is R-3 One-
177 Family Residence District. The Land Use Plan recommends Suburban
178 Residential 1, 1.0 to 2.4 units net density per acre.
179

180
181 Mr. Jernigan - Is there any opposition to deferral of case P-7-08,
182 Gregory S. Tully for Diamond Communications, LLC? There is no opposition.
183 With that, I will move for deferral of case P-7-08, Gregory S. Tully for Diamond
184 Communications, LLC, to December 11, 2008, by request of the applicant.
185

186 Mr. Archer - Second.
187

188 Mr. Jernigan - Motion by Mr. Jernigan, seconded by Mr. Archer. All
189 in favor say aye. All opposed say no. The ayes have it; the motion passes.
190

191 At the request of the applicant, the Planning Commission deferred P-7-08,
192 Gregory S. Tully for Diamond Communications, LLC, to its meeting on December
193 11, 2008.
194

195 Mr. Emerson - Mr. Chairman, that brings us to the next item on your
196 agenda, which are requests for expedited items, of which you have three tonight.
197 Those will be presented by Mr. Strauss.
198

199 Mr. Strauss - The first expedited case tonight is in the Brookland
200 District, and is on page 2 of your agenda. It is case C-34C-08, CP 1203 North
201 Boulevard, LLC. The site is located on the north line of West Broad Street (U.S.
202 Route 250), approximately 918 feet west of its intersection with Tuckernuck
203 Drive. This is a request to amend proffered condition accepted with rezoning
204 case C-62C-86. An amendment to Proffer 10 pertaining to permitted exterior
205 building materials is proposed.
206

207 **C-34C-08 James W. Theobald for CP 1203 North Boulevard, LLC:** Request to amend proffered conditions accepted with Rezoning Case C-
208 62C-86, on part of Parcel 757-757-2929, located on the north line of W. Broad
209 Street (U. S. Route 250) approximately 918 feet west of its intersection with
210

211 Tuckernuck Drive. The applicant proposes to amend Proffer 10 pertaining to
212 permitted exterior building materials. The existing zoning is B-3C Business
213 District (Conditional). The Land Use Plan recommends Commercial
214 Concentration.

215

216 Mr. Jernigan - Is there any opposition to case C-34C-08, James W.
217 Theobald for CP 1203 North Boulevard, LLC?

218

219 Mr. Glover - Mr. Chairman? I don't usually get involved in zoning
220 cases at this level. I just would like to know what they're going to do. I know
221 Proffer #10 is what they want to change, but what is it going to look like when
222 they finish with what they want to do here?

223

224 Mr. Strauss - We have elevations and materials which they've
225 proffered with a proffer amendment. The building looks like this. The previous
226 elevation—I'm sorry, it looked like this (refers to the slide). The previous case
227 that was approved had specific brick types and a color approved. They'd like to
228 change the material to include glass, EIFS, and a different brick type exterior
229 finish to match this elevation.

230

231 Mr. Vanarsdall - Also, Mr. Glover, they wanted the plywood to be
232 stained.

233

234 Mr. Glover - Who's representing this case? I just—No, no, no.
235 Who's representing Carpool?

236

237 Mr. Strauss - Mr. Theobald.

238

239 Mr. Glover - Well, that's okay, he doesn't need to get up. I don't
240 want to talk to him. Between now and the Board meeting, though, we'll talk.

241

242 Mr. Strauss - Very good, sir.

243

244 Mr. Glover - Other than that, you can continue on. I just wanted to
245 get an idea.

246

247 Mr. Strauss - Are we ready for a motion, then?

248

249 Mr. Vanarsdall - Now, Mr. Chairman?

250

251 Mr. Jernigan - Yes, Mr. Vanarsdall.

252

253 Mr. Vanarsdall - I recommend C-34C-08, James W. Theobald for CP
254 1203 North Boulevard, LLC to the Board of Supervisors for approval.

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256 Mr. Archer - Second.

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Mr. Jernigan - Motion by Mr. Vanarsdall, seconded by Mr. Archer.
All in favor say aye. All opposed say no. The ayes have it; the motion passes.

REASON: Acting on a motion by Mr. Vanarsdall, seconded by Mr. Archer, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the changes do not reduce the original intended purpose of the proffers and the proffers continue to assure quality form of development.

Mr. Strauss - The next case on the expedited agenda is on page 2 of your agenda, and is case C-35-08, Dominion Land & Development Partnership. The site is located approximately 965 feet west of the intersection of Francistown and Castle Point Roads. This is a request to rezone from R-5AC General Residence District (Conditional) to C-1 Conservation District. A conservation area is proposed. This would be in compliance with the previous rezoning case.

C-35-08 Timothy L. Rohmoser for Dominion Land & Development Partnership: Request to rezone from R-5AC General Residence District (Conditional) to C-1 Conservation District part of Parcels 758-767-5934, 758-767-6757, 758-767-7167, and 758-767-8534, containing approximately 6.20 acres, located approximately 965 feet west of the intersection of Francistown and Castle Point Roads. The applicant proposes a conservation area. The Land Use Plan recommends Environmental Protection Area and Suburban Residential 1, 1.0 to 2.4 units net density per acre.

Mr. Jernigan - Is there any opposition case C-35-08, Timothy L. Rohmoser for Dominion Land & Development Partnership? There is no opposition.

Mr. Vanarsdall - I move C-35-08, Timothy L. Rohmoser for Dominion Land & Development Partnership, be recommended to the Board of Supervisors for approval.

Mrs. Jones - Second.

Mr. Jernigan - Motion by Mr. Vanarsdall, seconded by Mrs. Jones.
All in favor say aye. All opposed say no. The ayes have it; the motion passes.

REASON: Acting on a motion by Mr. Vanarsdall, seconded by Mrs. Jones, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it conforms to the recommendations and objectives of the County's Land Use Plan.

302 Mr. Strauss - The next case on the expedited agenda is in the
303 Fairfield District, and is on page 3 of your agenda. It is case C-36-08, Brook Run
304 Somerset, LLC. The site is located approximately 1,100 feet west of Brook Road
305 (U.S. Route 1), approximately 1,600 feet south of its intersection with Hilliard
306 Road (State Route 161). This is a request to rezone from R-5C General
307 Residence District (Conditional) to the C-1 Conservation District. A conservation
308 area is proposed.

309

310 **C-36-08 Guy Blundon for Brook Run Somerset LLC:**
311 Request to rezone from R-5C General Residence District (Conditional) to C-1
312 Conservation District, part of Parcel 784-748-0982, containing approximately .01
313 acres, located approximately 1,100 feet west of Brook Road (U. S. Route 1)
314 approximately 1,600 feet south of its intersection with Hilliard Road (State Route
315 161). The applicant proposes a conservation area. The Land Use Plan
316 recommends Commercial Concentration. The site is in the Enterprise Zone.

317

318 Mr. Jernigan - Is there any opposition to case C-36-08, Guy Blundon
319 for Brook Run Somerset LLC? There is no opposition, Mr. Archer.

320

321 Mr. Archer - All right, Mr. Chairman. I move that the .01 acres
322 known as C-36-08, Guy Blundon for Brook Run Somerset LLC, be recommended
323 to the Board of Supervisors for approval.

324

325 Mr. Vanarsdall - Second.

326

327 Mr. Jernigan - Motion by Mr. Archer, seconded by Mr. Vanarsdall.
328 All in favor say aye. All opposed say no. The ayes have it; the motion passes.

329

330 **REASON:** Acting on a motion by Mr. Archer, seconded by Mr.
331 Vanarsdall, the Planning Commission voted 5-0 (one abstention) to recommend
332 the Board of Supervisors grant the request because it is appropriate zoning for
333 the environmentally sensitive area and it conforms with the objectives of the
334 County's Land Use Plan.

335

336 Mr. Emerson - Mr. Chairman, that brings us to the one item left on
337 the agenda for public hearing tonight, and that is P-18-08.

338

339 **P-18-08 Stephen R. Romine for Cellco Partnership**
340 **(Verizon Wireless):** Request for a Provisional Use Permit under Sections 24-
341 95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to
342 construct a 199' high monopole telecommunications tower and related equipment
343 on part of Parcel 821-730-7989, located approximately 1,500 feet north of the
344 northern terminus of Forest Avenue. The existing zoning is A-1 Agricultural
345 District. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4
346 units net density per acre. The site is in the Airport Safety Overlay District.

347

348 Mr. Jernigan - Is there any opposition to case P-18-08, Stephen R.
349 Romine for Cellco Partnership (Verizon Wireless)? There is no opposition. Good
350 evening.

351
352 Mr. Conmy - Good evening, Mr. Chairman.

353
354 This is a request to construct a wireless telecommunications tower up to 199 feet
355 in height, and install related ground equipment at the base. The subject site is
356 zoned A-1 Agricultural District, C-1 Conservation District, R-2A One-Family
357 Residence District, and R-3 One-Family Residence District. The Chickahominy
358 River is located to the north, the Beechwood Park and Robin Park subdivisions
359 are to the south, and the Highland Springs Golf Course is to the east.

360
361 The subject property is designated SR-1, Suburban Residential-1, and EPA,
362 Environmental Protection Area in the 2010 Land Use Plan. The site is also
363 located within the Airport Safety Overlay District.

364
365 The applicant originally requested approval for a tower up to 150 feet in height;
366 however, due to the remote location of the tower and the opportunity for more co-
367 locators, staff encouraged the applicant to revise their application for a tower up
368 to 199 feet, as shown by this elevation. The ground equipment would be located
369 at the base of the tower in a 9,600-square-foot lease area surrounded by a
370 seven-foot chain link fence. In this location, a 199-foot tower would meet all
371 required setbacks from residentially-zoned property and dwellings.

372
373 The applicant's balloon float and resulting photo simulations demonstrate the
374 structure would be visible from Forest Avenue and, to varying degrees, from
375 some nearby properties; however, because of mature tree cover and the remote
376 location, views of the tower would be largely obscured from much of the
377 surrounding area.

378
379 Revised conditions have just been distributed to you. The only change to the
380 conditions in the staff report has been made to Condition #9 to reflect the
381 minimum number of co-locations available on the proposed tower in relation to
382 the tower's design and construction. The applicant concurs with the conditions
383 for this case, however they have expressed that they will be requesting a waiver
384 of the landscaping plan requirement in Condition #5 in light of the existing mature
385 tree coverage on the site.

386
387 By selecting a remote site in a low-density rural residential area, and proposing a
388 height in reasonable proportion to surrounding trees, the applicant's request does
389 minimize the structure's overall visual impact while still allowing for co-location
390 opportunities, and therefore is consistent with the 2010 Plan's land use
391 designation and tower siting policies. For these reasons, staff supports the
392 request subject to the recommended conditions in the staff report.

393

394 This concludes my presentation, and I will be happy to answer any questions.
395
396 Mr. Jernigan - Mr. Conmy, when we spoke earlier, in the event that
397 this property by some chance is developed in the future, are they going to turn in
398 a letter where they would do landscaping at the base?
399
400 Mr. Conmy - That's correct, and I discussed that with the applicant.
401
402 Mr. Jernigan - They've agreed to that.
403
404 Mr. Conmy - Yes, and they can probably comment on that further.
405
406 Mr. Jernigan - All right. Have we received FAA approval on this yet?
407
408 Mr. Conmy - No, we have not. We are still waiting to hear from the
409 FAA.
410
411 Mr. Jernigan - Okay. The applicant's well aware, Mr. Romine, that
412 you will have to have FAA certification before anything.
413
414 Mr. Conmy - Oh, excuse me. I'm sorry.
415
416 Mr. Jernigan - We do have FAA certification?
417
418 Mr. Romine - Yes.
419
420 Mr. Conmy - Just today.
421
422 Mr. Jernigan - Okay. Good deal. Okay, thank you. Are there any
423 questions for Mr. Conmy from the Commission?
424
425 Mr. Archer - Mr. Chairman, I just have one question. The request
426 said up to 199 feet. Are they going to do that initially or build it shorter and maybe
427 add to it?
428
429 Mr. Jernigan - Would you come up here, Mr. Romine, and enlighten
430 us on that? State your name for the record, please.
431
432 Mr. Romine - Good evening, Chairman Jernigan, and members of
433 the Planning Commission. My name is Steve Romine. I'm a local attorney with an
434 office at Riverfront Plaza, East Tower, Richmond. I'm here today on behalf on
435 Verizon Wireless Cellco Partnership. I have with me Merle Daiger, who is with
436 the company, to answer questions. I'd like to thank the staff for all of their help in
437 putting the application together and working with us. I'm not going to be long, I'm
438 just going to try to embellish a little bit what David presented to you, and answer
439 some questions.

440

441 We do intend to build the tower up to the 199-foot level. We've worked with staff
442 and several others to increase the height from the original proposal to allow for
443 additional co-location opportunities at this location.

444

445 If you want me to, I can be real brief, or I can just answer questions.

446

447 Mr. Archer - I just wanted that answer.

448

449 Mr. Jernigan - That's fine, Mr. Romine. This is probably the best cell
450 case we've seen lately because he has all of the—I'm sure you have the
451 PowerPoint and everything.

452

453 Mr. Romine - Yes.

454

455 Mr. Jernigan - But really, this tower is well hidden, and there's
456 nothing close to it. It's barely visible from two positions.

457

458 Mr. Romine - Site selection makes our job very easy.

459

460 Mr. Jernigan - Yes. Any more questions for Mr. Romine from the
461 Commission? Okay, thank you, sir.

462

463 As I was saying, when this case originally came in, the tower wasn't that tall, Mr.
464 Archer. But I figured because of the positioning of this tower—it's stuck way back
465 in the woods. It's so far back, we don't even need any landscaping because
466 nobody can see it. Staff recommended that they would go to a higher point so
467 they can get an extra carrier on there, and I thought that was a good idea. So,
468 that's where we are.

469

470 Mr. Archer - All right.

471

472 Mr. Jernigan - With that, I will recommend approval of case P-18-08,
473 Stephen R. Romine for Cellco Partnership (Verizon Wireless), and send it to the
474 Board for their approval.

475

476 Mr. Vanarsdall - Second.

477

478 Mr. Jernigan - Motion by Mr. Jernigan, seconded by Mr. Vanarsdall.
479 All in favor say aye. All opposed say no. The ayes have it; the motion passes.

480

481 **REASON:** Acting on a motion by Mr. Jernigan, seconded by Mr.
482 Vanarsdall, the Planning Commission voted 5-0 (one abstention) to recommend
483 the Board of Supervisors grant the request because the proposed tower would
484 provide added services to the community and the recommended conditions
485 should minimize the potential impacts on surrounding land uses.

486
487 Mr. Branin - Mr. Chairman, may I ask a question?
488
489 Mr. Jernigan - Yes sir.
490
491 Mr. Branin - We have some young people in our audience tonight,
492 which we don't get to see often.
493
494 Mr. Jernigan - And they're still here.
495
496 Mr. Branin - And they're taking notes. Can I ask what—
497
498 Female - [Off mike.] [Inaudible.]
499
500 Mr. Branin - With what school?
501
502 Female - [Off mike.] VCU.
503
504 Mr. Branin - VCU. Welcome. Are all of you in the same—
505
506 Female - [Off mike.] Yes.
507
508 Mr. Jernigan - Well, we thank you all for coming out, but we're sorry
509 it's a night where we don't have any more action than we do. Normally, we have
510 a little more going on than we do tonight.
511
512 Mrs. Jones - This is not a typical meeting, no.
513
514 Mr. Jernigan - This is not your typical meeting.
515
516 Mr. Glover - You should have come last night.
517
518 Mr. Emerson - Last night would have been your night.
519
520 Mr. Branin - Welcome. Do you guys have any questions for us
521 before we move on? No?
522
523 Female - [Off mike.] [Inaudible.]
524
525 Mr. Jernigan - Well, we just didn't have many cases tonight. We
526 only ended up with one case, which was mine. Normally, when times were
527 better, and the economy wasn't as bad as it is, we would have six, seven, eight
528 cases to hear. There's not much going on with residential now. As you see,
529 mostly what we have here are cell towers, and some existing cases. Normally,
530 we have a pretty good docket.
531

532 Mr. Emerson - We've had agendas up to 22 items, 23.
533
534 Mrs. Jones - And hours and hours.
535
536 Mr. Vanarsdall - And then, of course, there's the yelling, and
537 screaming, and the fistfights, you know.
538
539 Mrs. Jones - Oh, stop.
540
541 Mr. Vanarsdall - I'm just kidding.
542
543 Mr. Branin - But that's only amongst ourselves.
544
545 Mr. Vanarsdall - Don't write that down.
546
547 Mr. Glover - Would you all like to have a copy of all the cases
548 tonight?
549
550 Female - [Off mike.] Oh, yes.
551
552 Mr. Glover - You can have mine.
553
554 Mr. Branin - There's some more, if you all want them.
555
556 Mr. Jernigan - Somebody can have mine, if they want them.
557
558 Mrs. Jones - We're finished with them.
559
560 Mr. Glover - I got them all mixed up, but you'll see what it is.
561
562 Mrs. Jones - Well, actually, I have notes all over mine.
563
564 Mr. Glover - Well, that's good reading. Sit up late at night and
565 read.
566
567 Mr. Jernigan - You're welcome.
568
569 Mr. Glover - What year are you in?
570
571 Mr. Jernigan - Okay, there you go.
572
573 Mr. Glover - Are you? Urban Studies used to be Mr. Meester.
574
575 Mrs. Jones - One girl needs another set.
576
577 Mr. Emerson - I have a set right here.

578
579 Mr. Jernigan - Who didn't get any? Did you get some, ma'am?
580
581 Mr. Emerson - Do you need a set? I have one.
582
583 Mr. Jernigan - Thank you, folks. Appreciate you coming out.
584
585 Mr. Branin - Okay, Mr. Chairman. I'm sorry I interrupted, but—
586
587 Mr. Jernigan - No, that's fine. They needed to be recognized.
588
589 Mr. Branin - Mr. Glover made me.
590
591 Mr. Emerson - Mr. Chairman, that leaves us with two remaining
592 items on the agenda. One is a discussion item, which is, as you know, we held a
593 work session last night with the Board of Supervisors on the Comments Manual
594 for the 2026 Comprehensive Plan. At that time, we did resolve our two
595 outstanding issues, and we have direction as to how to proceed on those items.
596 That leaves us with the final actions on the Comprehensive Plan.
597
598 We would like to schedule a work session with the Commission on December
599 11th to present the plan to you, in hopes that you would schedule a public hearing
600 in January. Just so you have an idea of how I think the process may run, I would
601 envision that you would hold your work session and presentation on the 11th.
602 Then you would hold the public hearing at your January meeting. And then
603 probably at your February meeting, or sometime in between, we would schedule
604 another work session to review with you the comments that you received at your
605 public hearing. We would discuss probably in a similar format as we did with the
606 Comments Manual our responses, and ask for direction as to how you would like
607 to address certain items. On a document like the Comprehensive Plan, and with
608 the comments we may receive, we may not be able to respond to those as we
609 would in a normal Rezoning public hearing.
610
611 That would be how I would think more than likely the process would occur. I
612 don't know, but you may want to think about this between now and the 11th,
613 whether you would like to hold your public hearing on a regular meeting night. If
614 you do, I would suggest possibly starting your meeting earlier, or you could
615 schedule a special night for just that public hearing.
616
617 Mr. Archer - Let's do it on a meeting night.
618
619 Mrs. Jones - A meeting night makes sense to me.
620
621 Mr. Emerson - Those are things I would like for you to think about,
622 and then on the 11th, we can discuss those. With that, I believe we will need at
623 least an hour for the presentation of the plan and work session on the 11th. We

624 will be at the Glen Echo Building on the east side of town. We were trying to
625 determine whether or not we had accommodations if you would like us to try to
626 bring in some dinner for you. We can try to do that if you'd like to come together
627 about 5:30 with an anticipation of possibly holding your work session from six to
628 seven.

629
630 Mr. Jernigan - On the 11th?

631
632 Mr. Emerson - On the 11th.

633
634 Mr. Jernigan - Is that all right with everybody?

635
636 Mrs. Jones - Sure.

637
638 Mr. Archer - Yes.

639
640 Mr. Vanarsdall - It's on the 11th, right?

641
642 Mr. Jernigan - Yes sir.

643
644 Mr. Emerson - So, December the 11th at 6 p.m., and dinner at 5:30?

645
646 Mr. Archer - There's a nice restaurant down there called Lucille's.

647
648 Mr. Vanarsdall - Did you say 5:30?

649
650 Mr. Emerson - Five-thirty.

651
652 Mrs. Jones - Five-thirty for dinner.

653
654 Mr. Jernigan - Do we need a motion for that?

655
656 Mr. Emerson - Let's do that in a motion, if you don't mind.

657
658 Mr. Vanarsdall - I move that we have the meeting on December 11th at
659 6 p.m., public hearing, and have dinner at 5:30.

660
661 Mr. Jernigan - Workshop discussion at six.

662
663 Mr. Archer - I second Mr. Vanarsdall.

664
665 Mr. Jernigan - All right. We have a motion by Mr. Vanarsdall, and a
666 second by Mr. Archer for us to have a workshop December 11th, that we'll be
667 here for 5:30 dinner, and 6:00 to 7:00 will be the workshop. All in favor say aye.
668 All opposed say no. The ayes have it; the motion passes.

669

670 Mr. Emerson - Mr. Chairman, I was going to announce that our
671 meetings were going to be relocated to Glen Echo, but we don't have an
672 audience to announce it to. I think everybody did get a flier. I will remind the
673 Commission that your meeting next week on the 19th for the Plans of
674 Development and Subdivisions will be at the Glen Echo Building at the Eastern
675 Government Complex. That will be our first meeting at Glen Echo for the County,
676 so we're somewhat the guinea pigs, but I think things will run well and smoothly.

677

678 Mrs. Jones - We can handle it.

679

680 Mr. Emerson - With that, we do have one other item, which is the
681 approval of your minutes from your October 9, 2008, Planning Commission
682 meeting.

683

684 Mr. Jernigan - Are there any corrections to the minutes of October 9,
685 2008?

686

687 Mrs. Jones - I have a few typos, that kind of thing. Page 8, line
688 316, delete the word "a." Page 12, line 512, delete the word "were." Page 14,
689 line 567, it should read, "Do you want to add to that the change to Proffer 4?"
690 Thank you. I apologize for the coughing.

691

692 Mr. Jernigan - Oh, that's all right. That'll help.

693

694 Mrs. Jones - Page 26, line 1142, "This slide is." One more here,
695 hold on. No.

696

697 Mr. Jernigan - Is that it?

698

699 Mrs. Jones - That was it.

700

701 Mr. Jernigan - Are there any more corrections to the minutes? All
702 right, do I have a motion to accept the minutes from October the 9th?

703

704 Mr. Archer - So move, Mr. Chairman.

705

706 Mr. Vanarsdall - Second.

707

708 Mr. Jernigan - Motion by Mr. Archer, seconded by Mr. Vanarsdall to
709 approve the minutes of October 9, 2008. All in favor say aye. All opposed say
710 no. The ayes have it; the motion passes.

711

712 Mr. Glover - [Off mike.] Mr. Chairman.

713

714 Mr. Jernigan - Yes sir.

715

716 Mr. Glover - [Off mike.] I forgot to tell the secretary I don't vote on
717 cases [inaudible].

718
719 Mr. Emerson - Yes sir.

720
721 Mr. Glover - [Off mike.] I also felt like we needed an audience
722 [inaudible].

723
724 Mr. Jernigan - Thank you, Mr. Glover. I appreciate that. All right. If
725 there be no other business, I move we adjourn.

726
727 Mr. Archer - Second.

728
729 Mr. Jernigan - All in favor say aye. All opposed say no. The ayes
730 have it; the motion passes. The meeting is adjourned.

731
732 The meeting adjourned at 7:31 p.m.

733

734

735

736

Mr. R. Joseph Emerson, Jr., Secretary

737

738

739

740

741

742

Mr. E. Ray Jernigan, C.P.C., Chairperson