

1 Minutes of the regular monthly meeting of the Planning Commission of Henrico
2 County held in the County Administration Building in the Government Center at
3 Parham and Hungary Spring Roads beginning at 7:00 p.m. Thursday, November
4 8, 2018. Display Notice having been published in the Richmond Times-Dispatch
5 on October 22, 2018 and October 29, 2018.
6

Members Present:

Mr. Gregory R. Baka, Vice-Chairperson (Tuckahoe)
Mr. C. W. Archer, C.P.C. (Fairfield)
Mr. William M. Mackey, Jr. (Varina)
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning
Secretary
Mrs. Patricia S. O'Bannon (Tuckahoe)
Board of Supervisors' Representative

Members Absent: Mrs. Sandra M. Marshall, Chairperson (Three Chopt)
Mrs. Adrienne Kotula (Brookland)

Also Present: Ms. Jean Moore, Assistant Director of Planning
Mr. James P. Strauss, PLA, Senior Principal Planner
Ms. Rosemary D. Deemer, AICP, County Planner
Mr. Seth Humphreys, County Planner
Mr. Benjamin Sehl, County Planner
Mr. Livingston Lewis, County Planner
Mrs. Lisa Blankinship, County Planner
Mr. Michael Morris, County Planner
Mr. John Cejka, Traffic Engineer, Public Works
Mr. William Moffett, CPTED Planner, Police
Ms. Sylvia Ray, Recording Secretary

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8 Mrs. Patricia S. O'Bannon, the Board of Supervisors' representative, abstains on
9 all cases unless otherwise noted.

10
11 Mr. Baka: Good evening and welcome. I call this meeting of the
12 Henrico County Planning Commission to order. This is our rezoning meeting for
13 November 8th, 2018.

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15 At this time I'd like to ask you please take a moment to silence your cell phones
16 and please stand with the Commission for the Pledge of Allegiance. (Pledge of
17 Allegiance). Do we have anyone in the audience tonight with the news media?
18 Anybody at all with the media? Okay. We're pleased to welcome -- especially
19 welcome two individuals, Mrs. Pat O'Bannon as our representative from the Board
20 of Supervisors who is sitting with the Planning Commission this year for 2018.
21 Thank you for being here. Mrs. O'Bannon abstains on all cases unless otherwise
22 noted.

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24 I also wanted to take a minute and recognize the Supervisor Elect from the
25 Brookland District, Mr. Dan Schmitt, in the audience tonight. Welcome. Thank
26 you for being here.

November 8, 2018

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We do have a majority of the Commissioners present tonight so we do have a quorum and we can conduct business. So at this point I'll turn the agenda over to Mr. Emerson, our secretary.

Mr. Emerson: Thank you, Mr. Chairman. As you noted, we do have two members who are not with us this evening. They both had personal conflicts and were unable to get here. However, we do have a quorum and can conduct business. With that said, the first item on your agenda this evening are the requests for withdrawals and deferrals, and those will be presented by Mr. Jim Strauss.

Mr. Strauss: Thank you, Mr. Secretary. We do have four requests for deferral this evening and the first three are all in the Brookland District. The first request is on page two of your agenda. It's REZ2017-00032, the McGurn Company. In this case the applicant has requested a deferral to the December 6th, 2018 meeting.

(Deferred from the October 18, 2018 Meeting)

REZ2017-00032 Arthur McGurn for The McGurn Company: Request to conditionally rezone from R-2 One-Family Residence District and [R-6C] General Residence District (Conditional) to R-3C One-Family Residence District (Conditional) Parcels 767-760-8701 and 768-760-1507 containing 4.35 acres located at the northeast intersection of Hungary and Hungary Spring Roads. The applicant proposes a single-family development. The R-3 District allows a maximum overall density of 3.96 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre.

Mr. Baka: Is there anyone present in opposition to the deferral of REZ2017-00032, the McGurn Company? I see no opposition. Mr. Archer?

Mr. Archer: Okay. Mr. Strauss tell me the date, the deferral.

Mr. Strauss: The date for the deferral will be December 6th, 2018.

Mr. Archer: Oh, okay. Thank you. All right. With that I move for a deferral of REZ2017-00032, the McGurn Company to the December 6th meeting at the applicant's request.

Mr. Mackey: Second.

Mr. Baka: The motion by Mr. Archer and a second by Mr. Mackey. All those in favor say aye. Opposed say nay. Motion passes.

At the request of the applicant, the Planning Commission deferred REZ2017-00032, Arthur McGurn for The McGurn Company to its meeting on December 6, 2018.

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Mr. Strauss: The second request for deferral this evening is on page two of your agenda, Brookland District again. REZ2018-00044, Gumenick Properties. And the applicant is requesting a deferral to the December 6th, 2018 meeting.

REZ2018-00044 James W. Theobald for Gumenick Properties:
Request to conditionally rezone from B-1 Business District and O-2 Office District to UMUC Urban Mixed Use District (Conditional) Parcels 774-740-5174 (.754 acres) and 771-740-8005 (.305 acres) located at the southwest intersection of Staples Mill Road (U. S. Route 33) and Bethlehem Road and the east line of Libbie Avenue approximately 185' north of its intersection with W. Broad Street (U.S. Route 250). The applicant proposes inclusion in the adjacent UMUC development (Libbie Mil). The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Light Industrial and Commercial Concentration. The applicant also proposes to amend proffers accepted with Rezoning case REZ2015-00018 on Parcels 771-740-9118, 772-740-0431, -1137, -1743, -2229, -2836, 773-739-3784, -9074, 773-740-4815, -5180, 774-739-2373, -5672, 774-740-0804, -4456, -4637, -4716, and -4802 located on the east line of Libbie Avenue approximately 310' north of W. Broad Street (U. S. Route 250) at its intersection with N. Crestwood Avenue, then along the east line of Spencer Road to the south line of Bethlehem Road and the west line of Staples Mill Road (U. S. Route 33). The applicant proposes to amend proffers related to the concept plan, density, prohibited uses and hours of operation, location of parking garages, building height limits, architectural elevations, square footage of the community building, and outdoor music. The existing zoning is UMUC Urban Mixed-Use District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use and Environmental Protection Area. A portion of the site along Libbie Avenue north of W. Broad Street (U.S. Route 250) and along Staples Mill Road (U.S. Route 33) is in the Enterprise Zone.

Mr. Baka: Is there anyone present in opposition to REZ2018-00044, Gumenick Properties? I see no opposition.

Mr. Archer: Okay. I move deferral of REZ2017-00044, Gumenick Properties, to the December 6th meeting at the applicant's request.

Mr. Mackey: Second.

Mr. Baka: We have a motion by Mr. Archer and a second by Mr. Mackey. All those in favor say aye. Opposed, say no. Motion carries.

At the request of the applicant, the Planning Commission deferred REZ2018-00044, James W. Theobald for Gumenick Properties, to its meeting on December 6, 2018.

Mr. Strauss: And the third request for deferral this evening, also in the Brookland District on page three of your agenda, PUP2018-00016, Gumenick November 8, 2018

125 Properties. And again, the applicant is requesting deferral to the December 6th,
126 2018 meeting.

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128 **PUP2018-00016 James W. Theobald for Gumenick Properties:**
129 Request for a Provisional Use Permit under Sections 24-32.1(a, i, n, s, w, z, aa),
130 and 24-122.1 of Chapter 24 of the County Code to amend conditions of PUP2015-
131 00006 for the mixed-use development on Parcels 771-740-8005, -9118, 772-740-
132 0431, -1137, -1743, -2229, -2836, 773-739-3784, -9074, 773-740-4815, -5180,
133 774-739-2373, -5672, 774-740-0804, -4456, -4637, -4716, -4802, and -5174
134 located on the east line of Libbie Avenue approximately 185' north of W. Broad
135 Street (U. S. Route 250) to its intersection with N. Crestwood Avenue, then along
136 the east line of Spencer Road to the south line of Bethlehem Road and the west
137 line of Staples Mill Road (U.S. Route 33). The applicant proposes changes in
138 development standards related to floor area limitations, parking plan, fire
139 protection, drive-through services, separation between townhouse buildings, and
140 signage plan for the mixed-use development. The existing zoning is O-2 Office
141 District, B-2 Business District, and UMUC Urban Mixed-Use District (Conditional).
142 The 2026 Comprehensive Plan recommends Commercial Concentration, Light
143 Industrial, Urban Mixed-Use, and Environmental Protection Area. A portion of the
144 site along Libbie Avenue north of W. Broad Street (U.S. Route 250) and along
145 Staples Mill Road (U.S. Route 33) is in the Enterprise Zone.

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147 Mr. Baka: Is there anyone present in opposition to the deferral of
148 PUP2018-00016, Gumenick Properties? I see no opposition.

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150 Mr. Archer: Okay. I move then for deferral of PUP2018-00016,
151 Gumenick Properties, to the December 6th meeting at the applicant's request.

152

153 Mr. Baka: Second. We have a motion by Mr. Archer and a
154 second by Mr. Baka. All those in favor say aye. Opposed say no. Motion carries.

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156 At the request of the applicant, the Planning Commission deferred PUP2018-
157 00016, James W. Theobald for Gumenick Properties, to its meeting on December
158 6, 2018.

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160 Mr. Strauss: And the final request for deferral this evening is in the
161 Varina District, page three of your agenda, REZ2018-00019, Liberty Homes. And
162 the applicant is requesting deferral to the December 6th, 2018 meeting.

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164 **(Deferred from the October 18, 2018 Meeting)**

165 **REZ2018-00019 Mark Rempe for Liberty Homes:** Request to rezone
166 from B-3 Business District to R-3 One-Family Residence District Parcel 825-720-
167 6242 containing .24 acres located on the west line of E. Nine Mile Road (State
168 Route 33) approximately 150' north of its intersection with Elsing Green Way. The
169 applicant proposes a single-family residence. The use will be controlled by zoning
170 ordinance regulations. The 2026 Comprehensive Plan recommends Suburban
171 Residential 2, density should not exceed 3.4 units per acre. The site is in the
172 Enterprise Zone and the Airport Safety Overlay District.

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174 Mr. Baka: Is there anyone present in opposition to REZ2018-
175 00019, Liberty Homes? See no opposition. Mr. Mackey?

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177 Mr. Mackey: Mr. Chair, I move that REZ2018-00019, Mark Rempe
178 for Liberty Homes, be deferred to the December 6th meeting at the request of the
179 applicant.

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181 Mr. Archer: Second.

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183 Mr. Baka: We have a motion by Mr. Mackey, second by Mr.
184 Archer. All those in favor say aye. Opposed say no. Motion carries.

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186 At the request of the applicant, the Planning Commission deferred REZ2018-
187 00019, Mark Rempe for Liberty Homes, to its meeting on December 6, 2018.

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189 Mr. Emerson: Mr. Chairman, that completes the request for
190 withdrawals and deferrals this evening. We now move on to the request for
191 expedited items and those will also be presented by Mr. Jim Strauss.

192
193 Mr. Strauss: Thank you, Mr. Secretary. We have one request for
194 approval this evening on the expedited agenda. It's on page three of your agenda
195 in the Varina District. This is simply a request to rezone 30 acres to the C-1
196 Conservation District as required by the original rezoning case. Staff is
197 recommending approval and we are not aware of any opposition.

198
199 **REZ2018-00043 Todd Chalmers for New Market Village Land Co.,**
200 **LLC:** Request to rezone from R-5AC General Residence District (Conditional),
201 RTHC Residential Townhouse District (Conditional), and B-2C Business District
202 (Conditional) to C-1 Conservation District part of Parcels 812-700-6628 and 812-
203 700-5055 containing 30.3 acres located along the northwest line of S. Laburnum
204 Avenue between Darbytown and Willson Roads. The applicant proposes a
205 conservation district. The use will be controlled by zoning ordinance regulations.
206 The 2026 Comprehensive Plan recommends Environmental Protection Area,
207 Urban Residential, and Commercial Concentration. The site is in the Airport
208 Safety Overlay District.

209
210 Mr. Baka: Very good. Is there anyone present in opposition to
211 the expedited agenda approval of REZ2018-00043, New Market Village Land Co.,
212 LLC? I see no opposition.

213
214 Mr. Mackey: Mr. Chairman, I move that we recommend approval of
215 REZ2018-00043, Todd Chalmers for New Market Village Land Co., LLC.

216
217 Mr. Baka: Second. We have a motion by Mr. Mackey and a
218 second by Mr. Baka. All those in favor say aye. Opposed say no. Motion carries.

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220 **REASON -** Acting on a motion by Mr. Mackey, seconded by Mr.
221 Baka, the Planning Commission voted 3-0 (two absent, one abstention) to

222 recommend the Board of Supervisors **grant** the request because it conforms with
223 the objectives and intent of the County's Comprehensive Plan.

224

225 Mr. Emerson: Mr. Chairman, that completes the request for
226 expedited items and we now move on to your regular agenda. On page one, your
227 first item is a public hearing on the Glen Allen Small Area Study Comprehensive
228 Plan Amendment. The staff report will be presented by Mr. Seth Humphreys.

229

230 **GLEN ALLEN SMALL AREA STUDY – COMPREHENSIVE PLAN**

231 **AMENDMENT:** The Planning Commission will receive public input and consider
232 an amendment to the 2026 Comprehensive Plan to designate the study area of
233 the Glen Allen Small Area Study as a Special Focus Area and to change the
234 recommended future land use classifications on select parcels in the study area
235 from Suburban Residential 1 to Government and Commercial Concentration. The
236 study area generally consists of the following properties: 2851-3017, 3024, 3028,
237 and 3032 Mountain Road, 10728-10791 Old Washington Highway, 10710 John
238 Cussons Drive, 2760 Peace Lane, 10598-10710 Purcell Road, 2700-2717 Bowles
239 Lane, 10510-10630 Jordan Drive, and parcels 769-768-8344, 770-767-7982, 770-
240 767-8401, 771-769-3907, 771-766-9344, and 772-766-1763.

241

242 Mr. Humphreys: Good evening, members of the Planning Commission.
243 To give you a brief history of the study, it was begun in 2016 by the Planning
244 Department and was prompted by a general concern by the citizens for preserving
245 the area's existing character.

246

247 The objective of the study was to prepare recommendations that ensured that
248 continued high-quality development consistent with the existing village character
249 in the study area. The boundaries of the study area were based on several factors
250 including a concentration of older structures, civic uses and historic character, plus
251 natural and property boundaries. The existing zoning and land use patterns along
252 with the future land use recommendations of the 2026 Comprehensive Plan were
253 also considered. The study area shown with the yellow line on the map comprises
254 properties within and surrounding what is considered the core of the Glen Allen
255 village. The properties along Mountain Road, generally between Warren Road
256 and just east of the entrance to Glen Allen Road Cultural Arts Center, form the
257 spine of the study. The study includes a historic inventory of the area and an
258 examination of existing conditions including demographics, zoning, existing land
259 uses, the current recommendations of the Comprehensive Plan and a listing of the
260 public infrastructure and services.

261

262 The document then ends with some conclusions and recommendations for future
263 actions in regard to the Comprehensive Plan and also the Zoning Ordinance.

264

265 We first examined the history of Glen Allen area, which is a deep history. The
266 document goes into more depth of the rich history of the area, but a few notable
267 highlights are listed here. Mainly it was started as a rail community. Pre-colonists
268 used Mountain Road as an Indian trail and rail service was delivered in the early
269 1800s. This formed much of the character that you see still to this day.

270

271 The census block groups used for this analysis go beyond the study area, but data
272 from those block groups do provide some overall trends. The population of the
273 study area comprises approximately 3 percent of the total population of the County.
274 This is in spite of only 2.6 percent of the housing stock, which is indicative of the
275 household trends that tend to stay larger than the remainder of the county.

276
277 The overall population density is somewhat higher than the county as a whole at
278 2.88 persons per acre, compared with 2.1 countywide. The majority of the housing
279 in the area was built in the 1980s and 1990s and is generally slightly newer than
280 that of the county as a whole. At \$243,000, compared to the countywide median
281 of \$217,300, home values are slightly higher in the area.

282
283 The study area is comprised of land zoned in a variety of districts: The general
284 categories include Conservation, Residential, Commercial and Industrial. The
285 origins of the zoning classifications in this area include those established with the
286 1960 comprehensive rezoning conducted by Henrico County and those created by
287 owner requests in subsequent years. A majority of the existing uses in the study
288 area have not been recently developed.

289
290 New users may have occupied properties, but the overall pattern of uses has seen
291 little change since the 1990s, with the exceptions of the Glen Allen Cultural Arts
292 Center, the Virginia Cliff Inn and the recently developed Dollar General store.

293
294 The Board of Supervisors adopted the Henrico County Vision 2026
295 Comprehensive Plan on August 11th, 2009. In preparing the Plan, existing uses
296 and zoning within the study area were used to help identify the future land use
297 recommendations shown on the Glen Allen Area Study 2026 future land use map.
298 With this area being mostly developed, the future land use plan recommendations
299 followed the zoning and uses closely.

300
301 There are a few differences that have occurred since the plan was adopted, and
302 those will be discussed more with the recommendation section. In addition to the
303 recommendations for the land uses, the 2026 Comprehensive Plan contains a
304 transportation chapter which includes the county's Major Thoroughfare Plan and
305 Mountain Road is designated as a major collector. Both Old Washington Highway
306 and Purcell Road are designated as minor collectors in the study area. And all the
307 other roads within the study area are either designated as residential collectors or
308 local roads.

309
310 In addition to understanding the current uses of the study area, an analysis of the
311 existing public and private infrastructure that serves this area is necessary in order
312 to determine potential impacts on these services by future development. The study
313 area is well served by public infrastructure and facilities. New or expanding
314 developments could take advantage of the existing infrastructure in the vicinity, but
315 depending on the scale and location of development, county services could be
316 significantly impacted.

317
318 We examined an extensive list of facilities, as evidenced by the list on the slide.
319 All the sites of significance have been labeled on this map. With the concentration

320 of services around this core area, it assists in defining it as more of a village area,
321 where almost all the needs of the residents can be met.
322

323 One of the primary motivations behind a study of this portion of the county was to
324 get a better understanding of the history and character. As outlined earlier in the
325 document, the history of the community dating back more than 150 years is not in
326 doubt. There are many elements of this history that are still present, and their
327 continued preservation will only add to the sense of place in the future.
328

329 The prevailing architecture, character of the older structures such as Walkerton
330 Tavern and some of the older homes is Colonial with some Victorian and Queen
331 Anne structures. Beyond the physical character of the structures, the overall
332 environment is an important component of the area. All the roadways are two
333 lanes with the exception of the core nonresidential district west of the rail line,
334 which has a central turn lane.
335

336 While the shoulders are hard, and, in some cases, include curb and gutter in more
337 heavily traveled sections of Mountain Road, the rest of the roadway has utilized
338 open ditches giving them more of a rural feel. Overall, the study has more of a
339 village or rural character than what exists in many other portions of the western
340 half of the county.
341

342 The largest potential disruption to the existing character of the study area would
343 be new development, whether it is the development of currently vacant properties
344 or the redevelopment of an existing property. There are several properties which
345 are zoned without restrictions that can be redeveloped inconsistently with the
346 characteristics of the area. Other properties are currently zoned and occupied for
347 residential uses but are recommended for alternative future land uses in the
348 Comprehensive Plan.
349

350 This recommendation is meant to provide guidance if a change of use is proposed
351 in the future through the rezoning process. In this circumstance, the Planning
352 Commission and the Board of Supervisors would be able to review the proposal
353 and give their approval or denial. While this is the largest opportunity or possibility
354 for disruption, it is also the greatest opportunity to solidify the character of the area.
355 Using the proper methods consistent with the Code of Virginia, the existing
356 character could be maintained and enhanced.
357

358 Getting to the recommendations. The first recommendation we have is to update
359 some of the recommended future land uses of the 2026 Comprehensive Plan.
360 Three changes have occurred since the adoption of the Plan that we think warrant
361 changes in the recommended future land uses which appear in Chapter 5.
362

363 Since the adoption of the Plan, the county has purchased two additional properties
364 on Old Washington Highway, at 10785, 10791 Old Washington Highway,
365 immediately north of the Glen Allen Cultural Arts Center, for their use. To reflect
366 this change of ownership and use, these two properties should have a future land
367 use recommendation of Government.
368

369 In April 2011, a requested change of zoning designation from R-2A to B-1C was
370 approved by the Board of Supervisors. To be consistent with this change of zoning
371 designation, the recommended future land use should be changed from Suburban
372 Residential 1 to Commercial Concentration to match the other adjacent business
373 designations. And this is at 3016 Mountain Road.

374
375 The Glen Allen Post Office located at 3017 Mountain Road, across the street, is
376 not owned by the United States government as other -- many other post offices
377 are in the area. It is owned by a private individual and is currently zoned R-2, One-
378 Family Residential District. Because of this, the zoning designation was originally
379 listed as Suburban Residential 1 in the Comprehensive Plan. But because of its
380 continued use as a post office, we believe the designation should be changed to
381 Government.

382
383 Another recommendation of the study is for the study area to be included in the
384 Comprehensive Plan as a Special Focus Area. Specifically, an Existing Character
385 Protection Area. To give you some background, there are currently 30 Special
386 Focus Areas identified in the Comprehensive Plan and Focus Areas that weren't
387 further studied because of certain characteristics, challenges, or opportunities.
388 They are further broken down into four sub categories, as seen here.

389
390 But this, we believe, would best fit within the Existing Character Protection Areas.
391 In addition to designating it as a Character Protection Area, we would also include
392 the vision, goals, objectives and design guidelines, as they appear in the study.

393
394 The last recommendation, which we are not hearing tonight, but it is part of the
395 study document is to do a Zoning Ordinance Overlay District. So, in addition to
396 amending the Comprehensive Plan to add a Special Focus Area for Glen Allen,
397 county staff is recommending the creation of an overlay district for a portion of the
398 study area to be adopted as part of the county Zoning Ordinance. More details
399 can be seen in the study document.

400
401 But as I said, we are not recommending that that go forward at this time. We're
402 only recommending that the future land use changes and the designation as a
403 Special Focus Area go forward. One thing I would note, forgot to mention, changes
404 in the future land use recommendations do not change the zoning on the property
405 and would not change any of that in the future. It is only a recommendation, a
406 guide in the Comprehensive Plan. So, that ends my presentation. I'd be happy to
407 take any questions you may have at this time.

408
409 Mr. Baka: Do the members of the Commission have any
410 questions for the staff?

411
412 Unidentified Speaker: No.

413
414 Mr. Emerson: Mr. Chairman, notwithstanding any -- did you have
415 questions? I'm sorry.

416
417 Mr. Baka: I have one. I'm sorry, Mr. Humphreys. I have one that
November 8, 2018 9 Planning Commission

418 kind of -- just to give us some context. Since the Glen Allen Small Area Plan is a
419 component, it's a component of the Comprehensive Plan itself, which is a guiding
420 land use document in Virginia. It's not set in stone.

421
422 Mr. Humphreys: Correct.

423
424 Mr. Baka: How would the establishment of a Special Focus Area
425 of the Plan for this small area have enforcement measures or be able to be carried
426 out if there's not a zoning overlay district that follows it at a later date?

427
428 Mr. Humphreys: This would -- those properties I previously mentioned
429 that were zoned for something different than what they're recommended for in the
430 future plan or the future land uses -- for instance, if a property was zoned
431 Residential and was recommended for Office in the future, which could be a house
432 or a Real Estate Office or anything like that, was probably what we were
433 envisioning the structure to stay, the Planning Commission -- both the Planning
434 Commission and the Board of Supervisors would be able to look at that when
435 somebody came in to request that zoning change. And they would use not only
436 the general recommendations of the Comprehensive Plan but specifically the
437 vision, goals, objectives, and design guidelines outlined for this area in their
438 consideration of that request.

439
440 Mr. Baka: Okay. All right. Thank you.

441
442 Mr. Emerson: Mr. Chairman, if there are no other questions from the
443 Commission it would be appropriate to open the floor to public comment at this
444 time. And I would just add that the Commission's normal procedure for input on
445 studies is approximately two minutes per speaker. And also, we would request if
446 your comments are similar to your predecessor, that you not go into those again
447 but say "ditto," or, "I agree with the previous speaker."

448
449 Mr. Baka: All right.

450
451 Mr. Emerson: And with that, Mr. Chairman --

452
453 Mr. Baka: Would anyone in the audience like to speak tonight
454 about the Glen Allen Small Area Plan Study? Please come forward and state your
455 name for the record.

456
457 Mr. Abernathy: Commissioners, my name is Jeffrey Abernathy. I
458 currently own five parcels inside of the study area. One of the parcels which has
459 been labeled as a potential liability is the Glen Allen Super Market that we currently
460 own at this time. I would like for the Planning Commission to delay and defer the
461 Glen Allen Small Area Study Comprehensive Plan; whereas, the designated study
462 area of the Glen Allen Small Study as a Special Focus Area and changing the
463 recommended future land classifications for the following reasons: to allow the new
464 Board of Supervisors to properly do their due diligence of the study and its effects
465 on the property included in the study.

466

467 That precedence was set last December with the election of Ms. Lynch into the
468 Supervisors and it was delayed at that time to address my concerns that my
469 property of Glen Allen Super Market has a current zoning of M-1. While the study
470 recommends that this property become a Commercial Concentration designation,
471 this appears to be a downgrade in the zoning recommendations. The Glen Allen
472 Super Market should become an LI designation to keep the current and future
473 potential uses the same. Also, the Westwood Study Area, the current M-1 zoning
474 recommendations are recommended to become an LI designation. The two
475 studies are not consistent in the recommendations in their similarly zoned
476 properties. This study was also just recently published October 24th with a hearing
477 date set of today, November the 8th, which is roughly 15 days for the -- of the time
478 that it was published in there.

479

480 I request more time to study and to confer with all interested parties. I spoke with
481 the current Supervisor and the current Commissioner. She's not here tonight. And
482 she had written some of the changes into the revisions in there. And in her
483 absence, I would like to delay, also.

484

485 To my knowledge there are no PODs or potential sales of real estate in the Glen
486 Allen Small Area Study that would require expedited actions on this matter. As
487 you know, I was born and raised in this community. I want Glen Allen to be --
488 remain strong and viable as it has in the past. However, this is the first step to an
489 overlay district and with it, only goals and recommendations, but I would like to
490 have time to discuss with the new Supervisor, the new Commissioner and the
491 planning staff to come to an agreeable outcome for all parties to get it right before
492 the overlay district comes. Thank you.

493

494 Mr. Baka: Does anyone have any questions of Mr. Abernathy?

495

496 Mr. Archer: Mr. Abernathy?

497

498 Mr. Abernathy: Yes, sir.

499

500 Mr. Archer: Considering that this is a study --

501

502 Mr. Abernathy: Yes.

503

504 Mr. Archer: -- as such and in looking at the goals that have been
505 set out by the Planning staff, do you -- can you say anything that's specific that you
506 think would be detrimental to the current Glen Allen?

507

508 Mr. Abernathy: There's a lot of questions. There's a lot of what-ifs
509 there. It may be a good plan, but it may be a bad plan, too. But we want to get on
510 board with the new Supervisor in there to get the questions answered. The super
511 market is the hub for the area. And a lot of people come there, talk and want to
512 know what's finding out.

513

514 Over the last two weeks since the notice was published, since the e-mail came out,
515 a lot of people have come in to say, Hey, what's going on with this? And even

516 though we're not the governing regulating body, we are where people come to as
517 a source of information. And we don't even know what's happening there.

518

519 So I would just like time to back up and just say, Hey, this is what's going on. This
520 is how the goals and recommendations would potentially affect the area in the
521 future. And because the overlay district will have significant changes in there, I
522 just think this is the first step to an overlay district.

523

524 Mr. Baka: Oh, go ahead.

525

526 Mr. Archer: I don't want you to think I'm disrespecting what you're
527 saying.

528

529 Mr. Abernathy: No, sir. No, sir.

530

531 Mr. Archer: Because I'm not. But I guess essentially what we're
532 doing here tonight is sort of trying to provide the information that would be the same
533 information available in any other meeting.

534

535 Mr. Abernathy: Uh-huh.

536

537 Mr. Archer: And bearing in mind that what we're charged to do is to
538 make a recommendation to the Board to adopt the study as such. Which means
539 that you all would have another opportunity to have an additional community
540 meeting which would be the Board meeting –

541

542 Mr. Abernathy: Uh-huh.

543

544 Mr. Archer: -- in which that decision would be made. And as far as
545 the new Supervisor is concerned, I understand because I remember when I was
546 new here, but he would have between now and the next Board of Supervisors
547 meeting, an opportunity to do an intense study of what's here in the staff report
548 and of course whatever it is that he would need to learn, which, when's the next
549 Board meeting, do you know?

550

551 Mr. Emerson: I believe it's December 8th but I'll check, real quick
552 here.

553

554 Mr. Archer: Well, let's say December 8th. So I guess what I'm just
555 trying to understand is how much additional time do you think would be necessary
556 for the new Supervisor to come on board and be able to make a decision?

557

558 Mr. Abernathy: I couldn't answer -- I could not speak for Mr. Schmitt. I
559 mean--

560

561 Mr. Archer: See, I was asking you –

562

563 Mr. Abernathy: -- I mean -- I mean –

564

565 Mr. Archer: -- because I can't answer, either.
566
567 Mr. Abernathy: Yeah. I mean, he -- I think the new Supervisor's got a
568 lot on his table now. And I don't know if this is pressing or not. And it's kind of
569 back to -- I don't think there's anything in the study area, a potential POD that could
570 limit this in here that would require expedited actions on this.
571
572 Mr. Archer: Okay.
573
574 Mr. Abernathy: And the current Brookland Commissioner, she did write
575 -- when I spoke with her, she wrote some of the revisions in there. And she's not
576 here to answer for some of the revisions that were written for there, sidewalks,
577 crosswalks, is there access across the railroad tracks. Just there's a lot of gray
578 areas, and I would like -- and the community would like to get it right at this time.
579
580 Mr. Archer: Okay. Now, in addition, I guess you heard or maybe
581 you have seen the 10 goals that were outlined in the Plan? Is there anything in
582 there that you find not tasty or something that you would object to or do you
583 approve of what the goals have been set out to be?
584
585 Mr. Abernathy: In all honesty, I would like for the area to be bigger.
586 There's two properties, the Courtney Road Service Center and Virginia Randolph,
587 that are part of this community that were left out. I would like to see the study area
588 in size and scope grow.
589
590 Mr. Archer: Okay.
591
592 Mr. Abernathy: Yeah.
593
594 Mr. Archer: All right. Well, I'm taking up some other people's time
595 so thank you for your answers. I appreciate it.
596
597 Mr. Abernathy: Yes, sir.
598
599 Mr. Mackey: I've got a question --
600
601 Mr. Emerson: Mr. --
602
603 Mr. Mackey: Oh, go ahead.
604
605 Mr. Emerson: I was just going to -- the Board meeting would be
606 December 11th. So I'm sorry. I was incorrect on that date.
607
608 Mr. Mackey: One other question, Mr. Abernathy. You mentioned
609 that your super market was currently intended for Commercial Concentration on a
610 land use designation in the proposed Small Area Study?
611
612 Mr. Abernathy: Correct.
613

614 Mr. Mackey: But you were looking for something such as LI. Is that
615 Light Industrial?
616
617 Mr. Abernathy: Light Industrial.
618
619 Mr. Mackey: LI. So could you describe the -- the difference in your
620 mind of how that would impact your property?
621
622 Mr. Abernathy: I'm just trying to keep all things equal. I'm trying to keep
623 all things the same. The property's currently an M-1 which is a Light Industrial
624 property at this time. And I'm just -- I've been assessed and taxed and paying a
625 value on the property that reflects its potential use now. And I'm just trying to keep
626 everything equal and the same for me, so I have no intention of developing that
627 property, abusing that property. You know?
628
629 Mr. Mackey: Okay. Thank you.
630
631 Mr. Abernathy: Yes, sir.
632
633 Mr. Baka: All right. Is there anyone else present who'd like to
634 speak regarding the Glen Allen Small Area Plan Study tonight?
635
636 Mr. Witte: Members of the Commission, Mr. Chairman, Madam
637 Supervisor, I'm a little nervous. This is my first time speaking from this side of the
638 table.
639
640 Mr. Baka: Please state your name for the record, sir.
641
642 Mr. Witte: I'm Bob Witte. By the phone calls I've received in the
643 last few days and people stopping me everywhere I go and people coming by my
644 house, it now totals 63 that don't understand, don't know about it, lot of confusion.
645
646 The only thing that they seem to all request is to have a community meeting where
647 the new parts of this Plan and the old parts of the Plan be rediscussed with the
648 Planning Commissioner who's making the changes, before a decision is made.
649
650 So to keep this short, basically what seems to be in order from the citizens is to
651 request a deferral and not make a decision until after a community meeting. There
652 were no timetables mentioned by anybody that spoke to me. But they just would
653 prefer -- and me being part of the community, it just seems like a logical thing to
654 do. And with that I'll answer any questions.
655
656 Mr. Baka: May I ask what topics of interest are they asking you
657 the most?
658
659 Mr. Witte: Nothing specific. They just don't understand what's
660 going on. What are the changes? I didn't have anything to tell them. A lot of them
661 -- I got six calls on my way over here today in the 15-minute car ride wanting to
662 know if I would call them back right after the meeting because they couldn't be

663 here. And I'm a citizen, just like they are. That's just the way it is. Any other
664 questions? Thank you for your time.

665
666 Mr. Baka: Thank you. Would anyone else present like to speak?
667 Good evening.

668
669 Mr. Batteau: Good evening, Mr. Chairman, Members of the Board,
670 Madam Supervisor. Excuse me. I think I can possibly speak for some of the
671 people that were talking to Mr. Witte. And the concern that we have is that the
672 appearance anyway of -- is that this is going to expand the Commercial
673 Concentration area in the small -- the Small Area Study

674 .
675 Mr. Archer: Excuse me, sir.

676
677 Mr. Batteau: Yes.

678
679 Mr. Baka: Please state your name.

680
681 Mr. Archer: I'm sorry to interrupt you. But did you state your name?

682
683 Mr. Baka: -- for the record.

684
685 Mr. Batteau: Excuse me. I'm sorry. My name is Charles Batteau. I
686 live at 10912 Kincaid Road in the Deer Springs subdivision.

687
688 Mr. Archer: All right.

689
690 Mr. Baka: Thank you.

691
692 Mr. Archer: Thank you, sir.

693
694 Mr. Batteau: I apologize for that. And we bought our house in 1990
695 and the area definitely has a very small village character. That is one of the things
696 that attracted us to it. And at least the appearance of increasing the Commercial
697 Concentration, the number of parcels with Commercial Concentration is disturbing
698 to a lot of us.

699
700 And so that, I believe, is probably what is, you know, a lot of the callers to Mr. Witte
701 are wondering about. And I agree with Mr. Witte that it would be very helpful to
702 have a community meeting where we could see the, you know, details of the study
703 in a little bit more relaxed setting, you know, where we could ask a lot of questions
704 and so on. Thank you.

705
706 Mr. Archer: Sir, so you don't think that the information that the staff
707 has provided tonight, plus information that would be provided -- be collected and
708 then provided at the next Board meeting, would be sufficient to --

709
710 Mr. Batteau: I don't know.

711

712 Mr. Archer: Okay.
713
714 Mr. Batteau: My ignorance is probably almost as great -- is even
715 greater than Mr. Witte's about this. You know, most of what I -- the details that I
716 gathered, you know, were from, you know, the presentations this evening.
717
718 You know, I mapped out the area, you know, from the letter that you all sent out. I
719 mapped out here exactly what areas were affected. And there was -- the number
720 of areas that looked like they would be receiving Commercial Concentration was
721 far greater than what we have right now and would impact the small village
722 character of the community.
723
724 Mr. Archer: Okay. I just wanted to make sure you understand that
725 the Board does not have to approve, disapprove or whatever - -
726
727 Mr. Batteau: Yes.
728
729 Mr. Archer: - - anything that we say here tonight.
730
731 Mr. Batteau: I understand that, yeah.
732
733 Mr. Archer: But also -- the Board would also have an option to defer
734 until a later date.
735
736 Mr. Batteau: Yes. I understand that.
737
738 Mr. Archer: And I guess what I'm trying to do is make sure we don't
739 pile the deferrals up --
740
741 Mr. Batteau: Yeah. Uh-huh.
742
743 Mr. Archer: -- one on top of another.
744
745 Mr. Batteau: Right.
746
747 Mr. Archer: But anyway, thanks for your input. Appreciate it.
748
749 Mr. Batteau: Okay.
750
751 Mr. Archer: Uh-huh.
752
753 Mr. Batteau: Thank you very much.
754
755 Mr. Baka: Any other questions? Thank you. Is there anyone else
756 present who'd like to speak tonight on this matter?
757
758 Mr. Vandergriff: Hello. My name's John Vandergriff. I live at 3329
759 White Chimneys Court in Glen Allen.
760

761 Mr. Chairman, Commissioners, Supervisor O'Bannon, I'm here speaking about the
762 recommendations. And forgive me because I'm getting near 50. I have to have
763 my glasses on. But, with regard, I do echo Mr. Abernathy's sentiment about the
764 delay and the preservation of the character of the village aspect of Glen Allen, and
765 the Glen Allen Super Market is very important to the community. And its viability
766 is very important to all of us in Glen Allen.

767

768 With regard to your study, I concur with the vision as you've stated in your study
769 on page 31 that begins with, "Existing rural village character" and preserving that.
770 However, it appears to me that in the year since the delay and the new changes
771 to the study, that a singular author has added lots of goals and objectives as part
772 of this study with this latest amendment. Specifically, one of the objectives that
773 has been added, number 10 on page 33. It's underlined in the current PDF that
774 you have available. Thank you for publishing it. It said, "Examine the possibility
775 for implementation of a sanitary district to help fund any needed infrastructure
776 improvements. Public infrastructure improvements involved with this type of
777 district could include street lights and pedestrian improvements and other public
778 utilities."

779

780 I don't think that's consistent with the preservation of the village character. I think
781 that's more of an urban planning and an explanation of mixed-use development.
782 To me it doesn't read at all as if it's a preservation of the rural character.

783

784 Already the rural character has been eroded along Mountain Road, which is
785 advertised by the County of Henrico as the Historic Mountain Road Corridor.
786 We've already experienced lots of development with curb and gutter and
787 sidewalks, as opposed to grass shoulders.

788

789 A good example of that is on the north end of Mountain Road at Mill Creek West,
790 where there's curb and gutter and a turn lane that's been added that will never be
791 used because Mountain Road will never be widened. However, the Sheppards
792 Way subdivision in its development has grass shoulders. It looks consistent with
793 the rural character.

794

795 And so I think your study with some of its latest revisions don't really -- doesn't, at
796 least in my reading, reflect the rural nature. And these were revised since you
797 went to the public with this.

798

799 Other examples might include -- there's significant discussion about how the
800 Cultural Arts master plan fits in with this small area. I understand the Cultural Arts
801 Center is part of it. But I don't understand the intention of linking this small area
802 and the designations for the Special Focus Area, how that quite coordinates.
803 Perhaps that's my ignorance.

804

805 And there's significant language, I think, in your recommendations where the study
806 area goals number -- the ones that were added, seven through 10 on page 31 and
807 32, don't seem consistent with the rest of the document. And it seems to have
808 been wholly expanded beyond what was originally presented to the community as
809 more of an attempt for the county to preserve Glen Allen than to redevelop or

810 expand. That's my comments. Thank you for listening.
811
812 Mr. Archer: Thank you, Mr. Vandergriff.
813
814 Mr. Baka: Any questions of Mr. Vandergriff?
815
816 Mr. Archer: Well, I have one question. I guess I've asked this of
817 everybody that's been up here so far. What do you think would be a reasonable
818 time to delay this to sort out these questions?
819
820 Mr. Vandergriff: Well, to be frank, sir, it was published a year and a half
821 ago and then tabled by the county for some period of time. I think 13 months that
822 it was -- been on the county's table. And it's been given back to the community
823 with two weeks. So, if the county had a year, I would imagine we might ask for
824 more than two weeks.
825
826 Mr. Archer: Okay. Thank you.
827
828 Mr. Baka: And in summary, Mr. Vandergriff, one of your specific
829 concerns were asked about earlier tonight basically that the objective -- the newly
830 revised objective that cites infrastructure improvements would actually be in
831 conflict with the preservation of the rural character general goal. Is that a correct
832 assumption?
833
834 Mr. Vandergriff: Yes, Mr. Chairman. I think that's a consistent
835 summary.
836
837 Mr. Baka: All right. Thank you. Any other questions? Thank you
838 very much.
839
840 Mr. Vandergriff: Thank you, sir.
841
842 Mr. Baka: Would anyone else like to speak here tonight on the
843 Glen Allen Small Area Plan? Anyone else? Okay.
844
845 Mr. Emerson: Mr. Chairman, could we ask for a show of hands of how
846 many people are here from the Glen Allen Small Area Plan, just out of curiosity?
847
848 Mr. Baka: Please.
849
850 Mr. Emerson: Thank you.
851
852 Mr. Baka: Thank you for coming out. Okay. Seeing that there's
853 no one else here to speak, any comments or questions from the Commission?
854
855 Mr. Archer: Anything, Mr. Chair?
856
857 Mr. Baka: Nothing more to add.
858

859 Mrs. O'Bannon: I had one question. It was mentioned that these were
860 added just within the last two weeks. Is that true, Mr. Emerson?
861
862 Mr. Emerson: It has just become available to the public over the last
863 several weeks.
864
865 Mrs. O'Bannon: Okay.
866
867 Mr. Emerson: This language has been added since -- in discussions.
868 It was delayed and then we had discussions with Mrs. Lynch and Mrs. Kotula.
869
870 Mrs. O'Bannon: Okay.
871
872 Mr. Emerson: And there were some changes made at their behest.
873
874 Mrs. O'Bannon: Uh-huh.
875
876 Mr. Emerson: And then we had obviously a pause there for a while --
877
878 Mrs. O'Bannon: Thank you. Uh-huh.
879
880 Mr. Emerson: -- due to the change in the board member. And then
881 Mr. Hinson picked it up, and he did tweak it in a place or two and suggested we go
882 ahead and advertise it and hold a hearing.
883
884 Mrs. O'Bannon: Okay.
885
886 Mr. Emerson: So that's why we're here this evening.
887
888 Mrs. O'Bannon: Thank you. That answers my question.
889
890 Mr. Emerson: But it has only been out to the community for two to
891 three weeks at the most.
892
893 Mrs. O'Bannon: All right.
894
895 Mr. Archer: Are you looking at me, Mr. Chair?
896
897 Mr. Baka: I'm looking at any Commissioner that has any other
898 additional questions whatsoever.
899
900 Mr. Archer: All right. Thank you, sir. I guess we're ready to move
901 on this. I appreciate the fact that all of you came out here and those of you who
902 came up to speak. We have known for some long time that the Glen Allen
903 residents are good stewards of their community, and as it should be.
904
905 The study, we were hoping, was designed to be able to give you the information
906 that you seek. I think it was a well-intended and thorough study. And I think the
907 results that we were looking for and the goals were to be positive and uplifting to

908 the community.

909

910 I don't see personally anything in there that's either divisive or that would
911 downgrade anything. But we are here to try and alleviate as much of your concern
912 as we can. We've got holidays coming up, and if there is to be a community
913 meeting that would have to be worked out as to when and where.

914

915 So I'm going to move that we delay this study based on the input that you have
916 provided today and not to rush it, but to take it to the January 10th, 2019 meeting.
917 That's my motion.

918

919 Mr. Baka: So it's a motion to defer this public hearing till January
920 10th, 2019, in front of the Planning Commission, so approximately a 60-day
921 deferral. Motion on the floor by Mr. Archer. And that would -- with the intent to
922 allow time for additional public input and community meeting.

923

924 Mr. Archer: Yeah.

925

926 Mr. Emerson: Right.

927

928 Mr. Baka: We have a motion on the floor by Mr. Archer. Is there
929 a second?

930

931 Mr. Mackey: Second.

932

933 Mr. Baka: Second by Mr. Mackey. All those in favor of deferring
934 till January 10th say aye. Opposed say no. Motion passes.

935

936 Mr. Emerson: Mr. Chairman, we now move on to the next two items,
937 which will be a joint presentation that appear on page one of your agenda, the
938 Westwood Small Area Study Comprehensive Plan Amendment. The staff report
939 will be presented by Mr. Ben Sehl.

940

941 **WESTWOOD SMALL AREA STUDY COMPREHENSIVE PLAN AMENDMENT:**

942 The Planning Commission will receive public input and consider an amendment to
943 the 2026 Comprehensive Plan for the designation of the Westwood Study Area as
944 a Special Focus Area. The study area generally consists of the area bounded on
945 the west by Staples Mill Road, on the north by Interstate Route 64, on the east by
946 the CSX Railroad, and on the southeast and southwest by the boundary line of the
947 City of Richmond and Henrico County, but excluding the residential area to the
948 north of Bethlehem Road.

949

950 **ORDINANCE** – To Amend and Reordain Section 24-4 Titled "Division into districts"
951 of the Code of the County of Henrico and to Add a Section 24-92.5 Titled
952 "Westwood Redevelopment Overlay District" to Create the Westwood
953 Redevelopment Overlay District, Set Rules Applicable to That District, and Update
954 the List of Districts in the Zoning Ordinance. The ordinance would create a new
955 overlay district in the area bounded on the west by Staples Mill Road, on the north
956 by Interstate Route 64, on the east by the CSX Railroad, and on the southeast and

957 southwest by the boundary line of the City of Richmond and Henrico County, but
958 excluding the residential area to the north of Bethlehem Road. The ordinance
959 would allow the issuance of Provisional Use Permits for the development of
960 multifamily dwelling units or uses that do not meet the setback and height
961 restrictions of the underlying zoning district, upon approval of a master plan
962 showing the proposed development of the property. The ordinance would also
963 require vehicle and pedestrian circulation between adjacent properties and
964 sidewalks along public streets. Finally, the ordinance would allow alternative
965 parking requirements based on a parking study by a licensed engineer and a
966 maximum distance requirement from building entrances.

967
968 Mr. Baka: At this time, we'll hear from Mr. Sehl and we invite
969 public comment after. Thank you.

970
971 Mr. Sehl: Thank you, Mr. Chairman. We have had several recent
972 discussions with the Commission on this topic, but I did briefly want to run through
973 the process that we followed with this study for the benefit of those that are here
974 for the public hearing this evening.

975
976 On the screen in front of you is the boundary of the study, which was determined
977 after evaluating existing conditions and anticipated development trends that have
978 kind of driven this study.

979
980 As you can see from the image on the left, the existing zoning within the study area
981 is largely industrial. The graphic on the right shows how the majority of the
982 buildings within the study area were constructed prior to 1989, most of them
983 substantially before that. But at least most of the structures are older than 20
984 years.

985
986 Consistent with the existing zoning in the area, the development has generally
987 been industrial in nature and includes a variety of manufacturing, warehousing,
988 and distribution uses. The 2026 Comprehensive Plan recommends Heavy Industry
989 for the majority of the area. That is consistent with the existing zoning for a majority
990 of the study.

991
992 While the existing development pattern within Westwood has largely been
993 industrial, new uses have also started to locate within the study. These include
994 entertainment options such as Top Golf and Triangle Rock Climbing, as well as
995 craft breweries such as Strangeways. And we've also seen additional office uses,
996 such as PPD Laboratories and Anthem Insurance, that operate within the study
997 area.

998
999 Redevelopment in nearby areas such as Willow Lawn, Libbie Mill, and Scott's
1000 Addition is also creating development pressure within Westwood. That
1001 development pressure is also enhanced by some transportation improvements that
1002 have been made along the W. Broad Street corridor in recent months.

1003
1004 These transportation improvements include the introduction of the Pulse bus rapid
1005 transit line along West Broad Street. It does have two stops adjacent to the

1006 Westwood area, as shown on the maps in front of you. These stops provide ready
1007 access to a large portion of the study area. It's likely, we believe, to increase
1008 development pressures on properties that are in close proximity to those stops.

1009
1010 All of these factors led staff to draft a Comprehensive Plan Amendment that was
1011 provided to you at the end of last month. That's been updated to address the
1012 conversation we had with the Commission, at that time, to include the street lighting
1013 provisions. A clean version of that draft study has been provided to you this
1014 evening.

1015
1016 The first resolution that you'll consider tonight is regarding the Plan Amendment
1017 itself, which will designate the study area as Special Focus Area in the 2026 Plan
1018 consistent, with what you heard from Mr. Humphreys just a few moments ago.

1019
1020 It would provide a vision, goals, and objectives for properties within the study area.
1021 Those items, as Mr. Humphreys mentioned, are what we would use to evaluate
1022 many of these decisions that might come before the Planning Commission and the
1023 Board of Supervisors in the future.

1024
1025 The second resolution concerns the proposed Westwood Redevelopment Overlay
1026 District. As noted on the screen in front of you, the ordinance would assist in
1027 implementing the recommendations of the study and would provide additional tools
1028 to incentivize new urban forms of development within Westwood.

1029
1030 As noted, it would define the study area boundaries consistent with what I just
1031 showed you on the screen. It would also establish provisional uses, as Mr.
1032 Emerson noted, and allow for some additional flexibility when it comes to parking,
1033 which we believe is very beneficial to the area. As noted on the screen, we've had
1034 some recent discussion, both with the Board of Supervisors and the Planning
1035 Commission. Since that time, since October 24th, when we spoke to you at your
1036 POD meeting, we have revised the study to include the references to future street
1037 lighting and have posted the revised study and amendments on the website. With
1038 that, staff notes the Commission has contemplated these items in the past, over
1039 the last six weeks or so. And the -- we believe the study and the proposed Comp
1040 Plan Amendments have been revised to address the concerns noted by the
1041 Commission at that time, and we would recommend approval of both of the
1042 motions that were provided to you -- both of the resolutions that were provided to
1043 you earlier this evening. And with that, I'd be happy to try and answer any
1044 questions you might have at this time.

1045
1046 Mr. Baka: Does the Commission have any questions of Mr. Sehl?

1047
1048 Mr. Archer: No, I have none.

1049
1050 Mr. Baka: I have none. Thank you, Mr. Sehl.

1051
1052 Mr. Sehl: Thank you.

1053
1054 Mr. Baka: At this time, are there those present tonight who'd like

1055 to speak about the Westwood Small Area Study Plan? Good evening.

1056

1057 Mr. Zeugner: Good evening, distinguished members of the Planning
1058 Commission, Mrs. O'Bannon. My name is John Zeugner. I actually live in the city
1059 of Richmond, 6408 Roselawn Road, Richmond, 23226. And tonight I'm speaking
1060 on behalf of Bryan Park. What I would like to do -- or Friends of Bryan Park. Let
1061 me put it that way.

1062

1063 I would like to zoom up a little bit and remind you all that Bryan Park is just on the
1064 other side of the Acca Yard. Bryan Park has three watersheds. Jordan's Branch
1065 cuts directly through this property. And the little Westwood Acca Yard stream
1066 provides another. Over the last 10 or 20 years -- I'm sorry -- Bryan Park has been
1067 overwhelmed with trash from both the Jordan's Branch stream and Upham Brook.
1068 We also have had a major problem with sediment and erosion accumulating in the
1069 ponds.

1070

1071 And although I'm an urban planner, I really salute this effort to redevelop this area,
1072 to put some overlay and financing in there, because of the recent changes that
1073 have taken place. But I'm especially concerned about the problems with enforcing
1074 the erosion and sediment ordinances and the longer-term stormwater
1075 management.

1076

1077 Bryan Park is frequently blown out by the increasing level of imperviousness in
1078 Upham Brook and Jordan's Branch. And I didn't see too much in here about
1079 infrastructure improvements or environmental issues. But I would hope, over the
1080 next couple of years, that the Planning Department and the Commissioners and
1081 Supervisors will be willing to look at lessening its impacts on Bryan Park.

1082

1083 Another broad issue is that the City of Richmond has been trying for the last six or
1084 seven years to get the Corps of Engineers to allow them to dredge the upper and
1085 lower ponds in Bryan Park. The County of Henrico in 1995 helped the City dredge
1086 the ponds. It actually supported transporting the spoils out into New Kent County
1087 because they acknowledge that much of the erosion up in the development of
1088 Upham Brook and Jordan's Branch contributed to the putrefaction of those ponds.
1089 And I think if a lot of work is going to be done in this area like it was done up at the
1090 Reynolds Metal plant and like it has been done in the Libbie Mill area. Despite the
1091 best E&S controls, we see more sediment in there.

1092

1093 We're in there cleaning up everything from railroad ties to chemical buckets and
1094 things like that. Chemical barrels from the Acca Yard and the heavy industrial area
1095 in this special study area. And we hope that with, you know, the improved uses
1096 and finer land use controls in there, that we'll be able to see actual improvements
1097 in water quality and water quantity management.

1098

1099 So I'm mainly trying to, you know, make you all aware of what happens right on
1100 the other side of the Acca Yard, Bryan Park's two ponds. Once it leaves Bryan
1101 Park it's back in Henrico County and goes to Varina and out to the Chickahominy
1102 Swamp. But what happens in Bryan Park is important to a lot of people and it plays
1103 an important environmental role, as well.

1104

1105 So with all due respect, I ask you to keep that in mind, as well as the big picture of
1106 where all this water and trash and sediment goes. Thank you very much. I'd be
1107 glad to try to answer any questions you have.

1108

1109 Mr. Baka: Questions for Mr. Zeugner?

1110

1111 Mr. Zeugner: Yes, sir.

1112

1113 Mr. Baka: Any questions at all?

1114

1115 Mr. Archer: I have none, no.

1116

1117 Mr. Baka: Good.

1118

1119 Mr. Archer: Thank you, sir.

1120

1121 Mr. Zeugner: Thank you.

1122

1123 Mr. Baka: Thank you for your comments.

1124

1125 Mr. Zeugner: Thank you for your time and attention.

1126

1127 Mr. Baka: Thank you.

1128

1129 Mr. Archer: Thank you.

1130

1131 Mr. Baka: Would anyone else like to speak regarding the
1132 Westwood Small Area Study Plan?

1133

1134 Mr. Vandergriff: Mr. Chairman, Commissioners, Supervisor O'Bannon,
1135 my name's John Vandergriff from Brookland District. I would ask the Commission
1136 to consider -- and I'm certain that you already have -- the changes in the Comp
1137 Plan for 2026 as you add residential development in lieu of the zoning that you
1138 currently have for manufacturing jobs and those kinds of things, that it does make
1139 a difference.

1140

1141 I understand the development pressures to convert similar to Scott's Addition
1142 commercial and industrial areas to residential. It does greatly change a very large
1143 area and the impact that it would have on our schools and our libraries. And it
1144 comes with a consequence associated with it. And I'm certain that you all have
1145 already discussed this with the Henrico Public County Schools and what impact it
1146 may have. And I appreciate your consideration on how changes in the Comp Plan
1147 in this particular study area would affect that. Thank you.

1148

1149 Mr. Baka: Uh-huh. Thank you. Any questions for Mr.
1150 Vandergriff?

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1152 Mr. Archer: Thank you.

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Mr. Baka: Additional speakers tonight on this topic? Would anyone else care to speak? Seeing none, do the Commissioners have any other questions or questions of staff? I have one of staff.

I guess the last question that came up was -- can you describe the impact upon this Comprehensive Plan amendment upon what the residential development would bring to the school system for the number of school-age children?

Mr. Sehl: So, Mr. Baka, I would note that staff is not proposing any actual amendments to the future land use map with this study.

Mr. Baka: Okay.

Mr. Sehl: And what we are proposing is a tool that would allow an applicant to bring forward an application for a Provisional Use Permit to add residential uses. At that time -- we work very closely with Henrico County Public Schools at the time of those applications to evaluate impacts, that we know specifically what those impacts might be on the various levels of schools at that time. So that we feel is how we handle those applications now, and how we would handle them in the future, is the appropriate way and time to address those.

Mr. Baka: At the time of an actual proposal?

Mr. Sehl: Yes, sir.

Mr. Emerson: Right. And Mr. Sehl, don't we have some language in there regarding that it has to be a mixed use and it cannot come in as 100 percent residential?

Mr. Sehl: Right. The requirement in the overlay language right now is that it be done in -- any residential development be done in conjunction with existing or future nonresidential development. So we're not going to see standalone apartment complexes and those types of things.

Mr. Baka: So, to give an example, that it could include first-floor retail or office and second and third floor, upper floor residential?

Mr. Sehl: If that's -- yes, sir. If that's what a developer proposes, yes, sir.

Mr. Emerson: Absolutely. Or it could have a standalone office, a percentage of residential and a parking deck independently.

Mr. Baka: Okay.

Mr. Emerson: But it's going to be mixed. We're not going to have just standalone residential developed in this area.

1202 Mr. Sehl: Thank you.
1203
1204 Mr. Baka: Thank you. Any other questions?
1205
1206 Mr. Emerson: Mr. Baka, I might add in reference to the comments
1207 regarding stormwater management, erosion and sediment control, that's enforced
1208 by our Department of Public Works. Any plans that come forward certainly will be
1209 required to meet all state, federal regulations. And we do enforce those codes.
1210
1211 Mr. Baka: I was going to echo the same matter, that the Virginia
1212 Department of Environmental Quality, Virginia's Environmental and Sediment
1213 Control Handbook, minimum 19 standards need to be enforced for each one of
1214 those -- each new development. Any other questions? All right.
1215
1216 Mr. Archer: All right. Thank you, Mr. Chairman. Again, to reiterate
1217 what I stated on the previous case, as to how this process will work once it leaves
1218 here and goes to the Board, and the alternative that the Board has, a little different
1219 from ours but it has a lot more power.
1220
1221 Appreciate the folks who came forward and spoke, and I'm sure your comments
1222 will be noted. But with that and seeing no reason not to, I move that we approve
1223 PCR-11-18 for the Westwood Small Area Study and recommend it to the Board.
1224
1225 Mr. Baka: Second. We have a motion by Mr. Archer, and a
1226 second by Mr. Baka, to move the Westwood Small Area Study for recommendation
1227 of approval to the Board. All those in favor say aye. Opposed say no. Motion
1228 passes. Thank you for coming.
1229
1230 Mr. Emerson: Are y'all set to do the overlay?
1231
1232 Mr. Archer: Yeah. Yeah.
1233
1234 Mr. Emerson: You've got two -- two motions.
1235
1236 Mr. Archer: Okay. One second, Mr. Sehl.
1237
1238 Mr. Sehl: Yes. Certainly.
1239
1240 Mr. Archer: This is the ordinance?
1241
1242 Mr. Emerson: Yes. That's --
1243
1244 Mr. Archer: Okay.
1245
1246 Mr. Emerson: -- PCR-11.
1247
1248 Mr. Archer: Yeah. I also move that we approve resolution PCR-11-
1249 18 for the ordinance of the Westwood Small Area Study and recommend it to the
1250 Board.

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Mr. Mackey: Second.

Mr. Baka: We have a motion by Mr. Archer, and a second by Mr. Mackey, to approve -- to recommend approval of PCR-11-18, the ordinance for the Westwood Small Area Study. All those in favor say aye. All those opposed say no. Motion passes.

Mr. Emerson: Mr. Chairman, we now move along to page four of your agenda for REZ2018-00040, James W. Theobald for General Land Commercial Real Estate Company requests to conditionally rezone from O-2C Office District to B-2C Business District.

(Deferred from the October 18, 2018 Meeting)

REZ2018-00040 James W. Theobald for General Land Commercial Real Estate Company: Request to conditionally rezone from O-2C Office District (Conditional) to B-2C Business District (Conditional) Parcel 776-766-3128 containing 2.391 acres located at the southeast intersection of Woodman and Mountain Roads. The applicant proposes an indoor self-service storage facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential.

Mr. Emerson: And also on the same property is PUP2018-00013. Both cases will be presented by Mr. Seth Humphreys.

(Deferred from the October 18, 2018 Meeting)

PUP2018-00013 James W. Theobald for General Land Commercial Real Estate Company: Request for a Provisional Use Permit under Sections 24-58.2 (b) and (h), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow an indoor self-service storage facility up to 34' in height on Parcel 776-766-3128 located at the southeast intersection of Woodman and Mountain Roads. The existing zoning is O-2C Office District (Conditional). The 2026 Comprehensive Plan recommends Urban Residential.

Mr. Baka: Before we begin, is there anyone here present in opposition who'd like to speak to this rezoning case? And again, if I may, sir, it's 44.

Mr. Emerson: Is it 44? It is the self-storage, yes.

Unidentified Speaker: (Unintelligible).

Mr. Baka: Forty.

Mr. Emerson: It's 40.

Mr. Baka: The REZ2018-00040, General Land Commercial Real Estate self-storage case. So, yes?

1300 Mr. Emerson: And I did –
1301
1302 Mr. Baka: Yes, we do. And in just a few minutes we'll get to you
1303 after Mr. Humphreys' presentation.
1304
1305 Mr. Emerson: And I did misspeak, Mr. Chairman. The existing zoning
1306 is O-2C Office District.
1307
1308 Mr. Baka: O-2C.
1309
1310 Mr. Emerson: Yes, sir.
1311
1312 Mr. Baka: Thank you. Mr. Humphreys?
1313
1314 Mr. Humphreys: Thank you, Mr. Chairman, members of the Planning
1315 Commission. As Mr. Emerson stated, this is a request -- or this request is
1316 comprised of two cases: a request to rezone 2.391 acres from O-2C to B-2C, and
1317 a request for a Provisional Use Permit to allow construction of a 44-foot high self-
1318 storage facility in the B-2 District if the first request is approved at the southeast
1319 corner of Mountain and Woodman Roads.
1320
1321 Self-storage facilities are permitted in the B-2 District upon issuance of a
1322 Provisional Use Permit by the Board of Supervisors, subject to the development
1323 standards regulating the site size, access, building size, lot coverage, parking,
1324 storage, aesthetics, and hours of service per the ordinance. All activities must be
1325 within an enclosed building.
1326
1327 The parcel includes -- excuse me -- an existing house that would be removed to
1328 allow for this use. Surrounding uses include the Mountain Laurel Townhouses,
1329 Mountain Road Townes, and the Townes at Woodman townhome developments
1330 to the north, east, and west, respectively. Vacant parcels are located at the corners
1331 of the intersection to the northwest of the subject site, an attached single-family
1332 home on an acreage parcel is located to the south.
1333
1334 The applicant has submitted revised proffers dated October 31st, 2018, which
1335 have just been handed out to you. These proffers would not need to have time
1336 limits waived. Major aspects of these proffers include use of the property would
1337 be limited to a self-storage facility. Outside storage would be prohibited. Hours of
1338 construction would be limited to 7 a.m. to 7 p.m. Monday through Saturday.
1339
1340 Attached signage would be monument style with a maximum height of six feet and
1341 a changeable message sign would be prohibited. Hours of operation would be
1342 limited to 6 a.m. to 10 p.m. Other proffers address lighting, HVAC screening,
1343 outside speakers, trash pickup and parking lot cleaning hours, underground
1344 utilities, BMPs, and severance. The changes from the proffers is included in your
1345 -- from those included in your staff report include changes to proffer 13 regarding
1346 landscaping, including the addition of 13B, specifically addressing the treatment of
1347 the border with the townhouse development to the east and addition of proffer 15
1348 which adds that access to the property -- or that access to the property after
November 8, 2018

1349 business hours will be controlled by a gate. That's here. The applicant has
1350 submitted and proffered a conceptual plan shown here. They are proposing a
1351 108,000-square-foot structure with a brick and glass exterior with a main access
1352 on Mountain Road and a secondary access for emergencies on Woodman Road.
1353 Parking and loading areas would be located on the facility's northern side along
1354 Mountain Road. And I have additional elevations here.

1355

1356 The applicant has also proffered the elevations shown here, and these are new
1357 from the version included in your staff report and were also handed out to you
1358 tonight. You can see the metal doors that had been on the front are replaced by
1359 sliding glass doors to give it less of an industrial look. The 2026 Comprehensive
1360 Plan recommends Urban Residential. This request is not fully consistent with the
1361 Urban Residential designation in the Comprehensive Plan; however, it could be an
1362 appropriate alternative low-intensity design to minimize visual impacts on the
1363 surrounding residential developments.

1364

1365 The revised proffers and elevations submitted by the applicant address the
1366 concerns of staff; therefore, staff could support these requests, subject to the three
1367 conditions listed in the staff report for PUP2018-00013. That concludes my
1368 presentation. I'll be happy to take any questions.

1369

1370 Mr. Archer: Huh.

1371

1372 Mr. Baka: Any questions of Mr. Humphreys from the members of
1373 the Commission? Mr. Humphreys, is this the only rezoning request in the area? I
1374 see that on the west side of Woodman there's also office in the 2026 master plan.
1375 There have been other applications that you're aware of in recent years in this
1376 vicinity?

1377

1378 Mr. Humphreys: No. That is currently a vacant parcel.

1379

1380 Mr. Baka: Okay. Which is a –

1381

1382 Mr. Humphreys: You can see that I put it –

1383

1384 Mr. Baka: Thank you.

1385

1386 Mr. Emerson: You do have several recent residential cases, Mr.
1387 Baka.

1388

1389 Mr. Humphreys: Yes.

1390

1391 Mr. Emerson: There was one on Mountain, and of course the
1392 townhomes there were a few -- not that long ago.

1393

1394 Mr. Baka: Okay. Thank you. All right. Is there anyone -- oh, go
1395 ahead.

1396

1397 Mr. Emerson: Yeah, I was just going to say, Mr. Chairman, before you

1398 open the public hearing --
1399
1400 Mr. Baka: Uh-huh.
1401
1402 Mr. Emerson: -- I will note that the Commission does have guidelines
1403 and time limits that are -- they're different than what I mentioned earlier with the
1404 studies. For the zoning case public hearings, they are as follows: The applicant
1405 is allowed 10 minutes to present the request. Time may be reserved for response
1406 after testimony.
1407
1408 Opposition is allowed a cumulative 10 minutes to present its concerns, meaning
1409 everybody's comments needs to fit within that 10 minutes. Commission questions
1410 do not count into those time limits, and the Commission may waive the limits for
1411 either party at its discretion, and the comments must be directly related to the case
1412 under consideration.
1413
1414 Mr. Baka: At this time would anyone wishing to speak to the case
1415 please come forward to the podium?
1416
1417 Mr. Archer: Mr. Chairman, if I may, could we hear from the
1418 applicant first?
1419
1420 Mr. Baka: I'm sorry. Certainly. Yes.
1421
1422 Mr. Archer: Okay.
1423
1424 Mr. Baka: (Unintelligible).
1425
1426 Mr. Archer: We will hear from you, folks.
1427
1428 Mr. Baka: We will hear from you. Welcome.
1429
1430 Mr. Theobald: If I could have the PowerPoint, please.
1431
1432 Mr. Baka: Good evening.
1433
1434 Mr. Theobald: Good evening, Mr. Chairman, members of the
1435 Commission. My name is Jim Theobald, and I'm here this evening on behalf of
1436 General Land Commercial Real Estate Company. And as soon as my PowerPoint
1437 goes up, we'll walk you through this request. That would not be it.
1438
1439 Mr. Emerson: Mr. Theobald, did you want to reserve any time for
1440 rebuttal?
1441
1442 Mr. Theobald: Two minutes, please.
1443
1444 Mr. Emerson: Two minutes?
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1446 Mr. Theobald: Thank you. Furthest one on the right?

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Unidentified Speaker: Yes.

Mr. Baka: There you are.

Mr. Theobald: Okay. Very good. Thank you. This is a request to rezone approximately 2.4 acres from O-2C Office zoning to B-2C with a Provisional Use Permit to allow a self-service storage facility.

Those facilities are a term of art under your ordinance which allow internally accessed storage with very significant protections. You can see the location at the corner here of Mountain and Woodman, and it's an area with many, many different uses in close proximity. The Virginia Randolph School here. The Glen Allen softball complex in this area. The county's maintenance facility, I think, is in this area essentially, and these are the new townhomes that H.H. Hunt developed.

This site was originally zoned in 2004 by Mr. Atack to allow office uses, and those uses include, as a matter of right, medical office buildings with laboratories, banks, funeral homes, and child care facilities. As such, those uses would be permitted today as a matter of right. Self-service storage facilities are very much like an office. They're just a lot quieter and generate significantly less traffic than any of the other permitted uses.

Self-service storage facility owners have a great day when they get 25 cars coming in to their property. So these are very, very low traffic generators. I think the only thing lower would be a cemetery. Literally.

On the -- this plan shows the layout of the building, and you'll note that the main entrance and parking is off of Mountain Road. And this would be the front doors and the office area in here. There is an emergency access for fire purposes off of Woodman Road, with a BMP in this area. The Mountain Road townhomes are back here, which we also zoned for Mr. Atack. This plan shows a 25-foot landscaped or natural buffer, if you will, around virtually all sides. And the side and the back, we have committed by proffer to leave 15 feet in a natural state closest to the townhomes, and then the remaining 10 feet of that 25-foot buffer, we would have to clear in order to build the building and then it would come back and be replanted.

But there is no access back here. There is no drive aisle back here. It's just the building facade. And so here you see the property line for the townhome area. You may recall, under your ordinance, there's a required 10-foot common area strip between the property line and the lots comprising the townhomes. These would be some out buildings and then the townhomes here. So there are 65 feet of separation between the townhomes proper and the proposed building.

There was a request by neighbors to put a wrought-iron fence across the common property line back here. This is that 10-foot common area I just mentioned. But you'll note the amount of vegetation and screening that's there. And this is the area that will be left in its natural state. And in order to put in a wrought-iron fence

1496 along the property line, all this would come down. And I just thought that served
1497 no purpose. And I hope that those folks would agree. We did agree to gate the
1498 access afterhours. That was also a request by neighbors.

1499
1500 The building is designed to look like a two-story office building. We are seeking a
1501 Provisional Use Permit in order to allow the building to go up to 34 feet in height
1502 rather than 30 as suggested by the provisional use provisions. Interestingly, the
1503 34 feet of this building is exactly the height to the peak of the roofs of the
1504 townhomes next door. So the scale is relatively the same.

1505
1506 But if this building were to be built as an office building tomorrow, your Office
1507 District ordinance allows you to go to 35 feet. So this is very much an office-type
1508 structure, albeit the inside use is different. So this is the Mountain Road frontage
1509 --the Woodman Road frontage. Similar architecture. This is the south elevation
1510 and then this would be facing the townhomes.

1511
1512 And what we've done is we've changed the architecture on this with input from staff
1513 and neighbors and so that what you have here are basically columns that pop out.
1514 It's not a flat surface, so we have different materials and a little different look to the
1515 extent that you would be able to see that at all.

1516
1517 The elevation and site plan that I've shown you have been proffered, so what you
1518 see is what you get. The only permitted use for this site would be self-service
1519 storage. So it's zoned B-2, a Provisional Use Permit for self-service storage, but
1520 no other B or commercial retail uses would be allowed, nor any of the
1521 aforementioned bank, nursing home -- or day care, etc. So only a self-service
1522 storage facility with this zoning.

1523
1524 We've limited parking lot lighting. Excuse me. And our sign would be no more
1525 than six feet in height and monument in style. We've limited hours of trash pickup
1526 from 8 to 5 Monday through Friday -- none on Saturday or Sunday. The hours of
1527 operation to the public would be 6 a.m. to 10 p.m. No outdoor speakers. We've
1528 discussed the buffers. Gated access after business hours.

1529
1530 The HVAC would be screened and any wet BMPs would be aerated. We don't
1531 believe this is likely to be a wet BMP. We think it will be a dry BMP. And we have
1532 committed to the neighbors that if, after this is built, if there are concerns about any
1533 noise being made by the HVAC equipment on the roof, that we would come do a
1534 sound study. And we do have, you know, the opportunity to move that around on
1535 the roof structure within reason. You can't put it all the way over on the corner and
1536 sufficiently do the whole building. So we're very concerned that they not be
1537 impacted by any noise. But keep in mind, that whole row of townhomes that have
1538 any number of individual HVAC units that will also be running. The -- you know,
1539 unless this property is to remain vacant, I believe this is the best outcome for
1540 residents versus the already-permitted uses.

1541
1542 And even better than would be the back yards of additional townhomes next to the
1543 -- keep in mind, you could build this exact same building tomorrow with the
1544 elevations I've shown you, at the height I've shown you, with this configuration for

1545 all the currently permitted uses. The only thing that's different is what's inside.

1546

1547 And what's inside of this are silent storage units versus a number of employees
1548 with their cars, their additional parking, noise, etc. There is no impact on county
1549 services over a facility like this, and they do generate a significant amount of taxes.
1550 So I believe it's an appropriate use for this area.

1551

1552 The current zoning is not consistent with your land use plan designation of
1553 residential and so I think that the designation of the existing zoning as Office is
1554 very much consistent with this proposed use, albeit less impactful. And with that
1555 I'd be happy to answer any questions. I respectfully ask that you recommend
1556 approval in this case to the Board of Supervisors.

1557

1558 Mr. Baka: Thank you. Any questions from the Commission of the
1559 applicant?

1560

1561 Mr. Archer: No, I don't have any. Mr. Theobald, I asked you to
1562 come first because I was thinking maybe that you could resolve some questions
1563 that the community might have before they come up to speak.

1564

1565 Mr. Theobald: Yes, sir. I appreciate it. Thank you.

1566

1567 Mr. Baka: I had a couple of questions, briefly. As you enter from
1568 Mountain Road and you park on that north side of the building, can you describe,
1569 if you have items to go in your self-storage unit, is that the main door on the north
1570 side, if I recall?

1571

1572 Mr. Theobald: You would go through those four doors with glass
1573 panels that you saw in the elevations.

1574

1575 Mr. Baka: Okay. All right. And then –

1576

1577 Mr. Theobald: Here.

1578

1579 Mr. Baka: Post-development grading question: Does the grade
1580 change notably or significantly?

1581

1582 Mr. Theobald: I don't think so.

1583

1584 Mr. Baka: Up or down?

1585

1586 Mr. Theobald: Would it?

1587

1588 Mr. Carroll: This site is actually below grade of the townhomes.

1589

1590 Mr. Theobald: Oh, okay. Mr. Carroll informed me that the site of this
1591 facility would actually be below the grade of the townhomes.

1592

1593 Mr. Baka: Okay. So there's no significant grade change?

1594
1595 Mr. Theobald: No, sir.
1596
1597 Mr. Baka: Or not -- this is a self-storage unit that has a large
1598 retaining wall, for example?
1599
1600 Mr. Theobald: No, no. Uh-uh.
1601
1602 Mr. Baka: Okay. And one last question that was on proffer
1603 number 5. It mentions HVAC equipment will be screened from public view. How
1604 would you all tend to screen that? What would that look like?
1605
1606 Mr. Theobald: Well, it would likely either be with some sort of -- it could
1607 be a parapet, or it just could be some sort of -- fencing is not the right word but a
1608 barrier that would screen it from view. I'm not sure you'll be able to see it from the
1609 property lines given the angle, frankly. I don't think anybody's going to be able to
1610 see it, but we work with staff to the best way to screen those.
1611
1612 Mr. Baka: So the -- the screening itself is generally visual
1613 screening. Does it provide any noise attenuation?
1614
1615 Mr. Theobald: Not automatically. I mean, any kind of a shield will
1616 provide some. These facilities are -- normally do not have the kind of baffling that,
1617 say, we see at a hospital.
1618
1619 Mr. Baka: Okay.
1620
1621 Mr. Theobald: Where we've had lots of experience with that.
1622
1623 Mr. Baka: All right.
1624
1625 Mr. Theobald: I would point out while we have this up that there have
1626 been questions about, you know, traffic. There's a median in here. There's a
1627 median in here and so if you exit the property and want to go back this way, you're
1628 going to have to do a U-turn at the end of that median. That's true.
1629
1630 It would also be true if we had an entrance off of Woodman, because there's a
1631 median in Woodman. But I think what that should suggest to you is that if I get 20
1632 cars a day and some number of them -- say half want to go the other way and do
1633 a U-turn, think of what it would be like if that were a bank, a medical office building,
1634 or a child care center that generated significantly more traffic in the space with that
1635 same condition.
1636
1637 Mr. Baka: Okay. Thank you.
1638
1639 Mr. Theobald: Okay.
1640
1641 Mr. Baka: At this time is there anyone else who would like to
1642 speak in reference to this case? Please come forward to the podium and state

1643 your name for the record.

1644

1645 Ms. Crawford: Hi. I'm Sandra Crawford. I'm a resident of Glen Allen,
1646 10001 Klaus Circle. I am also a licensed realtor and a 28-year resident of Glen
1647 Allen.

1648

1649 Unfortunately, I was not aware of this proposal until now so the objections that I
1650 have to this are threefold. In addition to being a resident and a licensed realtor,
1651 and an expert of the market values of properties in this area, I also am aware of
1652 commercial real estate, as well, in the Glen Allen area.

1653

1654 In addition to that, I have a staging unit that I keep all my staging for residential
1655 real estate in a storage facility off of Old 33 and Staples Mill. So I'm very much
1656 aware of the activity that a staging -- that a storage facility generates and of the
1657 people that are there and the type of materials that are in those units, having
1658 occupied and have one for the last two years.

1659

1660 My concerns are this: I do feel strongly that it is a likely probability, a high
1661 probability that the values of the surrounding townhomes' property values would
1662 suffer. I also am concerned because of that Woodman Road corridor, where this
1663 would be located, there's a higher incident of crime in that area and we have
1664 housing that is -- subsidized housing in that area.

1665

1666 And I don't think that this is going to provide the safety that -- it's not going to
1667 enhance the safety of that area. And I disagree with Mr. Theobald's comments
1668 that it's more like an office. An office is 9 to 5, generally. And it does support the
1669 community through businesses. A storage facility, other than the taxes and just
1670 the convenience of somewhere to store your things, is really not as beneficial to
1671 the community, especially in that area. And the activity is not as quiet as the
1672 cemetery, because I have been there at 9:30, 10:00 at night putting items in and
1673 out. And frankly, I do not go unattended. My husband goes with me because of
1674 the activity that's there.

1675

1676 So I would ask that, based upon the probability of property values decreasing for
1677 the homeowners of the townhouses that surround this, the potential of increased
1678 crime, and the fact that it does not directly support the community or its residents,
1679 adding value to the, you know -- offices, I think, that would be a much better use,
1680 just off the top of my head. But I appreciate your consideration. My
1681 recommendation would be to deny this request.

1682

1683 Mr. Baka: Any questions of the Commission for Ms. Crawford?
1684 Thank you very much.

1685

1686 Ms. Crawford: Thank you.

1687

1688 Mr. Baka: Please come forward. Good evening.

1689

1690 Ms. Atkinson: Good evening. My name is Michelle Atkinson. I am a
1691 homeowner in Mountain Road Townes, and I'm just here to state my objection to

1692 this project, primarily for the same reasons just voiced.

1693

1694 I'm concerned about the value of my property decreasing more than it already has
1695 since 2008 and would ask the Board to take that into consideration. And I will --
1696 as you do that, I would ask each of you to think whether or not you would want to
1697 have this property in your residential area. Thank you.

1698

1699 Mr. Baka: Any questions of Ms. Atkinson? Thank you, ma'am.
1700 Thank you. Please come forward. Good evening.

1701

1702 Mr. Chambers: Good evening. I am Harvey Chambers. I am an
1703 original owner at Mountain Road Townes and I have been there for 12 years. I'm
1704 also a member of the Homeowners' Association. And I am coming to voice -- ask
1705 that you deny this request based on the fact that our community has attracted
1706 people because of its location, how well the community has been kept, the school
1707 system, and individuals are seeing their property values increase. The parcel of
1708 land at the corner of Woodman and Mountain has been zoned O-2C and -- since
1709 our community was established.

1710

1711 So I'm asking the Commission to think about as you've already heard the resale
1712 value of our homes, also the potential decrease in the current values of our home.
1713 And I'm asking you to follow the 2026 Comprehensive Plan that looks at this for
1714 Urban Residential use and also think about the fact that this -- you've heard the
1715 small area study.

1716

1717 It talked about the fact that Glen Allen has history, that we are a community; we
1718 are a village. And also talked about the fact that there are higher home values and
1719 there were little changes that were being made. So if you look at that, we are less
1720 than one mile from where that small area study was done.

1721

1722 This is going to impact us. We have Virginia Randolph. So when you come on
1723 south on Woodman, there's a sign that says, "Welcome to Glen Allen." Those
1724 individuals are going to be either turning left or right. They're going to go right to
1725 go to the Glen Allen Cultural Arts Center or they're going to go left to go to Virginia
1726 Randolph or they're going to go to the softball field. What a welcome we would
1727 have if we have a storage unit that says, "Welcome to Glen Allen." So I'm going
1728 to ask you to deny the request.

1729

1730 Mr. Baka: Thank you. Any questions of Mr. Chambers?

1731

1732 Mr. Chambers: Thank you.

1733

1734 Mr. Baka: Thank you, sir. Hello. Good evening.

1735

1736 Ms. Boitnott: Hi. We are a pair. My name is Kitty Boitnott.

1737

1738 Ms. Bartle: And my name is Judy Bartle. And we are the president
1739 and vice-president of Mountain Laurel Townhouses. Our community is directly
1740 across the street from the property on Mountain Road. And we are here for a

1741 couple of reasons.

1742

1743 We really want to support our neighbors at the Mountain Road Townhouses
1744 because we feel like this does have the biggest impact on them. But we also would
1745 like to ditto, as you requested, the property value concerns.

1746

1747 In addition to that we have some safety concerns, primarily the traffic at the
1748 intersection of Mountain and Woodman. We understand from the document that
1749 we were given that there would be no traffic study required. However, we would
1750 like to request that there be one because we believe that there are a large number
1751 of accidents at that intersection and that where the proposed entrances would only
1752 enhance that possibility.

1753

1754 We also have some concerns. In the picture it looks like there is a retention pond
1755 that is also mentioned in the documentation. And if there were to be a pond, we
1756 feel that that needs a fence to make sure that we're protecting our children. Our
1757 community is residential. We have homes. We have a school. We have churches.
1758 We have a sports field. We may not be the highest taxpayers in Henrico, but we
1759 have a low-crime, family friendly neighborhood.

1760

1761 Kitty and I feel that our responsibility as the board of directors of our townhouses,
1762 that it's our responsibility to be good stewards of our community, and we are asking
1763 the same of you and for you to deny having a business that would change the
1764 character of our family community. Thank you.

1765

1766 Mr. Baka: Any questions of Ms. Bartle or Ms. –

1767

1768 Ms. Boitnott: Boitnott.

1769

1770 Mr. Baka: -- Boitnott?

1771

1772 Unidentified Speaker: Uh-uh.

1773

1774 Ms. Bartle: Thank you.

1775

1776 Mr. Baka: Thank you very much. Good evening.

1777

1778 Ms. Phillips: Hey, how are you?

1779

1780 Mr. Baka: Good.

1781

1782 Ms. Phillips: My name is Katrina. I live at Mountain Road Townes
1783 and I ditto what everyone else says.

1784

1785 I moved to the area because we like the historical area of Glen Allen. Safety is a
1786 huge concern of mine. That's why we asked for the wrought-iron fence. As was
1787 stated, people that go there is not the safest. And our townhomes back right up to
1788 it, so that's a huge concern. But I oppose it and ditto what they say. Keep it short
1789 for you all.

1790
1791 Mr. Baka: Okay. Ma'am, would you be able to provide your full
1792 name for the record?
1793
1794 Ms. Phillips: Katrina Phillips.
1795
1796 Mr. Baka: Thank you, Ms. Phillips. Any questions of -- for Ms.
1797 Phillips from the Commissioners? Thank you.
1798
1799 Would anyone else care to speak on this matter tonight? Anyone else at all? I
1800 believe Mr. Emerson, the applicant reserved time for -- two minutes of additional
1801 comments?
1802
1803 Mr. Emerson: Yes, sir, he did.
1804
1805 Mr. Baka: Uh-huh.
1806
1807 Mr. Theobald: Thank you.
1808
1809 Mr. Archer: Mr. Theobald, before you begin --
1810
1811 Mr. Theobald: Yeah.
1812
1813 Mr. Archer: -- let me ask. Is there anyone here that can give us
1814 some statistics on crime in the areas that have these types of facility?
1815
1816 Mr. Emerson: We do have a police representative here, Mr. Archer. I
1817 don't know if he's prepared to be able to provide that type of information or not.
1818
1819 Mr. Archer: Okay.
1820
1821 Mr. Emerson: Mr. Chairman, I would note to the Commission before
1822 Mr. Theobald begins his presentation that you're -- the consideration of property
1823 value isn't within your purview. That's been taken away from you by the State of
1824 Virginia. So you have to consider the land uses but property values are somewhat
1825 subjective. So we can't really take that into consideration, or this Commission
1826 cannot, when making your decision.
1827
1828 Mr. Baka: So to clarify, the Commission cannot use that as a
1829 criteria whatsoever --
1830
1831 Mr. Emerson: Correct.
1832
1833 Mr. Baka: -- to make a decision for loss of property value.
1834
1835 Mr. Emerson: Uh-huh. Correct.
1836
1837 Mr. Baka: All right. Or perceived impact on property value.
1838

1839 Mr. Emerson: Correct.

1840

1841 Mr. Theobald: Thank you. I will say, you know, on that topic, however,
1842 we have not found any diminution in value. These things appear in many, many
1843 parts of the County.

1844

1845 We just finished one out at Wyndham. It's a part of Wyndham. And these are a
1846 great transitional use because they are so quiet, and you can make them look like
1847 offices. I'm surprised about the concern with crime. I represent any number of
1848 owners and operators of these things. I'm not aware that crime is an issue. And
1849 largely because these facilities have between 20 and 30 cameras, indoor and
1850 outdoor, that run and record all the time.

1851

1852 And you know they're there because when you go in to sign up for a unit, there's a
1853 big camera that's looking down at you very prominently. And that is not only for
1854 them to record who the tenant really is, but to alert you that there are security
1855 cameras throughout. So I've never heard that there's only a certain class of people
1856 who use these. Most people who rent these things are business owners. They
1857 store their inventory in them rather than pay the rents for where they are, or people
1858 whose parents have died or people who are in transition, either due to divorce,
1859 moving, or etc.

1860

1861 I believe that the concern with traffic, if there's already traffic there this isn't going
1862 to add to it. This is the least impactful use possible on this site of all the ones that
1863 are permitted tomorrow. And so, if traffic is a concern, it's already a concern and
1864 this isn't going to make it worse.

1865

1866 But allow one of the existing uses to go there with the increase in U-turns and you
1867 may well have a problem. All in all, it is absolutely less impactful than nearly any
1868 other use. Far less impactful than those that are currently permitted. And for that
1869 reason I would respectfully ask that you recommend approval. Thank you.

1870

1871 Mr. Baka: Any questions?

1872

1873 Mr. Archer: Mr. Theobald -- yes.

1874

1875 Mr. Baka: Yes, sir.

1876

1877 Mr. Archer: Somebody had mentioned -- one of the ladies
1878 mentioned if there's a wet pond.

1879

1880 Mr. Theobald: Yes.

1881

1882 Mr. Archer: What sort of guards are being provided around that
1883 pond?

1884

1885 Mr. Theobald: Yes. Right. And Mr. Emerson can probably speak to
1886 this better than I, but there are county requirements for BMPs and wet ponds that
1887 deal with both fencing, I think, as well as benching within --

1888
1889 Mr. Emerson: Correct.
1890
1891 Mr. Theobald: -- within the ponds. And based on experience, we've
1892 all gotten a lot smarter about building BMPs and making them safe. But this is
1893 actually believed to be a dry pond.
1894
1895 Mr. Baka: To follow up on the question about concern about
1896 possible crime in the area, can you describe the parking lot lighting if someone
1897 comes in at night, and are the cameras on the outside of the building visible when
1898 you park?
1899
1900 Mr. Theobald: Yes. Excuse me, they are visible and there is lighting
1901 within the parking lot. And you know, we don't need to put, like, wall packs on the
1902 back because there's no access. There are no doors. There are no windows.
1903 There's no access drive, you know, etc. So lighting over on that side would not
1904 impact residents. So there's a balance between providing enough light for security,
1905 obviously, without impacting your neighbors. So --
1906
1907 Mr. Baka: And I heard a question earlier about safety on Mountain
1908 as you enter. Certainly the ingress/egress can't be moved any further to the east,
1909 but this use has, I guess -- this use has a fewer number of vehicle trips per day
1910 than an office would generate, even though the architecture is somewhat similar.
1911
1912 Mr. Theobald: Correct.
1913
1914 Mr. Baka: I don't have any other questions at this time, unless you
1915 all do.
1916
1917 Mr. Archer: Could the traffic engineer come up, please? Is that the
1918 right title? You are an engineer, right?
1919
1920 Mr. Cejka: That's correct. Members of the Commission, Mrs.
1921 O'Bannon, I'm John Cejka, Traffic Engineer.
1922
1923 Mr. Archer: Mr. Cejka, what do you think about the traffic that would
1924 be generated here and how the roadway would be able to handle it?
1925
1926 Mr. Cejka: Mr. Theobald is correct that this is probably one of the
1927 lowest trip-generation developments that there is out there.
1928
1929 Mr. Archer: Okay.
1930
1931 Mr. Cejka: Office buildings and medical office buildings would
1932 have significantly higher trip generation than this building.
1933
1934 Mr. Archer: Is there any U-turn prohibition at that intersection?
1935
1936 Mr. Cejka: At the intersection of Mountain and Woodman, there

1937 are no prohibitions.

1938

1939 Mr. Archer: None? Okay. None there? Okay. And I should know
1940 that; I'm out there quite often. Anybody else have a question? Thank you, sir.

1941

1942 Mr. Baka: No questions. Mr. Archer?

1943

1944 Mr. Archer: Yes, sir. Seems like I've had to do everything tonight.

1945

1946 Mr. Baka: And you're doing a fine job.

1947

1948 Mr. Archer: We're fixing -- we're going to get overtime with me.

1949

1950 This is -- this is a difficult case for me because I am very much understanding of
1951 the people that have come here to represent the neighborhood and what their
1952 concerns are.

1953

1954 And on the other hand, I know of people who have seen that there is quite a benefit
1955 to having self-storage units. The townhouses out there, I know at Mountain Gate,
1956 do have a little facility behind the unit which is quite small. About big enough to
1957 get a not-too-big lawn mower in, push mower.

1958

1959 I drove through there the other day to determine how the traffic could be
1960 manipulated for people coming in and going out. And then I thought to myself,
1961 well, the folks that live there now, they've got the same thing coming in and going
1962 out.

1963

1964 The facility itself seems to be one that is attractive in terms of how these facilities
1965 normally run. The explanation Mr. Theobald gave for not having a wrought-iron
1966 fence seems to be reasonable rather than tearing down vegetation that already
1967 exists. The crime situation does not seem to be, in looking at past uses, one that
1968 lends itself to an increase in crime, at least not that much. And then considering,
1969 as Mr. Theobald stated, the uses that could be done based on the current zoning,
1970 which is Office. And it would generate a heck of a lot more traffic than is there
1971 now. I think the design, again, of the building, is tasteful and appropriate for that
1972 site.

1973

1974 I've also noted -- because we've had a lot of storage units that we've had to deal
1975 with in the past year or two. After they are built, people discover that there is a
1976 huge need from many surrounding communities, particularly townhouse and multi-
1977 family units, because they don't have anywhere to put their stuff. And sometimes
1978 these things will free up that extra bedroom so that you can have a place to put
1979 your things.

1980

1981 Now, to the community, what we'll have to do here tonight is make a
1982 recommendation that will go forward to the Board so you all can get another
1983 opportunity at the next Board meeting to express your objection. So trying to weigh
1984 the balance between what could be there, as opposed to what they are asking to
1985 put there, the benefits that could be there for folks who have a need for storage

1986 and the fact that the traffic is something that I don't think would be a significant
1987 increase, I am going to move to recommend that the Board approve this.

1988
1989 And those of you who showed up tonight will have that opportunity at the next
1990 meeting to voice your concerns again, because again, all I'm making is a
1991 recommendation. The Board has the final say. But my motion is to recommend
1992 approval, Mr. Chairman.

1993
1994 Mr. Mackey: Second.

1995
1996 Mr. Baka: A motion by Mr. Archer, and a second by Mr. Mackey,
1997 to approve the rezoning case. All those in favor say aye. All those opposed say
1998 no. Motion passes.

1999
2000 **REASON -** Acting on a motion by Mr. Archer, seconded by Mr.
2001 Mackey, the Planning Commission voted 3-0 (two absent, one abstention) to
2002 recommend the Board of Supervisors **grant** the request because it is reasonable
2003 in light of the surrounding uses and the existing zoning on the property.

2004
2005 Mr. Emerson: And the Provisional Use Permit.

2006
2007 Mr. Baka: We also have a Provisional Use Permit associated with
2008 that same case.

2009
2010 Mr. Archer: All right. Then I move that PUP2018-00013, General
2011 Land Commercial Real Estate Company, be sent to the Board with a
2012 recommendation of approval.

2013
2014 Mr. Mackey: All right. Second.

2015
2016 Mr. Baka: We have a motion by Mr. Archer and a second by Mr.
2017 Mackey to approve the Provisional Use Permit to allow the height exception. All
2018 those in favor say aye. (All unanimously affirm). All those opposed say no. Motion
2019 passes.

2020
2021 **REASON -** Acting on a motion by Mr. Archer, seconded by Mr.
2022 Mackey, the Planning Commission voted 3-0 (two absent, one abstention) to
2023 recommend the Board of Supervisors **grant** the request because it will add
2024 services to the community and the recommended special conditions should
2025 minimize the potential impacts on surrounding land uses.

2026
2027 Mr. Emerson: Mr. Chairman, I would note that will be on the
2028 December 11th Board of Supervisors' agenda.

2029
2030 Mr. Baka: December 11th Board meeting.

2031
2032 Mr. Emerson: Mr. Chairman, moving on, the next item is also on page
2033 four of your agenda. It's PUP2018-00015, Karina Fourrier for PI Tower
2034 Development, LLC. The staff report will be presented by Mr. Livingston Lewis.

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PUP2018-00015 **Karina Fournier for PI Tower Development, LLC:**
Request for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a monopole communication tower up to 175' in height and related equipment on part of Parcel 808-735-4785 located at the northeast intersection of Neale Street and Goodell Road. The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 3.4 units per acre. The site is in the Airport Safety Overlay District.

Mr. Baka: Good evening. Is there anyone here in opposition to this rezoning case -- I'm sorry, PUP2018-00015, Karina Fournier for PI Tower Development? Yes, we do have opposition. We'll get to you in just a few minutes. Mr. Livingston Lewis, would you proceed? Mr. Lewis?

Mr. Lewis: Thank you, Mr. Chairman.

Mr. Baka: Thanks.

Mr. Lewis: This is a Provisional Use Permit request to allow parallel infrastructure to construct the telecommunication tower on property at 3300 Neale Street. The site is zoned A-1 and is recommended for Suburban Residential 2 and Semi-Public use in the 2026 Comprehensive Plan. As shown on this exhibit, the applicant proposes a 175-foot tall monopole-style structure with semi-flush mounted external antennas for T-Mobile at the top and colocation space for other carriers below.

The tower and related equipment would all be located within a 50-by-50 feet fenced compound in the wooded area behind the church. It would be accessed via an easement along an existing gravel path beside the building's western wall. In this location the tower would be approximately 360 feet from the nearest home to the west and 860 feet from the nearest home to the east.

Exhibit E and associated perspective photos illustrate the potential visibility of the tower from different vantage points in the surrounding area as chosen and presented by the applicant. This documentation suggests visibility from Goodell Road looking east. This perspective. From Harvey Road looking north. And from Aldersgate Drive looking northeast. Properties such as this with a semi-public use and residual acreage can be acceptable sites for communication infrastructure.

However, when residential neighborhoods are nearby, it is especially important to ensure a tower's potential impacts are appropriately managed along with the desire to achieve sufficient coverage and capacity objectives. With this in mind, staff suggest that the applicant explore the technical impacts of a different tower location on the property, reducing its height to 146 feet and/or placing the antennas inside the pole.

In response, the applicant submitted these propagation maps showing the degree to which a series of 20-foot height restrictions -- excuse me -- which shrink the

2084 desired signal coverage. Lower heights would also reduce colocation
2085 opportunities. The applicant also explored shifting the tower to the north and to
2086 the east but determined this not to be feasible because of Civil War earthworks to
2087 the east and steep slopes to the north. Details were not provided regarding the
2088 signal impact of switching to internal antennas.

2089
2090 Along with providing this supplemental information, the applicant also held a
2091 community meeting on October 29th which was attended by approximately five to
2092 10 area residents, none of whom expressed opposition to the request. While this
2093 monopole is somewhat taller than the typical height in comparable locations, it
2094 would allow equipment colocation opportunities that would otherwise not be
2095 available and the mature evergreen trees surrounding it would provide significant
2096 year-round screening.

2097
2098 Given these considerations, as well as the barriers to shifting the tower's location
2099 and the lack of opposition voiced to date, staff is comfortable supporting the
2100 request as originally proposed, subject to the revised conditions handed out this
2101 evening. Only condition number one has changed from the version in the staff
2102 report. This concludes my presentation. I'm happy to answer any questions you
2103 might have.

2104

2105 Mrs. O'Bannon: I have one.

2106

2107 Mr. Baka: Any questions of Mr. Lewis?

2108

2109 Mrs. O'Bannon: Mr. Lewis, do we have -- does the County have a list of
2110 telecommunications towers and what their heights are?

2111

2112 Mr. Lewis: We do.

2113

2114 Mrs. O'Bannon: Okay. And you know the heights of all of them?

2115

2116 Mr. Lewis: That is in the GIS layer that I personally maintain, yes,
2117 ma'am.

2118

2119 Mrs. O'Bannon: Okay. So do we have any other towers at this height,
2120 I mean, or around this height? Just interested.

2121

2122 Mr. Lewis: In this area?

2123

2124 Mrs. O'Bannon: Anywhere. Just --

2125

2126 Mr. Lewis: Or anywhere?

2127

2128 Mrs. O'Bannon: -- just to compare. I probably know where they are.

2129

2130 Mr. Lewis: We certainly have towers up to --

2131

2132 Mrs. O'Bannon: 199.

2133
2134 Mr. Lewis: Typically, they don't go above 200 feet.
2135
2136 Mrs. O'Bannon: Right.
2137
2138 Mr. Lewis: That way they avoid FAA issues.
2139
2140 Mrs. O'Bannon: Uh-huh.
2141
2142 Mr. Lewis: Lighting, additional striped painting and so forth.
2143
2144 Mrs. O'Bannon: Uh-huh.
2145
2146 Mr. Lewis: Typically they are somewhere between 140 and 160
2147 feet in height.
2148
2149 Mrs. O'Bannon: Okay. Is there one any -- is there one in the County
2150 that is this height? That was --
2151
2152 Mr. Lewis: There are numerous towers throughout the County that
2153 are this height or greater.
2154
2155 Mrs. O'Bannon: Okay. Well, do you know of a location of one? That's
2156 what I would like.
2157
2158 Mr. Lewis: All of -- all of the County communication towers for the
2159 --
2160
2161 Mrs. O'Bannon: Uh-huh.
2162
2163 Mr. Lewis: -- emergency 911 signal --
2164
2165 Mrs. O'Bannon: Uh-huh.
2166
2167 Mr. Lewis: -- are this height or higher. As far as a specific one, I
2168 have some examples of what is in this area.
2169
2170 Mrs. O'Bannon: Okay. That would be fine.
2171
2172 Mr. Lewis: You can't see this on the screen. I don't think we have
2173 the extent --
2174
2175 Mrs. O'Bannon: Uh-huh.
2176
2177 Mr. Lewis: -- we don't have something that zooms out to this
2178 extent, but if you go west on Laburnum --
2179
2180 Mrs. O'Bannon: Uh-huh.
2181

2182 Mr. Lewis: -- near Laburnum and 360 –
2183
2184 Mrs. O'Bannon: Uh-huh.
2185
2186 Mr. Lewis: -- there is a 150-foot tower.
2187
2188 Mrs. O'Bannon: Okay.
2189
2190 Mr. Lewis: Approximately a mile away from this one.
2191
2192 Mrs. O'Bannon: Uh-huh.
2193
2194 Mr. Lewis: If you go 1.3 miles to the south of this site, there is a
2195 170-foot tower. I apologize. I don't have the address.
2196
2197 Mrs. O'Bannon: That's good.
2198
2199 Mr. Lewis: I could project this map using the tool we have over
2200 there if everyone would like to see it. It's simply a map showing the surrounding
2201 towers.
2202
2203 Mrs. O'Bannon: Uh-huh.
2204
2205 Mr. Lewis: And also on the east side of North Laburnum Avenue
2206 there's a 150-foot tower.
2207
2208 Mrs. O'Bannon: Uh-huh.
2209
2210 Mr. Lewis: That's approximately 1.3 miles away, as well. So two
2211 150-footers and 170-foot tower within a mile or –
2212
2213 Mrs. O'Bannon: Uh-huh.
2214
2215 Mr. Lewis: -- mile and a third of this site. And –
2216
2217 Mrs. O'Bannon: Uh-huh.
2218
2219 Mr. Lewis: -- I would say that, in terms of comparability, they're not
2220 quite the same as this site because they're not sandwiched in between two
2221 neighborhoods. But they both are in reasonably close proximity to existing
2222 neighborhoods.
2223
2224 Mrs. O'Bannon: Thank you.
2225
2226 Mr. Baka: Any other questions of staff? Thank you.
2227
2228 Mr. Archer: Opposition?
2229
2230 Mr. Baka: At this time we'd like to hear from --

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Mr. Archer: Opposition towards the –

Mr. Baka: -- we'd like to invite those people -- those folks who'd like to speak about this case. If anyone's opposed -- in opposition to the case, would you please come forward to the podium and state your name for the record. Thank you. Good evening.

Mr. Jackson: Thank you, Board. My name is Darrell Jackson. I live approximately maybe to the west of this site. And my concern basically would be, would we actually need this pole concerning that you had, like, probably -- I think it was he had said three others in the area? And as well, with it being where it is, would it have any type of health concerns or possible impact to our community as far as nature?

Mr. Baka: Okay. Noted.

Mr. Jackson: All right.

Mr. Baka: Thank you. Any other questions from the Commission of Mr. Jackson? Thank you. Hello. Good evening.

Mrs. Porter: Good evening –

Mr. Archer: Good evening.

Mrs. Porter: -- to the board. I'm Evelyn Porter and this is my husband, Jeff Porter. We live at 3808 Broadgate Drive which is in walking distance of the church and where you are planning to place this monopole.

My concern with placing it there is the health -- potential health risk that it could provide to the community, as well as the property value. And the health risk has not, from the research that I've done -- there's not enough information to convince me that this would not pose some type of risk. So that would be one of my major concerns.

We've lived in that area for 20 years and just to have this come into our neighborhood, we are not for it. Also, I did not know that there were other poles around so that would be my concern, that you are putting a lot of this type of -- I don't know what you call it, equipment or whatever, in this particular vicinity in this neighborhood.

And so I would ask that you would not consider moving this forward. Also, when you look at the fact that this neighborhood is not that big. It's a small neighborhood. And you're talking about putting it right there in our -- in the midst of where we live at. So I'm just opposed to it based on that.

Mr. Baka: Go ahead, sir.

2280
2281 Mr. Porter: She pretty much covered it.
2282
2283 Mr. Baka: Okay. Yes, sir.
2284
2285 Mr. Archer: Thank you.
2286
2287 Mr. Baka: Does anyone have any questions of Mrs. Porter?
2288
2289 Mr. Archer: Ms. Porter.
2290
2291 Mrs. Porter: Uh-huh.
2292
2293 Mr. Archer: When you've mentioned health concerns –
2294
2295 Mrs. Porter: Uh-huh.
2296
2297 Mr. Archer: -- what type of health concerns are you -- have you
2298 been made aware of?
2299
2300 Mrs. Porter: When you talk about the radiation.
2301
2302 Mr. Archer: Uh-huh.
2303
2304 Mrs. Porter: And I -- you know, my research of some has said that
2305 it's not conclusive. Some of the research said that there could be some type of
2306 effect from it because every time you use your equipment, like your cell phone or
2307 your computer and -- I don't know all of the terminology for it, but the way that the
2308 -- I guess it's transmitted and having that power source right there, that it could
2309 have an impact upon your environment. So, that is my major concern.
2310
2311 Mr. Archer: Okay. Thank you.
2312
2313 Mr. Baka: Thank you very much. Would anyone else care to
2314 speak regarding this proposal in opposition? Anyone else in opposition? Okay.
2315 Mr. Archer, at this time would you like to hear from the applicant?
2316
2317 Mr. Archer: Yes, I would. Thank you.
2318
2319 Mr. Baka: Would the applicant please come forward? Good
2320 evening.
2321
2322 Mr. Romine: Good evening, Chairman Baka and PC members. My
2323 name is Steve Romine, local attorney representing Parallel Infrastructure. Tonight
2324 I have with me Orlando Landrum with T-Mobile. He's an RF engineer if you have
2325 technical questions. I've got Karina Fournier who's with NB&C, as well. I want to
2326 thank Livingston Lewis for his presentation. I'll not try to be repetitive.
2327
2328 The applicant tonight is asking for a PUP for 175-foot monopole. T-Mobile intends

2329 to be on the top of this monopole. It's in an A-1 District on a fairly large parcel,
2330 37.8 acres, owned by the Abundant Life Church of Christ in the Fairfield District.

2331

2332 As you may know, in the telecommunication industry there's been tremendous
2333 demand. That demand has continued to increase because of customer demand
2334 and business demand to provide service. And that service is being outpaced
2335 because there's not enough equipment out there. And this particular location has
2336 a gap and a need for coverage. And so the applicant is providing or asking you to
2337 approve 170-foot tower with a five-foot lightning rod on it because, primarily, it
2338 provides for colocation opportunities for three other carriers. We've found that as
2339 you drop in height in some locations, which we could do here a little bit if necessary,
2340 but you end up with more towers. You proliferate an amount of towers necessary
2341 because you lose colocation opportunities, and those people have to come in and
2342 ask for a tower, as well.

2343

2344 I have a PowerPoint up and I'm not sure if I can make this work. Okay. You saw
2345 this map earlier. This was the overview of where we took our balloon test. Now,
2346 the staff report, unfortunately, was drafted before we did our balloon test and had
2347 the photo sims. But what you're seeing in front of you is the tower location is
2348 yellow. The three green locations are where you can see it at all. The other red
2349 locations, you couldn't see the tower at all, so there's no photos there.

2350

2351 This one was the first one outside the neighborhood. You can barely see the tippy-
2352 top of the tower in this photo simulation, very well screened.

2353

2354 That's the other thing I should point out because the location is excellent in the
2355 sense of it being in a wooded area behind a church on a large parcel. So at 170
2356 feet is what we projected. With these photo sims you'll see what we see. Even if
2357 we dropped it 10 or 20 feet, you lose propagation, you lose colocation, but you
2358 don't really improve the screening or the lack of visibility.

2359

2360 Let me make sure I continue. Okay. Here's another site. Now, this is the place
2361 that's most visible. This is the entrance to the church. As you come into the
2362 driveway that you can see it pretty well there, but it is in the woods behind the
2363 church. And then the last location normally these towers, you'll see them on the
2364 horizon and you'll see a tippy-top. You won't really see them as you get closer to
2365 them because of the angle at which they're projecting.

2366

2367 And here's another photo behind some houses off in the distance. Again, here's a
2368 profile. We're asking for 170 feet. You'll see where our rad center's about 165.
2369 Ten-foot separation. That bottom carrier would be somewhere around 130 or 125.
2370 And as you look at prop maps, this is the existing coverage where that circle is,
2371 shows you in the light green there's not good coverage. The dark green spots is
2372 good coverage.

2373

2374 At 166, which is this is run at, you'll see the circle and how it fills in and connects
2375 to the other sites. As we drop the height down, it's very hard to see the differences.
2376 But there's substantial differences as you drop down by 20-foot increments as the
2377 propagation shrinks and we lose the signal strength and the connection to the other

2378 sites. Even more so as you go down to 106.

2379

2380 This last slide I'll just show you indicates that when we add a tower, we not only
2381 get benefit from that one tower on signal strength and receptivity, but you also
2382 improve the loads on the existing towers. And sometimes you'll get double benefit
2383 because the existing towers in the network will also be enhanced and improved
2384 because of that off load.

2385

2386 As mentioned earlier, we did meet with the community. At the community meeting
2387 we had maybe a handful of people there. I was not there. My partner Will
2388 Shewmake was there. And there were no objections or opposition expressed at
2389 that time. We were not aware of any.

2390

2391 An archeological study was done on this site and there are archeological factors
2392 here. So we really couldn't move it around without getting in more trouble on this
2393 site with respect to the archeology. So we'd prefer to leave it where it is. We have
2394 proffered or we have conditioned it on a semi-flush mount antenna which lowers
2395 the profile of the antenna surface.

2396

2397 So we're requesting tonight that you approve this recommend approval at 170 feet
2398 with a five-foot antenna. Just to quickly address some of the community concerns,
2399 the federal government has preempted health concerns in their standards, and the
2400 standards here are well within the guidelines of radiation from that particular
2401 facility. And we do reports and have to be within those guidelines for our licensing.
2402 And so there will not be any negative health effects, although that's not even a
2403 consideration that can be made in the decision making with respect to the federal
2404 guidelines. For those reasons, I would ask that you recommend approval and I'll
2405 stand by for questions. Thank you for your time.

2406

2407 Mr. Archer: Thank you, sir.

2408

2409 Mr. Baka: Any questions of Mr. Romine?

2410

2411 Mr. Mackey: Yes, I had a question, Mr. Romine. You said 170 feet.
2412 You mean 175?

2413

2414 Mr. Romine: Yeah. Well, it's 170 with a five-foot antenna so it's 175.

2415

2416 Mr. Mackey: Okay. Okay. All right.

2417

2418 Mr. Romine: Yes.

2419

2420 Mr. Mackey: Okay. Thank you. Uh-huh.

2421

2422 Mr. Romine: Thank you.

2423

2424 Mr. Baka: I had a couple questions.

2425

2426 Mr. Romine: Sure.

2427
2428 Mr. Baka: On this map right there -- well, there you --
2429
2430 Mr. Romine: Which one you want?
2431
2432 Mr. Baka: No, that's all right. You had voluntarily submitted the
2433 propagation maps. So --
2434
2435 Mr. Romine: Yeah, here's the prop maps. That's the --
2436
2437 Mr. Baka: -- the --
2438
2439 Mr. Romine: -- at the 166 level.
2440
2441 Mr. Baka: So the question that I heard earlier was is there a need
2442 for this facility. And without your -- can you explain without the propagation map --
2443
2444 Mr. Romine: Right there.
2445
2446 Mr. Baka: -- you're showing no coverage --
2447
2448 Mr. Romine: Yeah. Right there the --
2449
2450 Mr. Baka: -- in that area?
2451
2452 Mr. Romine: Correct.
2453
2454 Mr. Baka: But if you add this facility it provides coverage for that
2455 area?
2456
2457 Mr. Romine: Substantial area. Yeah. It's a very big gain --
2458
2459 Mr. Baka: Okay.
2460
2461 Mr. Romine: -- between no tower and the tower.
2462
2463 Mr. Baka: So this is a need. And then what's the approximate
2464 distance from this tower site to the nearest building and/or the nearest homes?
2465
2466 Mr. Romine: My understanding to the west it's 368 feet and to the
2467 east, I believe, it's 500.
2468
2469 Mr. Baka: Okay. So it's --
2470
2471 Mr. Romine: It's much larger.
2472
2473 Mr. Baka: -- it's a notable distance. Notable distance.
2474
2475 Mr. Romine: Yeah. The nice thing about this site is it's so heavily

2476 wooded and it's not really visible.

2477

2478 Mr. Baka: Okay. Was any -- on the earlier site visibility map there
2479 were three green houses -- three houses to the left with a green mark showing that
2480 it was -- the site was visible from those three homes to the west. Was any
2481 consideration given to shifting the site a little bit further east on this parcel? Would
2482 that have worked?

2483

2484 Mr. Romine: Right. We were asked to consider shifting it. But the
2485 big concern were the slopes and the archeological considerations. We got into
2486 those two issues when we shifted it.

2487

2488 Mr. Baka: Okay.

2489

2490 Mr. Romine: So we felt like leaving it where it was the optimum
2491 position. And then we looked at the height. And we could drop the height. It might
2492 get a little less visible but not much, and the screening was so good on the site
2493 anyway we just felt like we were giving up colocation opportunities and propagation
2494 signal for very little gain on visibility.

2495

2496 Mr. Baka: Okay. Any other questions of the applicant?

2497

2498 Mr. Archer: No.

2499

2500 Mr. Baka: All right. Thank you very much.

2501

2502 Mr. Romine: Thank you, sir.

2503

2504 Mr. Baka: Mr. Archer?

2505

2506 Mr. Archer: Yes, sir.

2507

2508 Mr. Emerson: Mr. Chairman?

2509

2510 Mr. Archer: Oh, I'm sorry.

2511

2512 Mr. Emerson: Before Mr. Archer, I will remind you again you cannot
2513 consider the property value question within your decision, similar to the health
2514 issue as was pointed out.

2515

2516 Mr. Baka: Based on state code?

2517

2518 Mr. Emerson: Based on the Feds.

2519

2520 Mr. Baka: Thank you.

2521

2522 Mr. Archer: All right. Thank you, Mr. Emerson, for that. I honestly
2523 feel like I'm being picked on tonight, but I got a few comments I do need to make
2524 concerning this.

2525

2526 I've heard over the years a lot of things concerning the health issues with cell phone
2527 towers. One explanation that was given some time ago was that they emit about
2528 the same amount of radiation as a baby monitor. And I also -- way back when I
2529 got my first cell phone, I was concerned about having it on my side all the time
2530 because I understood that the cell phones themselves emit some radiation, and
2531 the federal government had to intercede along that line to make sure that whatever
2532 radiation or whatever it is they give out -- and I don't know if radiation is the right
2533 word. Is that the right word, sir?

2534

2535 Mr. Romine: Yeah, radio frequency.

2536

2537 Mr. Archer: Okay. Okay. So that had to be regulated, also. So I
2538 don't think the health concern is that bad. It's difficult to weigh what we need to do
2539 in terms of trying to accommodate the community and at the same time keep
2540 everybody safe.

2541

2542 Now, this particular tower is quite a ways away from anyone's home. And also
2543 when you consider the height, if you looked at the picture where the church was,
2544 there's a drop-off when you go down to the church. So that sort of maybe takes
2545 away some of the height because it's not at street level.

2546

2547 This location in terms of where it is and the woods, if not ideal, I would say it is at
2548 least very good, because it's out of the way. There have been identified gaps in
2549 cell phone coverage for people that use that area. And if you think about the fact
2550 that all of us -- I don't think there's anybody in here that doesn't have a cell phone.
2551 Probably do.

2552

2553 When you make a phone call, you're using some cell somewhere -- some tower
2554 somewhere, I should say. In fact, probably many, I guess, as you complete your
2555 telephone call. And I know all of you know how frustrating it is when your cell
2556 phone drops a call. We have had to install, particularly around Richmond -- no, it's
2557 not Richmond. They don't have the bandwidth -- the racetrack. We've had
2558 requests to put towers there because of the frequency of calls that have been
2559 dropped.

2560

2561 And this particularly concerns emergency calls. So you can imagine what happens
2562 to a signal when you get 75, 80,000 people all in the same place using cell phones.
2563 So I don't think we can use as a reason for not installing a cell phone tower is
2564 because we already got a lot. Unfortunately, I hate to tell you this, but it's going to
2565 increase as long as we keep increasing our cell phone use. And you know, we got
2566 kids in kindergarten now that got cell phones, and nobody wants to give them up.
2567 And the technology is still growing.

2568

2569 Now, maybe at some point in the future, technology will come up that we can use
2570 something else besides towers to make our phone calls and Internet use from.
2571 Right now I don't know what that is. And then trying to balance the difference
2572 between having a lot of shorter towers or having one tower that can accommodate
2573 four users is something that we also have to consider.

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Mr. Baka: Uh-huh.

Mr. Archer: And there are a lot of other things that I could say. As Mr. Emerson said, we're not noted anywhere that there is a tower there that's caused anybody to lose property value.

Let's see. Did I leave out anything? I think I just about covered everything that I can cover except -- and this is not wanting but it's just the truth. There are going to be other users that come in and are going to want to put in additional cell phone towers.

And I don't think they will put them up and have to pay to have them maintained every month if there wasn't a need for it. So there's a safety concern that we have to take into consideration. And also, I'd like to compliment Mr. Lewis because his theory for these cell phone towers is to make sure we get optimum use out of the towers.

We're going to put it up then let's get the most out of it that we can. Appreciate that, too, Mr. Lewis. I don't think I have anything else, but with that I would move that we send this to the board with a recommendation for approval.

Mr. Baka: Second. We have a motion by Mr. Archer and a second by Mr. Baka to recommend approval of PUP2018-00015, Karina Fournier for PI Tower Development. All those in favor say aye. All those opposed say no. Motion carries.

REASON - Acting on a motion by Mr. Archer, seconded by Mr. Baka, the Planning Commission voted 3-0 (two absent, one abstention) to recommend the Board of Supervisors grant the request because it would provide added services to the community and the recommended special conditions should minimize the potential impacts on surrounding land uses.

Mr. Emerson: Mr. Chairman, we now move on to the next item on your agenda which also appears on page four. It is SIA2018-00002, Highland Springs High School Expansion and Redevelopment. The staff report will be presented by Mrs. Lisa Blankinship.

SIA2018-00002 Highland Springs High School Expansion and Redevelopment: The Department of Planning has received a request from Henrico County Public Schools to initiate a Substantially In Accord study of a proposed site for the expansion and redevelopment of Highland Springs High School. The proposed site consists of two parcels, 823-720-5069 and 824-721-0005, located along the north line of S. Airport Road (State Route 156) at its intersection with E. Beal Street. The property is 15.794 acres and zoned B-2 Business District and R-6 General Residence District. The 2026 Comprehensive Plan recommends Office.

Mr. Baka: Is there anyone here tonight in opposition to SIA2018-00002?
November 8, 2018

2623 00002, Highland Springs High School Expansion? Thank you. Mrs. Blankinship.

2624

2625 Mrs. Blankinship: Thank you, Mr. Chair, members of the Commission. At
2626 the request of Henrico County Public Schools, the Planning Department conducted
2627 a Substantially in Accord study to determine whether the use of the property for
2628 the expansion and redevelopment of Highland Springs High School is Substantially
2629 in conformance with the 2026 Comprehensive Plan.

2630

2631 The site is in the Varina Magisterial District and consists of two parcels totaling
2632 15.794 acres, located along the north line of South Airport Drive at its intersection
2633 with East Beale Street. Surrounding uses include the adjacent school use to the
2634 north, Scottie Farms Subdivision to the west, undeveloped parcels to the south,
2635 and Springer Plaza shopping center to the east.

2636

2637 The subject property is zoned R-6 General Residence District and B-2 Business
2638 District. County-owned or County-leased uses are permitted in these zoning
2639 districts. The 2026 Comprehensive Plan recommends Office and Commercial
2640 Concentration. While not entirely consistent with these designations, a school use
2641 would be similar in nature to uses supported by these designations. The adjacent
2642 school property to the north is designated Government on the future land use map.
2643 Adjacent property to the east is designated Commercial Concentration, and the
2644 property to the west is designated Suburban Residential 2.

2645

2646 A school would be generally compatible with these land use recommendations.
2647 After reviewing the proposed location and the context of existing and
2648 recommended land uses, the transportation system and other critical site
2649 characteristics and considerations, staff concludes the proposed use of the site for
2650 the expansion and redevelopment of Highland Springs High School presents no
2651 apparent conflict with the intent of the adopted 2026 Comprehensive Plan and is
2652 deemed to be substantially in accord with the goals, objectives, and policies of the
2653 2026 plan. This concludes my presentation. I'll be happy to answer any questions.

2654

2655 Mr. Baka: Any questions of Mrs. Blankinship?

2656

2657 Mr. Mackey: Yes. Mrs. Blankinship, one question: Do you know
2658 what the plans are for the existing school?

2659

2660 Mrs. Blankinship: No, I do not.

2661

2662 Mr. Mackey: You do not. Okay. I don't think --

2663

2664 Mr. Emerson: Mr. Mackey, it's my --

2665

2666 Mr. Mackey: Yeah.

2667

2668 Mr. Emerson: -- understanding that they may move the ACE Program
2669 into that.

2670

2671 Mr. Mackey: Okay.

2672
2673 Mr. Emerson: The technical training program.
2674
2675 Mr. Mackey: Okay.
2676
2677 Mr. Emerson: The original concept prior to deciding to build a new
2678 building was that the ACE facility would go on these properties.
2679
2680 Mr. Mackey: Oh, okay.
2681
2682 Mr. Emerson: That we're currently considering for the high school.
2683 And then after consideration of all options, it was determined that it was a better
2684 option to move forward in building the high school and then reuse the existing
2685 facility for the ACE Center.
2686
2687 Mr. Mackey: Okay.
2688
2689 Mr. Emerson: So that's my understanding at this time.
2690
2691 Mr. Mackey: All right. Thank you, Mr. Emerson. That was really all
2692 the questions I had.
2693
2694 Mr. Baka: Other questions of staff?
2695
2696 Mrs. O'Bannon: I have a question.
2697
2698 Mrs. Blankinship: Yes, ma'am.
2699
2700 Mrs. O'Bannon: The soil, does it -- it says it doesn't drain well. Any
2701 thoughts on that or any comments on that?
2702
2703 Mrs. Blankinship: Department of Public Works has indicated that there
2704 are wetlands on the site.
2705
2706 Mrs. O'Bannon: Uh-huh.
2707
2708 Ms. Blankenship: And I think that would be evaluated more so at the time
2709 of plan and development.
2710
2711 Mr. Emerson: Mrs. O'Bannon, in discussion with schools they're
2712 aware --
2713
2714 Mrs. O'Bannon: Mr. Chairman, I --
2715
2716 Mr. Emerson: -- that there are some wetlands on the site that will
2717 require mitigation.
2718
2719 Mrs. O'Bannon: Uh-huh.
2720

2721 Mr. Emerson: I've suggested a couple of wetland banks to them that
2722 they can look into.
2723
2724 Mrs. O'Bannon: Oh, uh-huh.
2725
2726 Mr. Emerson: So they're already aware of some of these issues that
2727 -- the situation that we're in here is the ACE Center and the high school need to be
2728 in proximity to each other.
2729
2730 Mrs. O'Bannon: Uh-huh.
2731
2732 Mr. Emerson: And you've got such an investment in the existing
2733 infrastructure, it's hard to go away from the site. So when you look at it from that
2734 perspective, we really only had these two sites available that you're considering.
2735
2736 Mrs. O'Bannon: Uh-huh.
2737
2738 Mr. Emerson: Or go up to Nine Mile Road and attempt to acquire
2739 those parcels along the front of existing Highland Springs High School to do
2740 something there.
2741
2742 Mrs. O'Bannon: Uh-huh.
2743
2744 Mr. Emerson: And of course there are various different improvements
2745 already on those properties so there's -- it sort of became an exercise of
2746 determining which was the better side of two sites that --
2747
2748 Mrs. O'Bannon: Uh-huh.
2749
2750 Mr. Emerson: -- weren't possibly as ideal as you might want. But --
2751
2752 Mrs. O'Bannon: Oh, yeah.
2753
2754 Mr. Emerson: -- based on where you were, these were the options
2755 available.
2756
2757 Mrs. O'Bannon: If it is wetlands and you're going to purchase wetlands
2758 elsewhere, don't they have to be in the same watershed?
2759
2760 Mr. Emerson: Yes, ma'am, they do.
2761
2762 Mrs. O'Bannon: Do you have an idea of where they might be?
2763 (Unintelligible)
2764
2765 Mr. Emerson: Yes, ma'am. I have --
2766
2767 Mrs. O'Bannon: Okay.
2768
2769 Mr. Emerson: -- they have two very good alternatives that would put

2770 them in this watershed.
2771
2772 Mrs. O'Bannon: Uh-huh. Okay.
2773
2774 Mr. Emerson: Where they can purchase wetlands credits. And there
2775 may be more.
2776
2777 Mrs. O'Bannon: Okay.
2778
2779 Mr. Emerson: But there's at least two I know of.
2780
2781 Mrs. O'Bannon: All right. Does this go south or west -- south and west
2782 toward the river? Isn't that, you know --
2783
2784 Mr. Emerson: This was towards the Chickahominy. Yes, ma'am.
2785
2786 Mrs. O'Bannon: It goes to the east?
2787
2788 Mr. Emerson: To the east, yes, ma'am.
2789
2790 Mrs. O'Bannon: To the east. Okay. Thank you.
2791
2792 Mr. Baka: Other questions of the staff?
2793
2794 Mr. Archer: Uh-uh.
2795
2796 Mr. Baka: Thank you. Thank you very much. Mr. Mackey?
2797
2798 Mr. Mackey: All right. Mr. Chairman, I move that we approve
2799 resolution PCR-8-18 SIA2018-00002, Highland Springs High School Expansion
2800 and Redevelopment.
2801
2802 Mr. Archer: I second Mr. Mackey's motion.
2803
2804 Mr. Baka: It's a motion by Mr. Mackey, and a second by Mr.
2805 Archer, to recommend approval of SIA2018-00002, Highland Springs High School
2806 Expansion. All those in favor say aye. Opposed say no. Motion passes.
2807
2808 Mr. Emerson: Mr. Chairman, we now move on to the next item. It also
2809 appears on page four of your agenda. This is the continued consideration of the
2810 Route 5 Study. As you will recall, Planning Commission did receive input on the
2811 Route 5 Study at your last Planning Commission meeting. And we did go out to
2812 Varina to New Bridge Learning Center to take that public input. The staff report
2813 will be presented by Ms. Rosemary Deemer.
2814
2815 **ROUTE 5 PUBLIC HEARING:** The Planning Commission received input on the
2816 Route 5 Corridor Study as recommended by the 2026 Comprehensive Plan.
2817 Designated an Existing Character Protection Area, the study area consists of the
2818 land located 500 feet on either side of the centerline of Route 5 from the City of

2819 Richmond to Charles City County.

2820

2821 Mr. Baka: Good evening.

2822

2823 Ms. Deemer: Good evening. As Mr. Emerson said, we did have a
2824 public hearing to receive input on the corridor study on October 18th at the New
2825 Bridge Learning Center. We had approximately 85 attendees and stakeholders
2826 with 11 individuals speaking on the issue.

2827

2828 And a summary of each of the person's comments was provided to you as Exhibit
2829 2 in the staff report that was drafted for the study. Most of the comments focused
2830 on not widening Route 5, protecting farm land from development, and encouraging
2831 the rural character. And the study did receive positive endorsement from the Route
2832 5 Corridor Coalition, as well as Scenic Virginia.

2833

2834 Since the public hearing, staff has reviewed the speakers' concerns and
2835 determined that they were all of a general nature and would not alter any of the
2836 Study recommendations. But if you have any questions specific to the speakers'
2837 concerns, I'd be happy to address those.

2838

2839 If not, then staff would recommend the Planning Commission forward
2840 Comprehensive Plan Amendment CPA2018-00001 to the Board of Supervisors
2841 with a recommendation of approval. In addition, staff recommends that Chapter 7
2842 of the Comprehensive Plan be amended to include the boundaries of the Route 5
2843 study area along with the goals, objectives, strategies, and design guidelines
2844 identified in the document. And I'd be happy to answer any questions.

2845

2846 Mr. Baka: Any questions of Ms. Deemer?

2847

2848 Mr. Mackey: I don't have any questions. I'd like to make a comment,
2849 though. I've been studying this quite extensively trying to get caught up.

2850

2851 And I realize that I believe we've had nine previous studies, attempts at studies,
2852 and all but one, the Capital Trail bike trail and pedestrian trail, was the only one
2853 that had some action taken forward on it.

2854

2855 And so with saying that, I'm excited that we're moving forward with this. I'd like to
2856 thank Ms. Deemer and Mr. Strauss for all their hard work and a lot of hours they
2857 put in. I don't know everyone who worked on it, but I know that you all did a lot of
2858 work on this and it's greatly appreciated. And I was happy that the -- at the last
2859 meeting that the residents came out and spoke, you know, and really showed that
2860 they're really into it and looking forward to moving forward, as well.

2861

2862 Having said that, Mr. Chairman, I make a motion that we approve Resolution PCR-
2863 7-18, Route 5 Corridor Study.

2864

2865 Mr. Archer: Second.

2866

2867 Mr. Baka: I have a second. We have a motion by Mr. Mackey and

2868 a second by Mr. Archer. All those in favor say aye. Opposed say no. Motion
2869 carries.

2870

2871 Mr. Emerson: Mr. Chairman, the next item on your agenda this
2872 evening is the consideration of your minutes from your October 18th, 2018
2873 meeting. And there is no errata sheet.

2874

2875 Mr. Mackey: Mr. Chairman, I move that we accept the minutes as
2876 presented.

2877

2878 Mr. Archer: Second.

2879

2880 Mr. Baka: Motion by Mr. Mackey and second by Mr. Archer. All
2881 those in favor say aye to approve the minutes. Opposed say no. Motion carries.

2882

2883 Mr. Emerson: Mr. Chairman, I have one last item this evening. And
2884 I'm going to ask Ms. Deemer to come back up. She has, I think, a request of the
2885 Commission. I think she wants to inform you of our Christmas Mother Fundraising
2886 Program.

2887

2888 Ms. Deemer: Sure.

2889

2890 Mr. Emerson: Rosemary, do you want to –

2891

2892 Ms. Deemer: Well, why don't -- you could pass the bowl around and
2893 everybody –

2894

2895 Mr. Emerson: You want to pass the bowl first?

2896

2897 Ms. Deemer: -- if you'd like a duck.

2898

2899 Mr. Emerson: I'll let you explain it first before they put their hand in
2900 the bowl.

2901

2902 Ms. Deemer: Sure. And I do voices but I don't do ducks so I'm sorry.

2903

2904 Every year we -- each of the departments holds something for the Christmas
2905 Mother. One of the things we always do is a bake sale. But we try to come up
2906 with something new and different every few years, and so this year we -- well, we
2907 started out with a duck toss.

2908

2909 We were going to drop little ducks into the fountain out in the courtyard and we
2910 were going to randomly draw for winners. We have six great prizes. We have a
2911 \$150 Fitbit, a brand new one. We have a brand, new maple cutting board with
2912 stainless steel feet that's also valued at \$150. And then we have four gift card
2913 bundles. Each bundle is made up of \$50 worth of gift cards.

2914

2915 So it could be -- there's a \$40 Macy's card and a \$10 Cold Stone Creamery Card;
2916 that's one of the bundles. And staff basically has donated these items for prizes.

2917 Because that's a game of chance and was considered gambling, we've had to
2918 modify our –

2919
2920 Mr. Emerson: The County Attorney's Office stepped on us is the best
2921 way to put it. But anyway –

2922
2923 Ms. Deemer: Yeah. So instead of just randomly drawing ducks from
2924 out in the fountain, we're going to have what's now called Chuck a Duck. And so
2925 we will be taking -- we have a little kid's swimming pool. We'll be filling it with water.
2926 And a couple of little duck inflatable balloons inside.

2927
2928 And we are selling adopting ducks so that you can chuck them into the pool. And
2929 so people have been purchasing the ducks from us, and next Friday we will be out
2930 in the courtyard at noon. Angela Harper, who is this year's Christmas Mother –

2931
2932 Mr. Baka: Uh-huh. Uh-huh.

2933
2934 Ms. Deemer: -- will be joining us. She said she's available to come
2935 and watch. And so we're going to have people from certain distances, until we get
2936 as far back to just have six remaining winners.

2937
2938 So if anybody would like to -- well, first of all, you can all take an itty-bitty duck.
2939 That's not the size of the ducks we'll be chucking. They're a little bit bigger than
2940 that. But feel free to take a duck. Those squeak, so they're cute yet annoying.

2941
2942 And if anybody would like to participate, we'll be here on Friday. It's \$3 to adopt a
2943 duck or two for \$5. And as I said, we've got some really great prizes. If not just
2944 come by next Friday because you'll see a bunch of employees out in the courtyard
2945 throwing ducks in a swimming pool.

2946
2947 Mr. Baka: So \$3 a duck, two for 5, right?

2948
2949 Ms. Deemer: Yep.

2950
2951 Mr. Archer: All right.

2952
2953 Mr. Baka: Thank you, Ms. Deemer.

2954
2955 Mr. Mackey: Three bucks and some luck to chuck a duck.

2956
2957 Mr. Emerson: There you go. There you go. Where else could you do
2958 that but here? And also there's a coffee mug in front of each of you. That's
2959 something we had done up for the 85th anniversary of the department. So we had
2960 those made up for all the department staff and Planning Commission.

2961
2962 Mr. Baka: Thank you.

2963
2964 Mr. Emerson: And Board members.

2965

2966 Mr. Archer: Thank you, sir.
2967
2968 Mr. Mackey: Thank you.
2969
2970 Mr. Emerson: So it's a large cup so you only have to fill it up a couple
2971 times a day. We like to stay well-caffeinated. I have nothing else, Mr. Chairman.
2972
2973 Mr. Baka: Okay. If members of the Planning Commission have
2974 nothing further tonight, is there a motion to adjourn?
2975
2976 Mr. Mackey: So moved, Mr. Chair.
2977
2978 Mr. Baka: Second. Meeting stands adjourned. Thank you.
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Mr. Gregory R. Baka, Vice-Chairperson



Mr. B. Joseph Emerson, Jr., Secretary