

1 Minutes of the regular monthly meeting of the Planning Commission of Henrico County  
2 held in the County Administration Building in the Government Center at Parham and  
3 Hungary Springs Roads beginning at 7:00 p.m. Thursday, November 12, 2020. Display  
4 Notice having been published in the *Richmond Times-Dispatch* on October 26, 2020 and  
5 November 2, 2020.

6  
7 Members Present: Mr. C. W. Archer, C.P.C., Chairman (Fairfield)  
8 Mr. William M. Mackey, Jr. (Varina)  
9 Mrs. Melissa Thornton (Three Chopt)  
10 M. Gregory R. Baka (Tuckahoe)  
11 Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,  
12 Secretary  
13 Mr. Tyrone E. Nelson (Varina)  
14 Board of Supervisors' Representative  
15

16 Members Absent: Mr. Robert H. Witte Jr. (Brookland)  
17

18  
19 Also Present: Mr. Benjamin Blankinship, AICP, Senior Principal Planner  
20 Ms. Rosemary D. Deemer, AICP, County Planner  
21 Mr. Seth Humphreys, County Planner  
22 Mr. Benjamin Sehl, County Planner  
23 Mr. Michael Morris, County Planner  
24 Ms. Kristin Smith, County Planner  
25 Mr. Salim Chishti, ASLA, County Planner  
26 Mr. John Cejka, Traffic Engineer, Public Works \*  
27 Mr. William Moffett, CPTED Planner, Police \*  
28

29 \* Virtually  
30

31 **Mr. Tyrone E. Nelson, the Board of Supervisors' representative, abstains on all**  
32 **cases unless otherwise noted.**  
33

34 Mr. Archer - Good evening, everyone. This is the November 12th edition  
35 of our Planning Commission meeting. And we'll stand and pledge allegiance. And I see  
36 we have some media in the back, but I don't know who it is.  
37

38 Mr. Emerson - That's our media.  
39

40 Mr. Archer - Oh, that's our media.  
41

42 Mr. Emerson - Yes, sir.  
43

44 Mr. Archer - Well, welcome.  
45

46 Mr. Emerson - They're here to videotape how you operate under COVID.

47  
48 Mr. Archer - All right. Let's stand and pledge allegiance to the flag. Okay.  
49 With that I'm going to turn things over to the secretary. Mr. Emerson, you may take over,  
50 sir.

51  
52 [Recitation of Pledge of Allegiance]

53  
54 Mr. Emerson - Thank you, Mr. Chairman, we have several items to go over  
55 tonight. And we'll begin with the instructions that we had for those who join us in the  
56 virtual world. And we certainly thank those joining us by WebEx and livestream for tuning  
57 into our November 12th Planning Commission Public Hearing.

58  
59 Following the introduction and presentation of each of the cases this evening, and, of  
60 course, they are all expedited and/or deferred this evening. The public will have an  
61 opportunity to comment. So, following each one of those items as we go through them,  
62 the public will be given an opportunity to comment.

63  
64 Staff will send a message asking if anyone would like to speak about that specific  
65 proposal. This will be done using the chat feature located in the bottom right corner of  
66 the WebEx screen. And you can see that on the screen in front of you. We recommend  
67 that everyone press this now to open the chat screen and follow staff's prompts that you'll  
68 see once you open that screen. To be put on the list of speakers you must send your  
69 request to the correct contact person using the chat feature's drop-down menu, please  
70 select Kristin Smith of our staff before replying.

71  
72 Please be aware this feature is only being used to identify speakers. Messaged questions  
73 or comments will not be answered, as they should be directed to the Planning  
74 Commission when the mic is turned over to you for your opportunity. When it is your turn  
75 you will be introduced, unmuted, and prompted to speak. Following your question or  
76 comment, you will be muted again.

77  
78 Please be aware there is a time limit for speakers. The Commission provides the  
79 applicant and any proponents 10 minutes to speak. The opposition is also provided 10  
80 minutes, and that is a cumulative 10 minutes. Questions from the Commission do not  
81 count towards the time limit, and the applicant may reserve time to answer questions.  
82 Please keep your comments brief to allow for the greatest number of speakers.

83  
84 Individuals who have chosen to attend tonight's meeting in person will be called upon  
85 first, and then staff will identify speakers waiting on WebEx. For those of you who are  
86 with us here in the room, there's a lectern located in the rear of the room for both the  
87 applicants and the public to utilize when addressing the Commission.

88  
89 That concludes my comments in regard to that, Mr. Chairman.

90  
91 Mr. Archer - All right.

92

93 Mr. Emerson - And, with that, we'll move on to the requests for withdrawals  
94 and deferrals. We'll begin on page 2 of your agenda for PUP 2019 -- or PUP2020-00019  
95 EventMakers-USA, Incorporated.

96  
97 **PUP2020-00019 Lawrence Creeger for EventMakers-USA, Inc.:** Request for a  
98 Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-70(a), 24-120 and 24-122.1  
99 of Chapter 24 the County Code to allow outdoor special events on Parcels 771-756-5980,  
100 771-756-7746, and 771-757-8224 located at the northwest intersection of E. Parham Road  
101 and Ackley Avenue. The existing zoning is M-1 Light Industrial District and M-2 General  
102 Industrial District. The 2026 Comprehensive Plan recommends Light Industry and  
103 Environmental Protection Area. **Staff – Ben Sehl (Deferral Requested to December 10,  
104 2020 Meeting)**

105  
106 This deferral is requested to the December 10, 2020 meeting. It is a request for a  
107 provisional use permit to allow an outdoor concert series. It is located Northwest  
108 intersection of East Parham Road and Ackley Avenue. And, again, it's to allow outdoor  
109 special events.

110  
111 Mr. Archer - Thank you, Mr. Secretary. Is there anyone present either here  
112 or on the web who is opposed to the deferral of this particular item, PUP2020-00019  
113 EventMakers-USA, LLC.

114  
115 Ms. Deemer - We have no one on WebEx.

16  
117 Mr. Archer - Thank you. And there's no one here. So, with that, I will move  
118 that the request for deferral be granted.

119  
120 Mr. Mackey - Second.

121  
122 Mr. Archer - Motioned by Mr. Archer and seconded by Mr. Mackey. All in  
123 favor of the motion say aye. Anyone opposed say no. The ayes have it. The motion  
124 passes and that case is deferred.

125  
126 Mr. Emerson - Mr. Chairman, moving on to the next item, which also appears  
127 on page 2, REZ2020-00036, Gouldin Properties, LLC.

128  
129 **REZ2020-00036 Jeffrey P. Geiger for Gouldin Properties, LLC:** Request to  
130 conditionally rezone from B-1 and B-3 Business Districts and R-4 One-Family Residence  
131 District to B-3C Business District (Conditional) and C-1C Conservation District (Conditional)  
132 Parcels 801-733-8844, 802-733-0431, and 801-733-9618 containing 2.06 acres located on  
133 the east line of Mechanicsville Turnpike (U.S. Route 360) approximately 615' north of its  
134 intersection with Harvie Road. The applicant proposes business uses. The uses will be  
135 controlled by zoning ordinance regulations and proffered conditions. The 2026  
136 Comprehensive Plan recommends Commercial Concentration. Part of the site is in the  
137 Enterprise Zone. **Staff – Mike Morris (Deferral Requested to December 10, 2020  
138 Meeting)**

139  
140 The deferral is requested to the December 10, 2020 meeting. Request is to conditionally  
141 rezone from B1 and B-3 Business Districts to B-3C Business District and C-1C  
142 Conservation District. The property is located on the east line of Mechanicsville Turnpike  
143 north of its intersection with Harvey Road. And the purpose of the rezoning is to allow  
144 speculative marketing of the property for business uses.

145  
146 Mr. Archer - All right. Thank you. Is there anyone present here or on the  
147 web who is opposed to this deferral?

148  
149 Ms. Deemer - We have no one on WebEx.

150  
151 Mr. Archer - Thank you, Ms. Deemer. And there's no one here. So, with  
152 that, I will move that REZ2020-00036, Gouldin Properties, LLC be deferred until the  
153 December meeting at the applicant's request.

154  
155 Mrs. Thornton - Second.

156  
157 Mr. Archer - Motioned by Mr. Archer and seconded by Ms. Thornton. All in  
158 favor of the motion say aye. Those opposed say no. There are no noes, the ayes have it,  
159 and the motion passes.

160  
161 ~~Mr. Emerson - Mr. Chairman we now move on to page 3 of your agenda for~~  
162 ~~REZ2020-00031, Bhoopendra Prakash.~~

163  
164 **REZ2020-00031 Bhoopendra Prakash:** Request to amend proffers accepted with  
165 Rezoning case C-81C-96 on Parcel 774-746-2037 located at the northeast corner of  
166 Staples Mill Road and Aspen Avenue. The applicant proposes to amend proffers regarding  
167 setbacks and landscape buffers. The existing zoning is B-2C Business District  
168 (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration.  
169 The site is in the Enterprise Zone. **Staff – Mike Morris (Deferral Requested to the**  
170 **January 14, 2021 Meeting)**

171  
172 The deferral is requested to the January 14, 2021 meeting. There is also a companion  
173 case with this proposal, and it is PUP2020-0018. It's also on page 3.

174  
175 **PUP2020-00018 Bhoopendra Prakash:** Request for a Provisional Use Permit under  
176 Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for  
177 24-hour operation of a convenience store with fuel pumps and car wash on Parcel 774-  
178 746-2037 located at the northeast corner of Staples Mill Road and Aspen Avenue. The  
179 existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan  
180 recommends Commercial Concentration. The site is in the Enterprise Zone.  
181 **Staff – Mike Morris (Deferral Requested to the January 14, 2021 Meeting)**

182  
183 And the deferral, again, is requested to the January 14, 2021 meeting. It is a request for a  
184 Provisional Use Permit. Again, the property is located at the corner of Staples Mill Road

185 and Aspen Avenue. And it's to allow for 24-hour operation of convenience store fuel pumps  
186 and car wash. So, you can hold the public hearing at the same time on the two items on  
187 your deferral list, but you will need to take separate motions on these items when you defer  
188 them.

189  
190 Mr. Archer - All right. Thank you, Mr. Secretary. Is there anyone present,  
191 either here or online, who is opposed to the deferral of Bhoopendra Prakash, REZ2020-  
192 00031?

193  
194 Ms. Deemer - We have no one on WebEx for either case.

195  
196 Mr. Archer - Thank you, Ms. Deemer. With that, we'll need a motion --

197  
198 Mr. Baka - Mr. Chairman.

199  
200 Mr. Archer - -- and who's handling that?

201  
202 Mr. Baka - Mr. Chairman.

203  
204 Mr. Archer - Yes.

205  
206 Mr. Baka - I would move that REZ2020-00031, Bhoopendra Prakash be  
207 deferred to the January 14, 2021 meeting at the request of the applicant.

208  
209 Mrs. Thornton - Second.

210  
211 Mr. Archer - Motioned by Mr. Baka and seconded by Ms. Thornton. All in  
212 favor of the motion say aye. Anyone opposed say no. The ayes have it. That motion  
213 passes.

214  
215 Mr. Emerson - Mr. Chairman, we also need a motion for the provisional use  
216 permit.

217  
218 Mr. Archer - Oh. Okay --

219  
220 Mr. Baka - I'll proceed with that. Mr. Chairman, I would move that  
221 PUP2020-00019, Bhoopendra Prakash --

222  
223 Mrs. Thornton - One-eight.

224  
225 Mr. Archer - One-eight.

226  
227 Mrs. Thornton - One-eight.

228  
229 Mr. Baka - One-eight. Pardon me. Thank you. One-eight, Bhoopendra  
230 Prakash be deferred to the January 14, 2021 meeting at the request of the applicant.

231  
232 Mrs. Thornton - I second.  
233  
234 Mr. Archer - Motioned by Mr. Baka and seconded by Mrs. Thornton. All in  
235 favor of that motion say aye. Anyone opposed say no. The ayes have it, and that motion  
236 has passed.  
237  
238 Mr. Emerson - Mr. Chairman, we now move on to page 3 of your agenda for  
239 REZ2020-00035, Power Systems & Controls, Incorporated. This is a deferral requested to  
240 the January 14, 2021 meeting.  
241  
242 **REZ2020-00035 Ross C. Allen for Power Systems & Controls, Inc.:** Request to  
243 conditionally rezone from M-1 Light Industrial District and M-1C Light Industrial District  
244 (Conditional) to M-2C General Industrial District (Conditional) Parcel 777-743-3330 and  
245 part of Parcel 777-742-5090 containing 22.63 acres located at the northwest intersection  
246 of Byrdhill Road and Burley Avenue. The applicant proposes industrial manufacturing. The  
247 use will be controlled by zoning ordinance regulations and proffered conditions. The 2026  
248 Comprehensive Plan recommends Light Industry. Part of the site is in the Enterprise Zone.  
249 **Staff – Rosemary Deemer (Deferral Requested to the January 14, 2021 Meeting)**  
250  
251 Mr. Archer - Okay. Is there anyone present who is in opposition to this  
252 deferral? Ross C. Allen for Power Systems & Controls, Incorporated.  
253  
254 Ms. Deemer - We have no one on WebEx.  
255  
256 Mr. Archer - Thank you.  
257  
258 Mr. Baka - Seeing none, Mr. Chairman, I move that REZ2020-00035,  
259 Ross C. Allen for Power Systems & Controls, Incorporated be deferred to the January 14,  
260 2021 meeting at the request of the applicant.  
261  
262 Mr. Mackey - Second.  
263  
264 Mr. Archer - Motioned by Mr. Baka and a second by Mr. Mackey. All in favor  
265 of the motion say aye. Anyone opposed say no. The ayes have it. That motion has passed.  
266  
267 Mr. Emerson - Mr. Chair, the final deferral of the evening also appears on  
268 page 3 of the agenda. It is PUP2020-00017, Jocelyn Senn. The request is to the  
269 December 10, 2020 meeting.  
270  
271 **PUP2020-00017 Jocelyn Senn:** Request for a Provisional Use Permit under Section  
272 24.12.1(b), 24-120, and 24-122.1 of the County Code to allow a bed and breakfast and  
273 special events on Parcels 804-675-3435, 804-675-5989, 805-675-2498, and 805-676-8116  
274 located on the west line of Osborne Turnpike at its intersection with Battery Hill Drive. The  
275 existing zoning is R-2A One-Family Residence District. The 2026 Comprehensive Plan  
276 recommends Rural Residential, where density should not exceed 1 unit per acre and

277 Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff –**  
278 **Lisa Blankinship (Deferral Requested to the December 10, 2020 Meeting)**

279  
280 Mr. Archer - All right. Is there opposition either here or online to this case,  
281 Jocelyn Senn, PUP2020-00017?

282  
283 Ms. Deemer - We have no one on WebEx.

284  
285 Mr. Archer - Thank you. And there's no one here.

286  
287 Mr. Mackey - Mr. Chairman, with there being no opposition, I move that  
288 PUP2020-00017, Jocelyn Senn be deferred to the December 10, 2020 meeting at the  
289 request of the applicant.

290  
291 Mr. Baka - Second.

292  
293 Mr. Archer - Motioned by Mr. Mackey and seconded by Mr. Baka. All in  
294 favor of that motion say aye. Those opposed say no. The ayes have it and that deferral is  
295 granted.

296  
297 Mr. Emerson - Mr. Chairman, that completes the withdrawals and deferrals.  
298 We will now move on the request for expedited items. The first item appears on page 1 of  
299 the agenda and it is a request -- it is a request for approval of a landscape plan. It is  
300 POD2020-00380

301  
302 **POD2020-00380 Space Shop Self Storage** – Richmond – 1610 Glenside Drive RK&K  
303 for SIG 1610, LLC: Request for approval of a landscape plan, as required by Chapter 24,  
304 Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.872-acre site is located  
305 at the northwest corner of the intersection of Glenside Drive and Forest Avenue and on the  
306 east line of Eaton Road and the south line of Brigham Road, on parcel 764-744-8475. The  
307 zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

308  
309 Mr. Archer - All right. Is there anyone here who is opposed to this case?  
310 The landscape plan for POD2020-00380, Space Shop Self Storage.

311  
312 Ms. Deemer - We have no one on WebEx.

313  
314 Mr. Archer - No one present.

315  
316 Mr. Hogan - We have a --

317  
318 Mr. Archer - I'm sorry. I missed you, sir.

319  
320 Mr. Hogan - Not necessarily opposed to it. I just want to learn a little bit  
321 more about it. I live right there. That (indiscernible)?

322

323 Mr. Archer - I apologize. Didn't see you.  
324  
325 Mr. Hogan - No problem. Evening. Not opposed to it, just wanted to learn  
326 a little bit more information about it. I live right at the corner.  
327  
328 Mr. Archer - State your name for the record, please.  
329  
330 Mr. Hogan - Chris Hogan.  
331  
332 Mrs. Thornton - And his address.  
333  
334 Mr. Archer - Go right ahead.  
335  
336 Mr. Hogan - Chris Hogan, I live at 7100 Brigham Road, right at the corner.  
337 Just interested in a little bit more information about the plan.  
338  
339 Mr. Baka - Sure. Oh, go ahead.  
340  
341 Mr. Emerson - I'm sorry. Mr. Chairman, the process on the expedited agenda  
342 is if we receive questions or have comments we will move on to the next expedited item  
343 and then come back to this item and introduce it for public hearing and then go through the  
344 public hearing process.  
345  
346 Mr. Archer - Okay. That's fine.  
347  
348 Mr. Emerson - So we'll -- we will come back to this one.  
349  
350 Mr. Archer - We'll come back to it, sir. So, you can have a seat right near  
351 the mic, if you'd like. Okay. Next.  
352  
353 Mr. Emerson - Mr. Chairman, the next item is on page 2 of your agenda and  
354 it's REZ2020-0037, OS -- ORSA, LLC.  
355  
356 **REZ2020-00037 Gary Lee Scottow for ORSA, LLC:** Request to conditionally rezone  
357 from R-3 One-Family Residence District to O-1C Office District (Conditional) on Parcel 754-  
358 743-3548 containing .688 acres located on the east line of Eastridge Road approximately  
359 315' north of its intersection with Holly Hill Road. The applicant proposes office uses. The  
360 uses will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan  
361 recommends Office. **Staff – Kristin Smith (Expedited Agenda Requested)**  
362  
363 Mr. Archer - Is there anyone present either here or on the web that is  
364 opposed to REZ2020-00037, ORSA, LLC?  
365  
366 Ms. Deemer - We have no one on WebEx.  
367



368 Mr. Baka - Mr. Chairman, I would move that rezoning REZ2020-00037,  
369 Gary Lee Scottow for ORSA, LLC be recommended for approval with proffers 1 through 14  
370 dated November 3, 2020.

371  
372 Mrs. Thornton - I second.

373  
374 Mr. Archer - Okay. Motioned by Mr. Baka and seconded by Mrs. Thornton.  
375 All in favor of that motion say aye. Those opposed to the motion say no. no noes, the ayes  
376 have it. The motion passes.

377  
378 **REASON:** Acting on a motion by Mr. Baka, seconded by Mrs. Thornton,  
379 the Planning Commission voted 4-0 (one absent; one abstention) to recommend the  
380 Board of Supervisors **grant** the request because it is reasonable and would not adversely  
381 affect the adjoining area if properly developed as proposed.

382  
383 Mr. Emerson - Mr. Chairman, that completes the expedited agenda. And  
384 moving on to your regular agenda who will return to POD 2020-00380, which is the Space  
385 Shop Self Storage. It's RK&K for SIG 1610, LLC. And the staff report will be presented by  
386 Mr. Salim Chishti.

387  
388 **POD2020-00380, Space Shop Self Storage** – Richmond – 1610 Glenside Drive RK&K  
389 for SIG 1610, LLC: Request for approval of a landscape plan, as required by Chapter 24,  
390 Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.872-acre site is located  
391 at the northwest corner of the intersection of Glenside Drive and Forest Avenue and on the  
392 east line of Eaton Road and the south line of Brigham Road, on parcel 764-744-8475. The  
393 zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

394  
395 Mr. Archer - All right. Good evening, Mr. Chishti, how are you, sir?

396  
397 Mr. Chishti - I'm fine, thank you. And yourself?

398  
399 Mr. Archer - Not bad for an older person.

400  
401 Mr. Chishti - I know how you feel. And hello to everybody else.

402  
403 Mr. Mackey - How you doing, sir?

404  
405 Mr. Chishti - Pleased to see you this evening. So as Mr. Emerson said, this  
406 request is for the approval of a landscape plan. The building and the project is a new safe  
407 -- Space Shop Self Storage Facility on that lot down there by Glenside Avenue, Forest  
408 Avenue, Eaton Road, and Brigham Road. And that you can see on your plans is here.  
409 There should be an aerial as well. That's the same -- the same spot.

410  
411 I also took some photos recently so that you could see the way the building is shaping up.  
412 And that is on the Eaton Road side showing the buffer that is going to be planted. And  
413 another photo on the Eaton Road side as well in the other direction, and that shows more

414 of the building and what it looks like from that side. Photo three is a picture on Brigham  
415 Road. Might be across from where the gentleman that is asking the question lives.

416  
417 As you can see also on here, the windows and the brick on the building, and I'll talk a little  
418 bit more about that in a minute. This is from the Forest Road side, Forest Avenue side.  
419 Again, they've used the windows and the brick to break up the façade. And along Glenside  
420 you see the same thing. There'll be plantings along all four of those sides of the building.

421  
422 So, let me open up the landscape plan itself. Okay. So, as you can see, there's a great  
423 diversity of plant materials that are being used along the buffer. On the Eaton Road side  
424 over here it's a mixture of deciduous trees and evergreen trees, flowering plants, different  
425 kinds of trailing shrubs. Things like that.

426  
427 Along the Brigham Road side, and especially on this side here, they put in quite a number  
428 of evergreens, especially tall evergreen hedges, that will serve to screen the building from  
429 the build -- from the residences across the road on Brigham Road. So that really is a great  
430 deal of buffering. It's also a great mix and diversity of different kinds of plant materials.

431  
432 Also, the same thing along Forest Avenue. On this side we have also asked them to start  
433 to match the rhythm of the brick and the windows on the façade so that there are plants  
434 that correspond to the kinds of surface treatment there.

435  
436 And the same thing along Glenside. There are street trees along here, but there's also --  
437 it's hard to see -- but along the -- kind of zoom in a little bit here. Along the front we've also  
438 have roses that they've put underneath the windows so that you can see out from the  
439 windows, but then where the brick is there's different kinds of coniferous, evergreen, and  
440 deciduous trees along there as well. So that is a -- in my opinion -- it's a great use of the  
441 different kinds of plant materials that they -- that they've put in there.

442  
443 The staff does recommend approval subject to the annotations on the plan and the  
444 standard conditions for landscape plans. Mr. Malachi Mills is here representing the  
445 applicant. And I can answer any questions you might have.

446  
447 Mr. Archer - Thank you, sir. Are there questions from the Commission for  
448 Mr. Chishti?

449  
450 Mr. Baka - Yes. I have a couple questions.

451  
452 Mr. Archer - All right.

453  
454 Mr. Baka - Thank you, Mr. Chishti, for your work on this landscape plan.  
455 The first question I had is you mentioned that some of the plants, when you pointed on the  
456 exhibit on the Forest Avenue side, some of the plants would match the rhythm of the  
457 building. And that's an expression or a term I'm not as familiar with. So, what does that  
458 mean of where the plants will be located corresponding to either the windows or  
459 corresponding to the brick?

460  
461 Mr. Chishti - We would -- we would -- excuse me. We would mostly be using  
462 the flowering trees and low things where the windows are, and the taller columnar  
463 evergreen trees where the brick -- where the brick is.  
464  
465 Mr. Baka - Okay.  
466  
467 Mr. Chishti - So that there'd be a mix, but it would match with what the  
468 building is doing as well.  
469  
470 Mr. Baka - Okay. So if you're traveling on Forest Avenue and you're  
471 approaching a traffic light, you turn right on Brigham Road, which is the top of this exhibit,  
472 could you describe -- I'm not exactly sure which of the two homes there -- might be 7100,  
473 the gentleman's home, but can you describe the height of the evergreens at time of  
474 planting? But then also could you describe the approximate height they might grow to in  
475 the future?  
476  
477 Mr. Chishti - I believe we are specifying plantings 8 to 10 feet when they're  
478 being planted. Some of those plantings will get to be around 40-feet high. Some will only  
479 get 25, 30, something like that.  
480  
481 Mr. Baka - Okay.  
482  
483 Mr. Chishti - Maybe less.  
484  
485 Mr. Baka - And if any trees -- for the neighbor's concerns -- if any trees are  
486 dead, diseased, or dying in the first year are they required to be replanted by bond?  
487 Landscape bond?  
488  
489 Mr. Chishti - I am not sure about that. I know that most of these landscape  
490 planning will be guaranteed by the -- by the planter. They will? Yes, they are. They are  
491 going to be. Yep.  
492  
493 Mr. Baka - Okay. So, there's -- oh. Ah, helpful -- information might help  
494 the neighbor.  
495  
496 Mr. Chishti - Sure.  
497  
498 Mr. Baka - I don't have any further questions. I think this is fairly an  
499 intensive landscaping plan with a lot of mostly evergreen mixed with deciduous and some  
500 flowering accents, so it's -- appears to be well done. So. It just -- maybe others have  
501 questions.  
502  
503 Mr. Archer - Okay. Are there other questions from the Commission?  
504  
505 Mrs. Thornton - No, sir.

506  
507 Mr. Mackey - No, sir.  
508  
509 Mr. Archer - Okay. How do you want to proceed? You want to hear from  
510 the applicant first, or you want the opposition?  
511  
512 Mr. Baka - Oh we -- guess I'd like to ask Mr. Hogan if he has any further  
513 questions or opposition, concerns, to speak about.  
514  
515 Mr. Hogan - No further opposition. I was just going to talk to the engineer  
516 for a little bit.  
517  
518 Mr. Baka - Okay. I do have a question for the applicant if they're present,  
519 then. So, the question deals with timing. We're here in November and it was so warm out  
520 recently, you know, I wasn't sure what season it was. But the question is, if this is approved  
521 tonight, when would you be able to proceed with installing these plants? And then would  
522 that be now, or would that be after construction -- further construction work takes place on  
523 site?  
524  
525 Mr. Mills - Well good evening, Mr. Chair, members of the Planning  
526 Commission, Mr. Baka. My name is Malachi Mills, I'm with RK&K Engineers. I represent  
527 Stein Investment Group on this case. And, to answer your question, yes. We've been --  
528 we filed earlier and had some delays working with the county and getting these details  
529 worked out. And we are, you know, on a timeline that if the weather is doing great, again,  
530 (individual) grading done and we want to start planting immediately before we move in the  
531 season. So, we don't want to delay in planting.  
532  
533 Mr. Baka - Okay.  
534  
535 Mr. Mills - Our intent is to get it -- the finished grade even and plant as  
536 soon as we can. I want to say two weeks, but then that's Thanksgiving. But as soon as  
537 we possibly can. Yes, sir.  
538  
539 Mr. Baka - Okay. Thank you. No further questions from -- Mr. Chairman.  
540  
541 Mr. Archer - Okay. Anyone else have a question? All right. Let's move  
542 ahead.  
543  
544 Mr. Baka - Okay. I've seen no further questions. Mr. Chairman, I would  
545 recommend approval of the landscape plan, POD2020-00380, RK&K for SIG 1610, LLC  
546 subject to the annotations on the plans and the standard conditions for landscaping plans.  
547  
548 Mrs. Thornton - Second.  
549

550 Mr. Archer - All right. A motion has been made by Mr. Baka and seconded  
551 by Mrs. Thornton. All in favor of the motion say aye. Those opposed say no. There are  
552 no noes. The ayes have it. The motion passes.

553  
554 Mr. Emerson - Mr. Chairman, we now move on to the next item on your  
555 agenda, which appears at the bottom of page 3. And that is your discussion item, which is  
556 the Zoning and Subdivision Ordinances. And it reads that the Commission will discuss  
557 scheduling a public hearing for 6:00 pm on December 10, 2020 to consider the Zoning and  
558 Subdivision Ordinance updates.

559  
560 You heard me talking about this somewhat earlier. The consultant is running a little bit  
561 behind on some changes that we have forwarded to them in relation to the graphics, which  
562 takes quite a bit of time actually to correct and change graphics. And I don't think they  
563 anticipated that we would have quite as many comments as we did have on their work.

564  
565 So, I don't believe that the document is going to be ready for advertisement in time to make  
566 your December meeting. So, I would suggest that we schedule this for January. But I also  
567 would add that I don't think it's necessary to schedule it tonight. We can do that at your  
568 December meeting for your January meeting. And I wouldn't want to schedule that meeting  
569 tonight, because I -- if we do that and for some reason that we can't meet that January date  
570 then we'd have to come back and revise your action. So, I'd prefer to be certain that that  
571 date is going to work before I have you schedule that for public hearing.

572  
73 Mr. Archer - I think that's wise.

574  
575 Mr. Emerson - So if you're in agreement, we'll just leave that be for this month  
576 and revisit it next month.

577  
578 Mr. Archer - Okay.

579  
580 Mrs. Thornton - Sounds good.

581  
582 Mr. Emerson - Mr. Chairman, the next item for your consideration appears on  
583 page 4 of your agenda. That is the approval of your minutes from the Planning Commission  
584 meeting on October 15, 2020. We do not have any errata sheet, but of course if there're  
585 any changes that you see that need to be made, we certainly will correct those.

586  
587 Mr. Archer - Okay. Anybody see any changes that need to be made?

588  
589 Mrs. Thornton - No, sir.


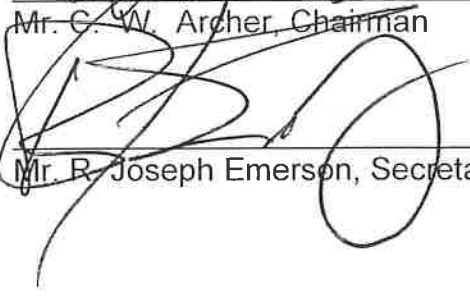
590  
591 Mr. Archer - Mr. Mackey.

592  
593 Mr. Mackey - Mr. Chairman, I move that the minutes from the October 15th  
594 meeting be accepted as presented.

595

596 Mrs. Thornton - I second.  
597  
598 Mr. Archer - Motioned by Mr. Mackey and a second by Mrs. Thornton that  
599 the minutes be approved. All in favor say aye. Anyone opposed say no. The ayes have  
600 it. The minutes stand approved.  
601  
602 Mr. Emerson - Mr. Chairman, I have nothing further for the Commission this  
603 evening.  
604  
605 Mr. Archer - All right. Anyone else have anything further to bring before the  
606 Commission?  
607  
608 Mr. Nelson - I have a question, Mr. Archer.  
609  
610 Mr. Archer - Reverend Nelson.  
611  
612 Mr. Nelson - Anybody have an update on Mr. Witte?  
613  
614 Mr. Emerson - Yes, sir. Mr. Witte is doing very well. And he would have been  
615 with us tonight, but all his cases were deferred, and he decided that it was better to stay at  
616 home this evening. But he had planned on being here. But with the way all his cases  
617 worked out, it just was better for him to stay at home since there was not a necessity for  
618 him to be here.  
619  
620 Mr. Archer - He also texted me a joke and I'll share it with you at another  
621 time.  
622  
623 Mr. Emerson - He's in very good spirits. He's Mr. Witte, there's no doubt about  
624 it.  
625  
626 Mr. Archer - He is.  
627  
628 Mr. Emerson - I believe he's back, without a doubt, in my conversation with  
629 him.  
630  
631 Mr. Archer - He is. Yeah, he is. Yeah. Okay. Anything else? May we have  
632 a motion for adjournment?  
633  
634 Mr. Mackey - Motion to adjourn.  
635  
636 Mrs. Thornton - Second.  
637  
638 Mr. Archer - Okay. Motioned by Mr. Mackey and seconded by Mrs.  
639 Thornton for immediate adjournment. All in favor say aye. Anyone opposed say no. The  
640 meeting is adjourned.  
641

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Mr. C. W. Archer, Chairman  
  
\_\_\_\_\_  
Mr. R. Joseph Emerson, Secretary