

1 Minutes of the work session meeting of the Planning Commission of Henrico, Virginia, held in
2 the County Managers Conference Room of the County Administration Building, Parham and
3 Hungary Spring Roads at 6:15 p.m. on September 12, 2002.

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5 Members Present: Mr. Allen Taylor, P.E., C.P.C., Chairperson, Three Chopt
6 Mr. E. Ray Jernigan, C.P.C., Vice Chairperson, Varina
7 Mr. C. W. Archer, C.P.C., Fairfield
8 Mr. Ernest B. Vanarsdall, C.P.C., Brookland
9 Mrs. Lisa D. Ware, Tuckahoe
10 Mr. John R. Marlles, AICP, Secretary, Director of Planning

11
12 Others Present: Mr. Randall R. Silber, Assistant Director of Planning
13 Mr. Joe Emerson, Principal Planner
14 Mr. Lee Householder, County Planner
15 Ms. Jean Moore, County Planner
16 Mr. Tom Coleman, County Planner
17 Mr. Paul Gidley, County Planner
18 Ms. Debra Ripley, Recording Secretary

19
20 Mr. Taylor - Let's see. Members of the Planning Commission. Members of the
21 staff. Public people who may be in attendance, it is our pleasure to host you all tonight at this
22 meeting of the Planning Commission. We will convene at this moment in time, 6:16 p.m.

23
24 Mr. Vanarsdall - You all feel free to ask questions over there if you want to.

25
26 Mr. Marlles - Thank you, Mr. Chairman, and good evening members of the
27 Planning Commission. This Special Work Session of the Commission is on a topic, the Sandston
28 Special Strategy Area Amendment. You might recall that about a year ago we had a consultant
29 who came in and briefed you on the results of that plan. The Special Strategy Area
30 Amendment is one of the major steps toward implementation of the plan recommendation. The
31 work that is being presented to you tonight was done primarily by Lee Householder, who is
32 going to review the recommended Special Strategy Area Amendment. If you have questions,
33 you may certainly ask them. The preparations of these types of plans are one of the key
34 elements of the Comprehensive Revitalization Strategy that was talked about. Just for your
35 information, we are currently in the process of preparing a very similar plan for Brook Road, for
36 a portion of Brook Road between Parham Road and the Richmond City limits; the area contains
37 the infamous Gold City Strip Club. In fact, we are having our first community meeting as part
38 of that planning process on September 25.

39
40 Mr. Vanarsdall - Are we having it at the Gold City place?

41
42 Mr. Marlles - Yes. Whatever. With that, I will turn it over to Lee.

43
44 Mr. Householder - Thank you, Mr. Secretary and members of the Commission. I am
45 going to present to you the proposed guidelines and strategies for the Special Strategy Area
46 Amendment for the Sandston Commercial Area, and also, if time permits I will also go over
47 some of the recent successes of the Commercial Area Study if we have time at the end.

49 Some background, which Mr. Marles alluded to, that a lot of this came directly from the
50 Sandston Commercial Area Study, which was finally completed in March of this year, the Study
51 offers of the conceptual plan for Sandston that recommends action for achieving stability and
52 the cohesive appearance in the area, one of the immediate action recommendations of the
53 Study was to amend the Special Strategy Area of the Comprehensive Plan, which already exists,
54 and to add to it, so that we can guide parking requirements, pedestrian access and landscaping.
55

56 Specifically, in the plan, the Land Development Guide Section, the Special Strategy Area, which
57 already exists, would amend that and add to it, and then the index of the Special Strategy Area
58 types would also be amended by this proposal. The 2010 Land Development Guide is currently
59 labeled Sandston Area as RC-9, Redevelopment Corridor. The boundaries on both sides of
60 Williamsburg Road, beginning west on Early Avenue and east on Nine Mile Road. Specifically,
61 some of the goals of this proposed amendment is to complement the Study as I mentioned,
62 address implementation recommendations of other parts of the Study, including organization of
63 the area itself, including business leaders and community members, business recruitment, how
64 to recruit complementary uses, addressing parking and driveway consolidation and landscaping.
65

66 More specifically, a purpose of this would be to recognize that Sandston has a unique history
67 and it has proximity to new development areas such as near the airport. We are noticing that
68 some new developments are coming in and further out past Sandston to the east on
69 Williamsburg Road. We want to make sure that any new developments we build are in the
70 character of the existing community, and identify new opportunities for developments in
71 Sandston, while at the same time maintaining the integrity of the community and maintaining
72 its physical and economic characteristics that exist today.
73

74 So I will jump in and go over the actual strategies, the two element are strategies and then the
75 design guidelines. The first and what we consider to be one of the most important is actually to
76 establish a non-profit community-based group that would oversee the implementation of some
77 of the recommendations of the study. A group like this is needed so that they can pay
78 attention to what is going on in Sandston and kind of keep the County in the loop as what their
79 needs are and how to strategize and implementing things, and these strategies and guidelines
80 will help that group. Other things are to establish a strong physical gateway to Sandston that
81 would be linked by streetscape design, meaning giving Sandston what we call a sense of place,
82 so you actually feel like you are entering a community on both ends when you leave, so there
83 would be some kind of cohesive environment. Sandston also has some infrastructure problems,
84 such as sidewalks that are crumbled in the area and some drainage problems in times of heavy
85 rain with pooling and intersections and things like that. Another strategy would be to reinforce
86 the small town character through what we consider a pedestrian-focused core and sensitive
87 building infill and renovation, meaning that there is really a heart of Sandston that the
88 consultant study recommended that would be pedestrian focused and this strategy would
89 capitalize on that idea.
90

91 Retain existing businesses and recruit appropriate businesses. There was a market study done
92 with the Sandston Commercial Area Study that recognized that there are niche uses that could
93 work in Sandston, and building on that would be the recruit complementary uses for infill
94 parcels and reusing existing structures for new uses.
95

96 Uses should be encouraged that serve not only neighborhood residents but also attract the
97 commuters on Route 60, the people that are employed in the general area and actual residents
98 who live in the area. More specifically, as far as some of the things that may come up later in
99 design guidelines, but this will help drive that point home, would be the consolidation and
100 reconfiguration of parking should be encouraged to improve circulation, and in some cases, that
101 would actually provide additional parking for businesses in the area.

102
103 Established sensitive building infill and renovation guidelines recognizing the importance of
104 retaining and enhancing Sandston's character. That gets to the next section, which is the
105 actual guidelines piece. I will quickly go over what the guidelines that are proposed are:

106
107 These things would help when we have rezoning cases that may come in the area, or a plan of
108 development for existing zoned sites, you could use these guidelines to say that pedestrian
109 scaled lights, ornamental trees, benches, things that you would typically find in a pedestrian-
110 oriented commercial area. Getting back to the gateways that are encouraged to have attractive
111 signage and landscaping, we've already established a need for gateways and this kind of piggy-
112 backs on that to say that they should obviously be attractive, and incorporate features that are
113 attractive for someone coming through Sandston. And new developments are encouraged that
114 would reflect the character of Sandston.

115
116 Signs are important in any commercial area. Sandston has a mix of different types of signs and
117 these guidelines will try and get them to be reconfigured and made more uniform, for not only
118 existing businesses but new businesses in the area. And overall, the design guidelines would
119 be maintaining a pedestrian-friendly character, and this was something, right from the study,
120 which is a creation of bump-outs around on-street parking spaces to reinforce the shopping
121 districts. The idea of bumping out the curbbage, which might make the road seem a little
122 thinner and actually slow traffic down as it comes through and create a more pedestrian-
123 oriented environment in the center of the community.

124
125 Mr. Marles - Lee, are there any local examples? There were some areas in the
126 fan that had those types of bump-outs that you are talking about. Aren't there?

127
128 Mr. Householder - The one area that comes to mind when I think about that idea is
129 the Grove and Libbie area, and it is kind of done with defining the cross-walk and I think they
130 raised up the cross-walk to have the feeling of slowing down as you are approaching, and
131 things like that.

132
133 There are other areas in the County, I don't know if it has been actually used to that extent.
134 New shared parking areas should be developed to retain the small town character. While the
135 area businesses in Sandston have parking problems, not enough parking, driveways coming in
136 at all difference places, and if you are able to have a shared area similar to some place like
137 Carytown, where you can park at any block you get on the street. Related to this the
138 reconfiguration of existing parking areas, with new paint lines and landscaping, the consultant
139 realized when she was doing this actual study, that some of the actual parking lots, if you
140 actually defined where you parked better, you actually end up with more parking, and actually
141 more room for landscaping, which improves not only the appearance but the function of the
142 area. And lastly would be driveway consolidation to result in what we would call conflict points,
143 this graphic below represents an area that actually has about three entry points, two along

144 Williamsburg, and if you got rid of all of the entry points, you could have a landscape median
145 and maybe they could even show their merchandise in that area. I am not sure if the County
146 would buy into that yet or not. That is an idea of how things could work better consolidated.
147 That really goes over it in a nutshell. All of the strategies and guidelines.

148
149 Our staff recommendation is for the Commission to set a public hearing after you accept this,
150 and we envision a Board work session following the public hearing. And I will take any
151 questions you have at this time.

152
153 Mr. Vanarsdall - Lee, in here it talks about the gateway signs, and where would
154 the gateway actually start up on Williamsburg Road? I think I know, but...

155
156 Mr. Householder - At Early Avenue. I think I have my graphics. This is the.... And
157 that would be right would be at N & W Salvage.

158
159 Mr. Vanarsdall - I was going to say that, N & W Salvage. OK. It starts there and it
160 ends.

161
162 Mr. Householder - At Nine Mile at the other end.

163
164 Mr. Vanarsdall - Oh, at Nine Mile? That intersection there where it used to be
165 Chuck's. Oh, it is still Chuck's.

166
167 Mr. Householder - That would be the eastern.

168
169 Mr. Vanarsdall - That is good. That is a big area. How did you say you would get
170 the traffic to slow down?

171
172 Mr. Householder - Well, one of the concepts was if you have, there is enough right
173 of way for the consultant to determine that he could bring the curbs out further, so you could
174 create parking along the street, and actually I think they really appear thinner to the driver. You
175 don't feel like you should be flying through it. You kind of have to pay attention. Some people
176 could argue that that could create a more dangerous situation, but from a planning perspective
177 it is proven that it works. It helps slow cars down so the pedestrian can cross.

178
179 Mr. Jernigan - Lee, one thing, I think the entrance going in where the N&W
180 Salvage, VDOT will have to change that. Somebody is going to get killed there. I mean that is
181 a bad, where it narrows down and goes right into N&W, and everybody is coming through
182 there, and...

183
184 Mr. Vanarsdall - And they are driving over the speed limit, too. Most of them are
185 driving over the speed limit.

186
187 Mr. Householder - That was addressed in the study. Right now the road comes
188 down into one lane or two lanes, one lane heading east, and people are pulling out of the N&W
189 right when people are having to merge in, and that creates an awful conflict. Their idea was to
190 bring that merge point out further. They've already slowed down and then when they are at
191 N&W they are going to...

192
193 Mr. Jernigan - Most of the problem is not people pulling out. It is the people
194 going from the airport to two lanes down to one, because inadvertently somebody always
195 scoots in there and slams the brakes on and turns in at the N&W.
196
197 Ms. Ware - What is N&W?
198
199 Mr. Jernigan - It is a salvage warehouse.
200
201 Mr. Householder - N&W is a very unique place. It is an expired food store. That is
202 what I like to call it. It is a place my Dad likes to shop.
203
204 Mr. Marlles - Lee, you might want to just touch on how staff and Commission
205 members can use these plans, how do we actually implement them, or what are some of the
206 ways they implement the recommendation that is in the plans.
207
208 Mr. Householder - I think a prime example would be if we had a vacant parcel and
209 we had a rezoning request on it. And, if it was a use that, a use like a veterinary office would
210 come to mind as a good use for Sandston. Now we might think it would be good from a zoning
211 perspective, but we want to make sure that if it is in the especially pedestrian core, that
212 proffers are given that relate to maybe sidewalks, street trees, a bench or something that really
213 makes a statement and sets the tone for the community.
214
215 Mr. Marlles - That is right. The other users of these plans - we have probably,
216 I don't know exactly how many of these now in existence, but probably at least four or five, and
217 in some cases these plans have been implemented in part using CDBG funds. For example, on
218 Lakeside Avenue, you are familiar with a lot of the renovation to the street that has been done.
219 That came out of a similar plan that was done for Lakeside Avenue, so the County uses these
220 plans to help target infrastructure improvements. Lee touched on something I also think is very
221 important and he did identify it as one of the major recommendations of this plan, is to try to
222 establish some type of non-profit group, because what we have found, at least in our research
223 is one of the keys to success in redevelopment and revitalization is to have a local group that
224 can carry on that effort and it can be residents, it can be businesses, or a combination thereof,
225 and what we are starting to do through these planning efforts is literally bring together people
226 as part of preparing the plan, to educate them on why it is important for them to be involved,
227 to continue to form a neighborhood group or business group, and to be a partner with the
228 County to implement these plans. But, that is very important, too.
229
230 Mr. Taylor - In that regard, has any group surfaced or like the Chamber of
231 Commerce expressed a sensitivity to bring this up as a project, and get going on implementing
232 the recommendations.
233
234 Mr. Householder - Last summer we sent out select invitations to business owners
235 and invited them to a breakfast to discuss forming it.
236
237 Mr. Vanarsdall - They have an eastern Business and Professional Association. It
238 used to be, at one times it was Highland springs and Sandston, and they merged and made it
239 eastern.

240
241 Mr. Jernigan - It is gone. I was in it.
242
243 Mr. Vanarsdall - Somebody told me they were having trouble keeping the
244 members and keeping it up. It wasn't active, but I didn't know it had gone out.
245
246 Mr. Jernigan - We couldn't – the last meetings we went to – we had six and
247 seven people.
248
249 Mr. Marlles - You are bringing up a good point, which is, and it is true with
250 neighborhood groups, too, as well as business associations. If those groups usually form over
251 some issue or problem that is affecting their community, and what happens with many of them
252 is once they deal with that issue or problem or give up, they just disband. One of these
253 purposes of these plans is try to leave a blueprint for these groups, so that they can stay
254 focused and if they are focused they can gather, recruit new members and kind of keep the
255 energy going.
256
257 Mr. Vanarsdall - That is the secret to it.
258
259 Mr. Marlles - That is the secret to it, actually.
260
261 Mr. Householder - If you want I can kind of touch on that touch on that and I will
262 review some of the implementations.
263
264 Mr. Taylor - Before you do that, just let me slide one little comment in here.
265 Is there an East End Rotary Club? Wouldn't a group like that, that is really characterized by a
266 group of businessmen and leaders in the community, be a good group that might be – serve as
267 the nucleus of this?
268
269 Mr. Jernigan - Yes.
270
271 Mr. Vanarsdall - They would have a very strong motive. We have a Civitan, too.
272
273 Mr. Taylor - It may be advantageous if we haven't thought about it to give
274 them a briefing like this, and solicit somebody to undertake it as a project. So many times the
275 service groups are an amorphous group until a project emerges, and it might be something that
276 captures their imagination, and still has the leadership and the breadth of the community to
277 focus on this whole effort. With the study that you have done, which is excellent, in their hands,
278 it might create some ideas and they might be able to build a consortium to a solution within an
279 existing group that has some leadership and history and interests in it.
280
281 Mr. Jernigan - I can approach them. I know some of the people in there.
282
283 Mr. Householder - The main group that has really come to the forefront has been the
284 Sandston Women's Club, and they have been the ones who have been really involved, and
285 actually they have gotten a few things done, and I think if the Rotary was involved and they
286 could use some of the help from the Women's Club, there has been some leaders who have

287 kind of risen up from that, and we were working with them to try and take the ball and run with
288 it. We are hoping that it will happen.

289
290 Mr. Taylor - What I would suggest is we really look for a champion in there –
291 some group that would keep pushing – because something like this, after you do the study,
292 unless you get somebody to execute the study, it is usually over a year, so it has got to be
293 some group that can get young leaders in there and have the young people work together on
294 projects and move it forward over the period of a year. It might be something worthwhile. If
295 you have to meet with the Rotary, that should make it easy. The Rotary is always looking for
296 people to give programs, and you could get a free lunch out of it. Take your satchel and your
297 cards and slides and go down and talk to them.

298
299 Mr. Jernigan - Is there any tax incentive on this or do we have an enterprise
300 zone?

301
302 Mr. Marlles - Well, we do have as part of that, and we talked a little bit about
303 this, that Comprehensive Revitalization Strategy, we do have a number of recommendations
304 that we have been implementing over the past 14 months, and this is just the first phase. But
305 some of those are tax incentives and some of those are new ordinance amendments, like Urban
306 Mixed Use District and in the way of tax incentives, probably the closest thing we have is what
307 is essentially a partial tax abatement for owners of commercial and multi-family properties that
308 you have to qualify for, but if they improve their property, the increased tax that normally
309 would occur from the improvements that they made to their structure is frozen for a period of
310 either five or seven years. So, they are not penalized for improving their structures, but there
311 are certainly other things that we as a County need to be considering, but I think for a first
312 effort at trying to put together some incentives, we are on our way.

313
314 Mr. Jernigan - Lee, you have been through Sandston quite a bit because you
315 have been doing the study, but how many people here are familiar with Sandston? Been
316 through there a lot? You know there is not much land left for business. What is going to have
317 to happen is the infill where all those small homes, those World War II homes, as you pass
318 through there, and I think we discussed it before, if we could have the infill in there, some of
319 those homes would be sold for commercial, and put parking back there, it may be enough to
320 live, but it is just not much there now to buy, to purchase, to put commercial property or
321 business in there.

322
323 Mr. Archer - Ray, what are the age demographics of Sandston? Are they
324 mostly older people in Sandston or mixed or what?

325
326 Mr. Jernigan - It is mixed now, Chris, because they have some new housing right
327 down there at Seven Pines behind the 7-11 Store back there. They have built new housing and
328 younger people are moving in there, but Sandston is typically, you know,

329
330 Mr. Archer – I mentioned that, as Mr. Chairman said, you need to have young
331 people involved in the groups that you form, so that they proliferate, because what happens is,
332 as we've seen in a lot of communities now that have organizations, everybody seems to be
333 crisis oriented. People get together and take care of the crisis, and when the crisis is over,
334 everybody just disbands and nobody does anything anymore, and if you had some young

335 people that you could bring along, as these groups are formed, then it will lend to the
336 continuity to it, but if you don't, when the older folks stop or can no longer participate or die or
337 whatever.

338
339 Mr. Vanarsdall - The cemetery is a National Cemetery, so that could be tied into it
340 that end of it. And you have lot of, Henrico is one of the most historic, or that end of Henrico if
341 one of the most historical areas in this whole state, in the United States.

342
343 Mr. Jernigan - Because all of the battles took place right there, Seven Pines.

344
345 Mr. Vanarsdall - That cemetery right there is kept up and would be a drawing card
346 in with the rest of this.

347
348 Mr. Jernigan - What you said earlier about slowing the traffic down and talking
349 about – that to me sounds like a good idea. I passed it by a couple of people and they really
350 were not excited about it, you know, but I think you are right on it. If you are going to do that,
351 if you are going to have those shops and all, you will have to slow that traffic down.

352
353 Mr. Householder - Yes, we got mixed results when it was presented to the
354 community meetings. Some people didn't even think it was needed for crosswalks and no
355 matter what; they got in their car and drove places.

356
357 Mr. Jernigan - I guess I relate Sandston more to Harper's Ferry than I do to any
358 place, because it is similar there, because you have got all the old homes that have been
359 converted over to different businesses and that is what you will have to do in Sandston.

360
361 Mr. Vanarsdall - John, did we learn anything from the Lakeside thing from Lewis
362 Ginter to the Park?

363
364 Mr. Marlles - Yes, are you thinking of...

365
366 Mr. Vanarsdall - Did we learn anything from that that we could pick up on this?

367
368 Mr. Marlles - Well, I think the – first of all, I will tell you that the consultants
369 that we used here, Elizabeth Lardner and Kathy Fraizer were really some of the top consultants
370 in the state, and I think some of the things that are in the plan, and Lee is just kind of
371 skimming over at a very high level some of those recommendations, but you know they are, for
372 example, there are recommendations in there that try to suggest how the commercial area can
373 be brought together so that it is more coherent. It is seen as a shopping district as opposed to
374 just a bunch of individual stores. There is a lot of design recommendations that are in there
375 trying to make it more pedestrian oriented. People today, it is funny we have little towns like
376 Highland Springs and Sandston, and we kind of, in my opinion, take them for granted, maybe is
377 the best word. I mean that from the standpoint that they have existed for a long time, but
378 when you look at some of the most exciting developments around the country and you hear
379 these terms like neo-traditional town planning, well what are they trying to create? They are
380 trying to create a small town environment, and we have them in our own backyard, so from a
381 planning standpoint, I think we have to recognize that we have an asset there and we ought to
382 be looking, perhaps, when it comes to rezoning as a new development, we ought to be building

383 on those assets, not detracting from them, and people, there are people who certainly like to
384 live in new subdivisions in the west end, but there are also people that are looking for places in
385 the Fan and also people looking for that small town environment. And we have that
386 opportunity to create those living environments and those communities. We have them. We
387 just need to recognize they are important; how do they work, and hopefully build on them as
388 opposed to detracting from them, but that is what these planning efforts are all about really. It
389 is really just almost the beginning of the process.

390
391 Mr. Jernigan - I think the mixed use would work good there.

392
393 Mr. Householder - Yes, it would. That was part of the reason it was – one of the
394 recommendations of this plan was that to create an ordinance that would allow apartments
395 above the commercial units.

396
397 Mr. Silber - That is good gateway for you, isn't it Lee?

398
399 Mr. Householder - It is a great gateway for some of the implementation results,
400 which I will quickly go through. One thing we are proud of is that we received a NACO Award.
401 Obviously, the consultant did a lot of work on this and they can take most of the credit, but the
402 Planning Office received this award earlier this year. We have worked with the Sandston
403 Women's Club and Mr. Donati and gotten a gateway sign that will be installed in early October
404 and placed right at Early Avenue. We just talked about the accessory dwellings and office and
405 business district ordinance, which was related to the recommendations of the study. It is hard
406 to take credit for, but it happened near the same time that Citizens and Farmer's Bank became
407 one of the first kick-off meetings, representatives from it, and I think it swayed them to make a
408 decision to locate in Sandston. They built a nice new bank there. And we have seen some site
409 improvements.

410
411 I will quickly just go through. This is a graphic of the sign. It is complete. It is at the sign shop
412 now, but this is what will be placed at the gateway to Sandston, and the Women's Club plans to
413 do some landscaping around it, and hopefully that will have a nice welcoming feature to
414 Sandston. You have seen this graphic before. This is the accessory dwelling ordinance, which
415 may help some uses in Sandston. This is a picture of the bank that went in. The consultant
416 went in at the POD time and was hoping we'd get it a little closer to the street with parking in
417 the rear, but there are still some aspects of it that are really nice for Sandston, and I think it is
418 an attractive and good use for the community. And this is a "Before" and "After" – the "Before"
419 picture is kind of hard to see. This was the Sandston Cleaners that met with the consultant and
420 a very easy solution to making the building look better was to put an awning on it, and I think
421 when you see it in person it really looks great. And those were just a few of the things that
422 have happened out there. We have a meeting with the Women's Club on the 25th of this month
423 to unveil the sign and we are going to, hopefully, hand out a completed study, and then you all
424 will be getting a copy of the study by the end of the month, before this goes to the next public
425 hearing.

426
427 Mr. Silber - Is the Planning Commission invited to the sign ceremony?

428
429 Mr. Householder - Absolutely.

430

431 Mr. Marlles - We will be sending out an invitation for that, too.
432
433 Mr. Vanarsdall - Good.
434
435 Mr. Marlles - Lee, I guess what we are asking the Commission to do tonight if
436 they are comfortable is to schedule a public hearing on this ordinance amendment, and we're
437 looking at possibly or asking you to schedule the public hearing at your October 10 rezoning
438 meeting. So, that is the recommendation of the staff, if there are aren't any more questions.
439
440 Mr. Taylor - Do we need a motion for that?
441
442 Mr. Marlles - Yes, sir.
443
444 Mr. Archer - To begin at 7:00 or prior to?
445
446 Mr. Vanarsdall - October 10, 7:00 p.m. zoning?
447
448 Mr. Taylor - So we are looking at October 10.
449
450 Mr. Jernigan - Mr. Chairman, I will make a motion that we schedule that for the
451 October 10 meeting at 7:00 p.m.
452
453 Mr. Vanarsdall - I second the motion for 7:00 p.m.
454
455 Mr. Taylor - Motion made by Mr. Jernigan and seconded by Mr. Vanarsdall to
456 add the special meeting to our zoning meeting on October 10. All in favor say aye. All opposed
457 say no. The motion passes.
458
459 We will include that in the Agenda Items for the Zoning Meeting on October 10, 2002.
460
461 Mr. Marlles - That concludes staff's business.
462
463 Mr. Taylor - There being nothing else to bring before this group today, the
464 Planning Commission, I think we have finished our business. A motion to adjourn would be
465 appropriate.
466
467 Mr. Jernigan - Mr. Chairman, I make a motion to suspend the Sandston Study
468 Meeting.
469
470 Mr. Vanarsdall - Second.
471
472 Mr. Taylor - Motion made by Mr. Jernigan and seconded by Mr. Vanarsdall. All
473 in favor say aye. All opposed say no. The motion passes.
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Allen Taylor, P.E., C.P.C., Chairman

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John R. Marlles, AICP, Secretary