

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 9:00 a.m. Wednesday, October 26, 2016.

4

Members Present: Mr. C. W. Archer, C.P.C., Chair (Fairfield)
Ms. Bonnie-Leigh Jones, C.P.C., Vice-Chair (Tuckahoe)
Mr. Eric Leabough, C.P.C., (Varina)
Mr. Robert H. Witte, Jr., (Brookland)
Mr. R. Joseph Emerson, Jr., AICP,
Director of Planning, Secretary
Mr. Frank J. Thornton,
Board of Supervisors' Representative

Members Absent: Mrs. Sandra M. Marshall (Three Chopt)

Others Present: Ms. Jean Moore, Assistant Director of Planning
Ms. Leslie A. News, PLA, Senior Principal Planner
Mr. Kevin D. Wilhite, C.P.C., AICP, County Planner
Mr. Michael F. Kennedy, County Planner
Ms. Christina L. Goggin, AICP, County Planner
Mr. Tony Greulich, C.P.C., County Planner
Mr. Matt Ward, County Planner
Mr. Gregory Garrison, AICP, County Planner
Mr. Lee Pambid, C.P.C., County Planner
Ms. Aimee B. Crady, AICP, County Planner
Ms. Kate B. McMillion, County Planner
Ms. Sharon Smidler, P.E., Traffic Engineer
Mr. Gary A. DuVal, P.E., Traffic Engineer
Mr. Ross Lewis, Division of Police
Mr. Robert Peterman, GIS Technician
Ms. Melissa Ferrante, Office Assistant / Recording Secretary

5

6 **Mr. Frank J. Thornton, the Board of Supervisors' representative, abstains on all**
7 **cases unless otherwise noted.**

8

9 Mr. Archer - The Commission will please come to order. Good morning,
10 everyone.

11

12 Many - Good morning.

13

14 Mr. Archer - Welcome to the October 26th meeting of the Planning
15 Commission. Before we stand and pledge allegiance to the flag, I'd like to ask everyone
16 to either turn off or mute your phones.

17

18 Thank you. I'd like to first acknowledge the presence of Mr. Frank Thornton from the Board
19 of Supervisors representing the Fairfield District. Good morning, sir.

20
21 Mr. Thornton - Good morning, Mr. Chairman.
22
23 Mr. Archer - Before I turn the meeting over to the secretary, I have a small
24 task to do. Today marks the end of an era. I know you're not an era. Today is the final day
25 of serving on the Commission for Ms. Bonnie-Leigh Jones, who has been here since
26 March 2005.
27
28 Ms. Jones - That is correct.
29
30 Mr. Archer - So you served a partial year of the first year; you'll do a partial
31 year of the last year.
32
33 Ms. Jones - Math was never my thing.
34
35 Mr. Archer - You owe us a couple of months. Ms. Jones, it has been a
36 pleasure serving with you. I hope you have enjoyed your stay here as much as we have
37 enjoyed having you.
38
39 Ms. Jones - Oh my goodness. We all know what a great county we have.
40 And I think a lot of it is part of the fact that we have very strong leadership from the Board.
41 We have wonderful professionals on staff in all departments. And we have a committed
42 group of citizens who are willing to give time and effort on commissions and boards, and
43 this is a prime example. It's been my privilege and it's been my honor to represent the
44 Tuckahoe District.
45
46 Mr. Archer - Well we've been glad to have you. I'm supposed to be paying
47 tribute to you, but you're paying tribute to us.
48
49 Ms. Jones - Well, I owe that to this Commission. I have enjoyed every
50 moment—well, I've enjoyed almost every moment. But it's been a great privilege to serve
51 with you all. Thank you.
52
53 Mr. Thornton - Mr. Chairman, may I say a word on behalf of the Board of
54 Supervisors?
55
56 Mr. Archer - Yes, you may.
57
58 Mr. Thornton - We want to thank Ms. Jones also for her 11-plus years of
59 extremely dedicated and proficient service. It's because of citizens like you, Ms. Jones,
60 that Henrico is where it is today and what it is today because you personify what citizenship
61 is all about. You could be doing something else, but you elected to come here and help us
62 to make the best decisions for the county in which you live.
63

64 And lastly, let me say I found out this morning she'll be moving to a place where I had my
65 beginning, in the bucolic Lancaster County. So I told Ms. Jones to make sure I get her
66 address because I go there from time to time.

67
68 So Ms. Jones, as we would say in French, bon adieu or happy, happy good bye.

69
70 Ms. Jones - Merci. Thank you for those kind words.

71
72 Mr. Witte - On a more important note, what about the Christmas candy?

73
74 Ms. Jones - Oh gosh. I'll put that on the calendar: Toffee for the Planning
75 Department. Okay.

76
77 Mr. Archer - We'll meet you halfway and get it.

78
79 Ms. Jones - We'll work something out. Thank you.

80
81 Mr. Archer - All right, anybody else care to say a word to Ms. Jones before
82 she leaves? Well you'll be here the rest of this meeting, won't you?

83
84 Ms. Jones - I'll be here until the bitter end of this meeting, yes.

85
86 Mr. Emerson - Mr. Chairman, I would be remiss not to thank her from my
87 perspective and staff's perspective. She's been very good to work with and very diligent, I
88 think, to the Commission and to the citizens of the Tuckahoe Magisterial District. We'll
89 miss her. You've been great, and I thank you very much.

90
91 Ms. Jones - Well I thank you. And now I'm getting a little emotional. I
92 appreciate it.

93
94 Mr. Leabough - Let me just echo—

95
96 Ms. Jones - Oh gosh.

97
98 Mr. Leabough - —being one of the, I guess, newer members, but not so new
99 at this point—just your dedication, the amount of time and energy that you put into your
100 cases. Whether the decisions are considered favorable by those in the audience, I know
101 that you've done this job with a high level of integrity and that you put the needs of the
102 County before the developers or anyone else in the room. I know that. And I know folks in
103 the audience may not always agree with that.

104
105 I've learned a lot from you. I'm going to miss your support as it relates to Varina cases, but
106 I know you're only a phone call away. And I do appreciate everything you've done for me.

107
108 Ms. Jones - Thank you.

109

110 Mr. Archer - And we have your cell number, too, by the way.
111
112 Ms. Jones - You have my cell number; call any time. Thank you.
113
114 Mr. Archer - All right, Mr. Secretary, let's get started.
115
116 Mr. Emerson - Yes sir, Mr. Chairman. Also we need to mention that
117 Mrs. Marshall is not with us this morning. She's still recovering from some medical
118 procedures. We hope she's doing well, and we look forward to hopefully seeing her on
119 November 10th.

120
121 With that, first on your agenda this morning are the requests for deferrals and withdrawals.
122 Those will be presented by Ms. Leslie News.

123
124 Mr. Archer - Good morning, Ms. News. How are you?

125
126 Ms. News - Good morning, members of the Commission.

127
128 We have one request for deferral on the agenda this morning. It's found on page 18 and
129 located in the Varina District. This POD2016-00423, Kingsridge Apartments, Phase I. the
130 applicant has requested a deferral to the November 16, 2016 meeting.

131
132 **PLAN OF DEVELOPMENT**
133

POD2016-00423 Kingsridge Apartments, Phase I – Kingsridge Parkway	Engineering Design Associates for Community Housing Partners Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct three, three-story 34,727 square foot apartment buildings totaling 72 units, and a one-story 2,858 square foot clubhouse. The 12.84-acre site is located at the southwest corner of the intersection of Kingsridge Parkway and North Laburnum Avenue, on part of parcel 809-725-3795. The zoning is R-5, General Residential District and ASO, Airport Safety Overlay District. County water and sewer. (Varina)
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134
135 Mr. Archer - Thank you, ma'am. Is there anyone present who is opposed to
136 the deferral of POD2016-00423, Kingsridge Apartments, Phase I? I see no opposition. Mr.
137 Leabough.

138
139 Mr. Leabough - Mr. Chair, there being no opposition, I move that POD2016-
140 00423, Kingsridge Apartments, Phase I, be deferred at the request of the applicant to the
141 November 16th meeting.

142
143 Ms. Jones - Second.
144

145 Mr. Archer - Motion by Mr. Leabough and seconded by Ms. Jones. All in
146 favor say aye. All opposed say no. The ayes have it; the motion passes.

147
148 At the request of the applicant, the Planning Commission deferred POD2016-00423,
149 Kingsridge Apartments, Phase I, to its November 16, 2016 meeting.

150
151 Mr. Emerson - Mr. Chairman, that completes the deferrals and withdrawals
152 this morning unless the Commission has anything additional to add. If they don't, we will
153 move on to the expedited items, which also will be presented by Ms. Leslie News.

154
155 Ms. News - We also have one item on our expedited agenda this morning.
156 It's found on page 7 of your agenda and located in the Fairfield District. This is a transfer
157 of approval for POD-26-07, Cadence at the Glen, which was formerly Verena at Virginia
158 Center. Staff recommends approval.

159
160 **TRANSFER OF APPROVAL**
161

POD-26-07 POD2015-00414 Cadence at the Glen (Formerly Verena at Virginia Center) – 10282 Brook Road (U.S. Route 1)	Troutman Sanders, LLP for Brook Road, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Centrum Glen Allen Limited Partnership to Brook Road, LLC. The 9.16- acre site is located along the west line of Brook Road (U.S. Route 1), approximately 615 feet north of Magnolia Ridge Drive, on parcel 783-772-1148. The zoning is R-6C, General Residential District (Conditional) and C-1, Conservation District. County water and sewer. (Fairfield)
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162
163 Mr. Archer - All right. Is there anyone present who is opposed to this
164 transfer of approval for POD-26-07 (POD2015-00414), Cadence at the Glen (formerly
165 Verena at Virginia Center)?

166
167 Well with that, I will move for approval on the expedited agenda of POD-26-07 (POD2015-
168 00414), Cadence at the Glen (formerly Verena at Virginia Center), subject to the staff
169 report and the deficiencies being corrected.

170
171 Mr. Leabough - Second.

172
173 Mr. Archer - Motion by Mr. Archer and seconded by Mr. Leabough. All in
174 favor say aye. All opposed say no. The ayes have it; the motion passes.

175
176 The Planning Commission approved the transfer of approval request for POD-26-07
177 (POD2015-00414), Cadence at the Glen (Formerly Verena at Virginia Center), from
178 Centrum Glen Allen Limited Partnership to Brook Road, LLC subject to the standard and
179 added conditions previously approved.

180
181 Ms. News - That completes our expedited agenda.

257
258 The Planning Commission approved the transfer of approval request for POD-140-86
259 (POD2016-00205), Ruppert Landscape (formerly Royal Oldsmobile New Car Storage and
260 Body Shop), from McKenney Land Company, LLC to Ruppert Landscape Facilities,
261 subject to the standard and added conditions previously approved.

262
263 Mr. Emerson - Mr. Chairman, we now move on to page 5 of your agenda for
264 POD-067-88 and POD-019-04, POD2016-00333 and POD2016-00335, Robert Wheeler
265 for CCBCC Operations LLC. The staff report will be presented by Greg Garrison.

266
267 **TRANSFER OF APPROVAL**
268

POD-067-88 and
POD-019-04
POD2016-00333 and
POD2016-00335
CCBCC Operations
(Formerly Coca-Cola Mid-
Atlantic Bottling Facility
and Expansion) – 500
Eastpark Court

Robert Wheeler for CCBCC Operations, LLC: Request
for transfer of approval as required by Chapter 24, Section
24-106 of the Henrico County Code from Mid-Atlantic Coca-
Cola Bottling Company, Inc. and Coca Cola Enterprises,
Inc. to CCBCC Operations, LLC. The 57.99-acre site is
located on the east line of Oakley's Lane, approximately
1,500 feet north of International Trade Drive, on parcels
820-719-3552 and 819-719-0442. The zoning is M-1C,
Light Industrial District (Conditional), M-1, Light Industrial
District, and ASO, Airport Safety Overlay District. County
water and sewer. **(Varina)**

269
270 Mr. Archer - All right, thank you, sir. Is there anyone present who is opposed
271 to this transfer, POD-067-88 and POD-019-04 (POD2016-00333 and POD2016-00335),
272 CCBCC Operations (formerly Coca-Cola Mid-Atlantic Bottling Facility and Expansion)? No
273 opposition. Go ahead, sir.

274
275 Mr. Garrison - Good morning again.

276
277 The site deficiencies as identified in the inspection report dated July 25, 2016, have been
278 corrected. These site deficiencies included missing landscaping. The new owner accepts
279 and agrees to be responsible for continued compliance with the conditions of the original
280 approval.

281
282 Staff can recommend approval of this transfer request.

283
284 Mr. Archer - Any questions? All right.

285
286 Mr. Leabough - Mr. Chair, I move that the transfer request for POD-067-88 and
287 POD-019-04 (POD2016-00333 and POD2016-00335), CCBCC Operations (formerly
288 Coca-Cola Mid-Atlantic Bottling Facility and Expansion), be approved subject to the
289 previously approved conditions.

290
291 Ms. Jones - Second.

292
293 Mr. Archer - Motion by Mr. Leabough and seconded by Ms. Jones. All in
294 favor say aye. All opposed say no. The ayes have it; the motion passes.
295

296 The Planning Commission approved the transfer of approval request for POD-067-88 and
297 POD-019-04 (POD2016-00333 and POD2016-00335), CCBCC Operations (formerly
298 Coca-Cola Mid-Atlantic Bottling Facility and Expansion), from Mid-Atlantic Coca-Cola
299 Bottling Company, Inc. and Coca Cola Enterprises, Inc. to CCBCC Operations, LLC,
300 subject to the standard and added conditions previously approved.
301

302 Mr. Emerson - Mr. Chairman, we now move to page 6 of your regular agenda
303 for TOA—I'm sorry—for POD-82-85, POD2013-00215, James Blackburn for Bellwood
304 Road, LLC. The staff report will be presented by Ms. Christina Goggin.
305

306 **TRANSFER OF APPROVAL**
307

POD-82-85 POD2013-00215 Staples Mill Road Center (Formerly Staples Mill Auto Care) - 8409 Staples Mill Road (U.S. Route 33)	James Blackburn for Bellwood Road, LLC: Request for transfer of approval as required by Chapter 24, Section 24- 106 of the Henrico County Code from Vincent Watts, J.S. Jefferson, Charles W. Smith, Shirley A. Swinson et al., Capitol Oil Company, Inc., and Robert B. Wilton, III to Bellwood Road, LLC. The 1.07-acre site is located at the southeast corner of the intersection of Staples Mill Road (U.S. Route 33) and Heisler Avenue, on parcel 771-753- 0757. The zoning is M-1, Light Industrial District. County water and sewer. (Brookland)
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308
309 Mr. Archer - All right. Is there anyone present who is opposed to POD-82-
310 85 (POD2013-00215), Staples Mill Road Center (formerly Staples Mill Auto Care)? No
311 opposition. Ms. Goggin, good morning.
312

313 Ms. Goggin - Good morning.
314

315 The new owner accepts and agrees to be responsible for the continued compliance with
316 conditions of the original approval. On the staff report dated June 21, 2013, deficiencies
317 included missing landscaping, removal of inoperable vehicles, resealing and repainting
318 pavement markings, and overall maintenance of the site. These have been addressed.
319

320 I'd be happy to answer any questions you may have.
321

322 Mr. Archer - Thank you, Ms. Goggin. Any questions?
323

324 Mr. Witte - Mr. Chairman, I move approval of transfer of approval of POD-
325 82-85 (POD2013-00215), Staples Mill Road Center (formerly Staples Mill Auto Care), as
326 presented, subject to the previously approved conditions and annotations on the plans.
327

328 Ms. Jones - Second.

329
330 Mr. Archer - Motion by Mr. Witte and seconded by Ms. Jones. All in favor
331 say aye. All opposed say no. The ayes have it; the motion passes.

332
333 The Planning Commission approved the transfer of approval request for POD-82-85
334 (POD2013-00215), Staples Mill Road Center (formerly Staples Mill Auto Care), from
335 Vincent Watts, J.S. Jefferson, Charles W. Smith, Shirley A. Swinson et al., Capitol Oil
336 Company, Inc., and Robert B. Wilton, III to Bellwood Road, LLC, subject to the standard
337 and added conditions previously approved.

338
339 Mr. Emerson - Mr. Chairman, we now move on to page 8 of your regular
340 agenda for POD-73-74, POD2015-00439, Saied Jarvandi. The staff report will be
341 presented by Mr. Mike Kennedy.

342

343 TRANSFER OF APPROVAL

344

POD-73-74
POD2015-00439
Amanecer Food Market
(Formerly High's Express
Convenience Food Store)
– 9301 Quioccasin Road

Saied Jarvandi: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from General Land Development, and John L. Coukos, et al. to Saied Jarvandi. The 0.46-acre site is located on the south line of Quioccasin Road, approximately 225 feet east of its intersection with Shane Road, on parcel 749-745-7186. The zoning is B-1, Business District. County water and sewer. **(Tuckahoe)**

345

346 Mr. Archer - All right, thank you. Is there anyone present who is opposed to
347 this transfer, POD-73-74 (POD2015-00439), Amanecer Food Market (formerly High's
348 Express Convenience Food Store)? All right. No opposition. Go right ahead, sir.

349

350 Mr. Kennedy - Good morning, Commission.

351

352 Mr. Jarvandi, the new owner, accepts and agrees to be responsible for continued
353 compliance with the conditions of the original approval, which occurred in 1974.
354 Mr. Jarvandi also owns the office building to the west, which was constructed in 2004 and
355 houses his wife's dental practice. So he has a lot of interest in this.

356

357 He's done a lot of work to clean up the property. He's completely redone the interior.
358 Deficiencies identified in the staff report dated October 29, 2015, including removal of
359 debris, graffiti, and repair of a dumpster enclosure and restriping the parking have been
360 completed.

361

362 Staff can recommend approval of the transfer request.

363

364 Mr. Archer - All right. Questions?

365

366 Ms. Jones - Not from me.
367
368 Mr. Archer - All right. Go ahead, Ms. Jones.
369
370 Ms. Jones - With that, I will move approval of this transfer of approval for
371 POD-73-74 (POD2015-00439), Amanecer Food Market (formerly High's Express
372 Convenience Food Store), with staff's recommendation.
373

374 Mr. Witte - Second.
375

376 Mr. Archer - Motion by Ms. Jones and seconded by Mr. Witte. All in favor
377 say aye. All opposed say no. The ayes have it; the motion passes.
378

379 The Planning Commission approved the transfer of approval request for POD-73-74
380 (POD2015-00439), Amanecer Food Market (formerly High's Express Convenience Food
381 Store), from General Land Development, and John L. Coukos, et al. to Saied Jarvandi,
382 subject to the standard and added conditions previously approved.
383

384 Mr. Emerson - Mr. Chairman, we now move on to page 9 of your agenda for
385 POD2016-00230, Silvercore for Nobility Investments, LLC. The staff report will be
386 presented by Mr. Greg Garrison.
387

388 **PLAN OF DEVELOPMENT, LIGHTING PLAN, AND TRANSITIONAL BUFFER**
389 **DEVIATION**
390

POD2016-00230
(POD-50-07 Rev.)
Residence Inn @ 5416
Glenside Drive

Silvercore for Nobility Investments, LLC: Request for approval of a plan of development, lighting plan, and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to demolish an existing restaurant building and construct a four-story, 119 room hotel. The transitional buffer deviation would authorize a 17.6 foot reduction in buffer width along a portion of the northern property line, and a 3.8 foot reduction in width along a portion of the eastern property line. The 4.34-acre site is located on the northern line of Glenside Drive, approximately 325 feet west of Bethlehem Road, on parcels 768-747-0824 and part of 767-747-9248. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

391
392 Mr. Archer - All right. Is there anyone present who is opposed to POD2016-
393 00230 (POD-50-07 Rev.), Residence Inn? I see no opposition. Mr. Garrison, go right
394 ahead, sir.
395

396 Mr. Garrison - The applicant is requesting approval to demolish an existing
397 restaurant building and construct a four-story, 119-room hotel, as well as approval of a

398 lighting plan and transitional buffer deviation. This site plan is in general conformance with
399 the proffers of REZ2014-00005, approved January 27, 2015. However, staff has been
400 working with the applicant since the initial submittal to provide additional parking to meet
401 the minimum requirements.

402
403 The plan in your agenda provides additional parking along the northern portion—up here—
404 and along the eastern property line along an existing driveway behind the existing hotel.
405 To accommodate this parking, a 17.6-foot deviation is being requested along the portion
406 of the northern 25-foot transitional buffer adjacent to undeveloped R-4 zoning. And a 3.8-
407 foot deviation is being requested along the eastern portion for the 10-foot transitional buffer
408 adjacent to O-2C zoning. The applicant proposed to provide the required quantity of plant
409 material in the buffer.

410
411 Staff customarily does not make recommendations on transitional buffer deviations;
412 however, staff has no objections to this request.

413
414 The building elevations consist primarily of brick with EIFS accents and meet the proffered
415 conditions of the zoning case.

416
417 The lighting plan proposes twenty-seven 20-foot-tall parking lot LED fixtures and also
418 meets the proffered conditions.

419
420 Should the Commission approve the transitional buffer deviation, the staff recommends
421 approval subject to the annotations on the plans, the standard conditions for developments
422 of this type, and added conditions 11B and 29 through 33.

423
424 I'm available to answer any questions. And Andrew Bowman with Silvercore is also
425 available to answer any questions you have.

426
427 Mr. Archer - All right, thank you, Mr. Garrison. Are there questions from any
428 member of the Commission?

429
430 Ms. Jones - I have a question.

431
432 Mr. Archer - Go right ahead, Ms. Jones.

433
434 Ms. Jones - So Mr. Garrison, I want to make sure I understand this. With
435 the deviation and the parking created as noted here on the screen, there will be minimum
436 standards or will they exceed the standard for parking?

437
438 Mr. Garrison - They meet the minimum standards. There is no excess
439 parking.

440
441 Ms. Jones - Okay. Thank you.

442

443 Mr. Leabough - A quick question along those lines. We saw the lighting plan
444 for the area in front of the hotel. Will there be adequate lighting in the additional parking
445 areas as well? I don't think we saw anything that represented the—
446

447 Mr. Garrison - Right. There are existing light poles back here.
448

449 Mr. Leabough - And they're adequate to cover that area?
450

451 Mr. Garrison - That's something we'll probably have to take a second look at.
452 They did not have that in time. They didn't get a photometric plan for this area. We will pull
453 the existing photometric plan on file, and we can take a second look.
454

455 Mr. Leabough - Just to verify that there's adequate lighting for that. Thank you,
456 sir.
457

458 Mr. Archer - Anyone else? All right, Mr. Witte.
459

460 Mr. Witte - Mr. Secretary, do we need a separate motion for the
461 transitional buffer deviation?
462

463 Mr. Emerson - No sir. You can include it all in one motion.
464

465 Mr. Witte - All right. Would anybody like to hear from the applicant? Okay.
466 Mr. Chairman, I move approval of POD2016-00230 (POD-50-07 Rev.), Residence Inn,
467 lighting plan and transitional buffer deviation, as presented, subject to the annotations on
468 the plan, standard conditions for developments of this type, and additional conditions 11B
469 and 29 through 33 as shown on the agenda.
470

471 Mr. Leabough - Second.
472

473 Mr. Archer - Motion by Mr. Witte and seconded by Mr. Leabough. All in
474 favor say aye. All opposed say no. The ayes have it; the motion passes.
475

476 The Planning Commission approved POD2016-00230 (POD-50-07 Rev.), Residence Inn,
477 subject to the annotations on the plans, the standard conditions attached to these minutes
478 for developments of this type, and the following additional conditions:
479

480 11B. Prior to the approval of an electrical permit application and installation of the site
481 lighting equipment, a plan including light spread and intensity diagrams, and fixture
482 specifications and mounting heights details shall be revised as annotated on the staff
483 plan and included with the construction plans for final signature.
484 29. A concrete sidewalk meeting County standards shall be provided along the north
485 side of Glenside Drive.
486 30. There shall be no outdoor storage in moveable storage containers including, but
487 not limited to, cargo containers and portable on demand storage containers.

- 488 31. The proffers approved as a part of zoning case REZ2014-00005 and C-11C-07
 489 shall be incorporated in this approval.
 490 32. Evidence of a joint ingress/egress and maintenance agreement must be submitted
 491 to the Department of Planning and approved prior to issuance of a certificate of
 492 occupancy for this development.
 493 33. The location of all existing and proposed utility and mechanical equipment
 494 (including HVAC units, electric meters, junction and accessory boxes, transformers,
 495 and generators) shall be identified on the landscape plans. All equipment shall be
 496 screened by such measures as determined appropriate by the Director of Planning
 497 or the Planning Commission at the time of plan approval.
 498

499 Mr. Archer - Before we continue, Ms. Debbie Truong, is that you back there
 500 for the *Richmond Times-Dispatch*? Good morning. Welcome. All right, Mr. Secretary.
 501

502 Mr. Emerson - Yes sir, Mr. Chairman. The next item is on page 11 of your
 503 agenda. It's POD2016-00319, Townes Site Engineering, PC for Ross Run, LLC. The staff
 504 report will be presented by Mr. Mike Kennedy.
 505

506 **PLAN OF DEVELOPMENT**
 507

508 509 510 511 512 513	POD2016-00319 Castleton Section 3 – Zero Lot Line – Macallan Parkway	Townes Site Engineering, PC for Ross Run, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 81 detached single family dwelling units for sale with zero lot lines. The 32.35-acre site is located on the east line of Doran Road at its intersection with Macallan Parkway on part of parcel 824-689-0488. The zoning is R-5AC, General Residential District (Conditional) and ASO, Airport Overlay Safety District. County water and sewer. (Varina)
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508
 509 Mr. Archer - All right, thank you. Is there anyone present who is opposed to
 510 POD2016-00319, Castleton Section 3? I see no opposition. Mr. Kennedy?
 511

512 Mr. Kennedy - Good morning, members of the Commission.
 513

514 The subject POD proposes the construction of 81 zero-lot-line dwellings. The site was
 515 rezoned on July 21, 2015, and the layout is consistent with the proffered overall concept
 516 plan that was proffered with that case. The Planning Commission granted conditional
 517 subdivision approval of the entire subdivision on March 23, 2016, for 325 lots. This is for
 518 81 of those. This is for section 3. Subsequent plans of development requiring Planning
 519 Commission review and approval will be submitted in the future to authorize construction
 520 of the remaining lots. The architectural submitted match the proffered architectural.
 521

522 The proffers require street trees to be provided every 50 feet along the internal roads, and
 523 a tree in each front yard. That is depicted on this schematic landscape plan. The proffers
 524 also require street lights to be placed every 160 feet along the roads and underground

525 utilities. In addition, the proffers require phased construction of amenities that will be in
526 addition to the existing pool and club house. The additional amenities will include two
527 tennis courts, a fitness center, a play area, walking trail, and a pavilion, as well as
528 construction of a second pool. The construction plans for these amenities have been
529 submitted for staff review and conforms with the conditional use permit, which was
530 approved by the BZA.

531
532 The proffers also require a 25-foot-wide natural buffer which will be maintained along
533 Doran Road. That buffer will be supplemented as necessary to satisfy the planting
534 standards of the 25-foot transitional buffer. In addition, the proffers require the developer
535 to dedicate the right of way along Doran Road and to provide a sidewalk along the east
536 side of the road for the entire frontage as approved by DPW.

537
538 Staff recommends approval of this plan subject to the annotations on the plan, standard
539 conditions for developments of this type, and additional conditions 29 through 43 on the
540 agenda.

541
542 Ken Merner representing Boyd Homes and Jason Wilkins, the engineer, are here to
543 answer questions, as well as I.

544
545 Mr. Archer - All right. Thank you, Mr. Kennedy. Are there questions from the
546 Commission?

547
548 Mr. Leabough - Mr. Kennedy, just one quick question. Could you jog my
549 memory? So the developer at some point once they sold a certain number of houses were
550 required to develop or build the amenities?

551
552 Mr. Kennedy - Yes.

553
554 Mr. Leabough - Do you recall that threshold as far as the number?

555
556 Mr. Kennedy - There are two thresholds. One was 160 for the second pool.
557 The additional amenities were 400.

558
559 Mr. Leabough - So 160 homes and then 400?

560
561 Mr. Kennedy - Yes.

562
563 Mr. Leabough - Okay.

564
565 Mr. Kennedy - And they're in the process of doing that now. They want to
566 move forward and get that pool in before next May.

567
568 Mr. Leabough - Okay. Thank you, sir.

569
570 Mr. Archer - Anyone else? Do you need to hear from the applicant?

571
572 Mr. Leabough - Yes, please.
573
574 Mr. Archer - All right. Would the applicant please come forward?
575
576 Mr. Leabough - Just a quick question. Nothing major.
577
578 Mr. Archer - Please identify yourself for the record, sir.
579
580 Mr. Merner - Good morning. Ken Merner, Boyd Homes.
581
582 Mr. Leabough - Mr. Merner, related to the amenities, that was something that
583 the residents in this community really wanted to make sure that that took place, that the
584 amenities were built in conjunction with the construction of the homes. So you all are
585 moving forward with building the second pool.
586
587 Mr. Merner - Yes. We've started out so far by building the second tot lot
588 around the existing tot lot we had and the trails around the rec center site. So we did that
589 to meet the 160-unit requirement. The other amenities really don't have to be done until
590 we hit about the 400th home or so. But plans have been submitted to build the second
591 pool, the pavilion area, the associated parking lot, and the fitness center.
592
593 Mr. Leabough - So you're planning to move forward with the pool fairly soon.
594
595 Mr. Merner - Yes. Our goal is to have the pool, the parking lot, and the
596 pavilion area open by Memorial Day.
597
598 Mr. Leabough - Okay. Great. All right, I have no further questions, unless
599 someone else does.
600
601 Mr. Merner - Okay, thank you.
602
603 Mr. Archer - Anyone else have a question?
604
605 Mr. Merner - Thank you.
606
607 Mr. Archer - All right, Mr. Leabough.
608
609 Mr. Leabough - Mr. Chairman, I move that POD2016-00319, Castleton Section
610 3, be approved subject to annotations on the plans, standard conditions for developments
611 of this type, and the additional conditions 29 through 43 as noted on the agenda.
612
613 Ms. Jones - Second.
614
615 Mr. Archer - Motion by Mr. Leabough and seconded by Ms. Jones. All in
616 favor say aye. All opposed say no. The ayes have it; the motion passes.

617
618 The Planning Commission approved POD2016-00319, Castleton Section 3, subject to the
619 annotations on the plans, the standard conditions attached to these minutes for
620 developments of this type, and the following additional conditions:

- 621
- 622 29. Roof edge ornamental features that extend over the zero lot line, and which are
623 permitted by Section 24-95(i)(1), must be authorized in the covenants.
- 624 30. Eight-foot easements for construction, drainage, and maintenance access for
625 abutting lots shall be provided and shown on the POD plans.
- 626 31. Building permit request for individual dwellings shall each include two (2) copies of a
627 layout plan sheet as approved with the plan of development. The developer may
628 utilize alternate building types providing that each may be located within the building
629 footprint shown on the approved plan. Any deviation in building footprint or
630 infrastructure shall require submission and approval of an administrative site plan.
- 631 32. Windows on the zero lot line side of the dwelling can only be approved with an
632 exception granted by the Building Official and the Director of Planning during the
633 building permit application process.
- 634 33. The mechanical equipment for each building shall be located on its respective lot.
635 Except for wall-mounted electric meters, in no case shall the eight-foot easement
636 for construction, drainage, and maintenance access on the abutting lot be used to
637 locate other mechanical equipment (such as HVAC equipment, generators, and the
638 like) for the subject lot.
- 639 34. The subdivision plat for Castleton Section 3 shall be recorded before any building
640 permits are issued.
- 641 35. The right-of-way for widening of Doran Road as shown on approved plans shall be
642 dedicated to the County prior to any occupancy permits being issued. The right-of-
643 way dedication plat and any other required information shall be submitted to the
644 County Real Property Agent at least sixty (60) days prior to requesting occupancy
645 permits.
- 646 36. Prior to issuance of a certificate of occupancy for any building in this development,
647 the engineer of record shall certify that the site has been graded in accordance with
648 the approved grading plans.
- 649 37. A concrete sidewalk meeting County standards shall be provided along the east
650 side of Doran Road as determined by Department of Public Works.
- 651 38. The proffers approved as a part of zoning case REZ2014-00016 shall be
652 incorporated in this approval.
- 653 39. A note in bold lettering shall be provided on the erosion control plan indicating that
654 sediment basins or traps located within buildable areas or building pads shall be
655 reclaimed with engineered fill. All materials shall be deposited and compacted in
656 accordance with the applicable sections of the state building code and geotechnical
657 guidelines established by the engineer. An engineer's report certifying the suitability
658 of the fill materials and its compaction shall be submitted for review and approval
659 by the Director of Planning and Director of Public Works and the Building Official
660 prior to the issuance of any building permit(s) on the affected sites.

- 661 40. Prior to issuance of a building permit, the developer must furnish a letter from
 662 Colonial Pipeline stating that this proposed development does not conflict with their
 663 facilities.
- 664 41. Approval of the construction plans by the Department of Public Works does not
 665 establish the curb and gutter elevations along the Henrico County maintained right-
 666 of-way. The elevations will be set by Henrico County.
- 667 42. Except for junction boxes, meters, and existing overhead utility lines, and for
 668 technical or environmental reasons, all utility lines shall be underground.
- 669 43. The limits and elevations of the Special Flood Hazard Area shall be conspicuously
 670 noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition,
 671 the delineated Special Flood Hazard Area must be labeled "Variable Width
 672 Drainage and Utility Easement." The easement shall be granted to the County prior
 673 to the issuance of any occupancy permits.

674
 675 Mr. Emerson - Mr. Chairman, we now move to page 14 of your agenda for
 676 POD2016-00332, Bohler Engineering for Colonial Downs, LP and Lidl US Operations,
 677 LLC. The staff report will be presented by Mr. Greg Garrison.

678
 679 *(Deferred from the September 28, 2016 Meeting)*

680 **PLAN OF DEVELOPMENT**

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 691

POD2016-00332 Lidl Grocery Store at 4700 West Broad Street – 4700 West Broad Street	Bohler Engineering for Colonial Downs, LP and Lidl US Operations, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing 20,000 square foot building and construct a one-story 36,000 square foot grocery store. The 3.12-acre portion of a 3.73-acre site is located on the east line of Maywill Street, approximately 200 feet north of West Broad Street, on parcel 775-736-6146. An additional 0.63-acre portion of the site used primarily for parking is located in the City of Richmond along West Broad Street. The zoning is B-3, Business District. City of Richmond water and sewer. (Brookland)
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682
 683 Mr. Archer - All right. Is there anyone present who is opposed to POD2016-
 684 00332, Lidl Grocery Store at 4700 West Broad Street? No opposition. Mr. Garrison.

685
 686 Mr. Garrison - The applicant is requesting approval to demolish an existing
 687 20,000 square foot building and construct a one-story 36,000 square foot grocery store.
 688 The .63-acre portion of the site that lies in the City of Richmond—right here—will be used
 689 primarily for parking, while the 3.12-acre portion located in Henrico will contain the building
 690 and additional parking.

692 The plan in your agenda addresses the Fire Department's concern for accessibility behind
693 the building—that's this area here—and Planning's comment regarding the required 10-
694 foot parking setback along Maywill.

695
696 The staff recommends approval subject to the annotations on the plans, standard
697 conditions for developments of this type, and modified conditions 1 and 2, and added
698 conditions 29 through 32.

699
700 I'm available to answer any questions. And Jonathan Ritchie with Bohler Engineering,
701 representing the applicant, is also available to answer any questions that you have.

702
703 Mr. Archer - All right. Thank you, Mr. Garrison. Are there questions from the
704 Commission? Do you need to hear from the applicant?

705
706 Mr. Witte - Please.

707
708 Mr. Archer - Would the applicant please come forward? Did you have a
709 question?

710
711 Mr. Leabough - No sir.

712
713 Mr. Archer - All right.

714
715 Mr. Leabough - I may think of one by the time the applicant gets here.

716
717 Mr. Archer - Good morning, sir.

718
719 Mr. Ritchie - Good morning.

720
721 Mr. Emerson - Yes. Could you please identify yourself for the record?

722
723 Mr. Ritchie - Okay. I'm Jonathan Ritchie with Bohler Engineering.

724
725 Mr. Witte - Mr. Ritchie, when do you anticipate finishing this project? The
726 only question I've been asked is when are they going to get it finished.

727
728 Mr. Ritchie - Well, I can't speak for the actual completion, construction
729 completion. I'm usually in the cold with that as well. I know that we're hoping for an early
730 spring, February/March approval through the County process. That's kind of what we're
731 tracking now. Lidl has been aggressive with construction so I would imagine—again, I can't
732 speak for them—that they would continue the process right shortly thereafter. Don't have
733 all the answers, and I don't know if Lidl would have them either. So I apologize for that.

734
735 Mr. Witte - That's all right. I didn't have the answers either. Everything else
736 I've checked into seems to be pretty impressive. But people keep asking me when. The
737 same thing on the property on Hermitage Road—when? And I don't have the answers.

738
739 Mr. Leabough - Varina's is under construction. I'd just like to go on the record
740 by stating that.
741
742 Mr. Witte - It is?
743
744 Mr. Leabough - It is under construction.
745
746 Mr. Witte - Good. Make all your mistakes down there.
747
748 Mr. Ritchie - Okay. Yes, we're learning. It's all a learning process in a lot of
749 stores. But we do know that there are several stores in the County and Richmond area
750 that are under construction right now.
751
752 Mr. Witte - Save the best for last.
753
754 Mr. Ritchie - Save the best for last, yes.
755
756 Mr. Leabough - I do have a question about the variation in architecture. When
757 Mr. Bachow was with the company, we were told that you all have a prototypical design.
758
759 Mr. Ritchie - Correct.
760
761 Mr. Leabough - But every store seems to be different in terms of materials and
762 construction. That's where I struggle a little bit in terms of—I'm not sure what your
763 prototype is. It looks like on this building, Mr. Witte, unfortunately it doesn't have as much
764 masonry, brick, if you will, that we've seen at some of the other locations and not as much
765 variation in architectural materials. I guess once you all figure out what your prototype is,
766 I'd be interested to find out what that is.
767
768 Mr. Ritchie - I think part of the problem there is it's still constantly changing
769 within Lidl itself. The prototype that was there a year ago or six months ago is now different.
770 I do know that they try to put their prototype as much as possible on the sites. And then
771 we vary them slightly based on jurisdictional comments or recommendations.
772
773 I do have a representative from the architect here, AI Designs, if you have specific
774 questions related to any materials.
775
776 Mr. Leabough - I think we've seen four different designs all in the same in—
777 basically it's the same building but four different exterior designs and materials that have
778 varied. So just curious, that's all.
779
780 Mr. Ritchie - It's more of a corporate thing. It's changing constantly, and
781 we're trying to implement it as we go through the approval processes.
782
783 Mr. Leabough - Okay.

784
785 Mr. Archer - All right. Anything further?
786
787 Mr. Leabough - No other questions.
788
789 Mr. Archer - Mr. Witte.
790
791 Mr. Witte - All right. Mr. Chairman, I move approval of POD2016-00332,
792 Lidl Grocery Store at 4700 West Broad Street, as presented, subject to the annotations on
793 the plans, standard conditions for developments of this type, additional conditions 1 and 2
794 modified and 29 through 32.
795
796 Ms. Jones - Second.
797
798 Mr. Archer - Motion by Mr. Witte and seconded by Ms. Jones. All in favor
799 say aye. All opposed say no. The ayes have it; the motion passes.
800
801 The Planning Commission approved POD2016-00332, Lidl Grocery Store at 4700 West
802 Broad Street, subject to the annotations on the plans, the standard conditions attached to
803 these minutes for developments of this type, and the following additional conditions:
804
805 1. **Modified** - The owner shall enter into any necessary contracts with the City of
806 Richmond Department of Public Utilities for connections to public water and sewer.
807 2. **Modified** - The City of Richmond Department of Public Utilities shall approve the
808 plans for construction of public water and sewer, prior to beginning any construction
809 of these utilities. Evidence of approval of utilities should be provided prior to
810 issuance of a building permit.
811 29. Outside storage shall not be permitted.
812 30. Approval of the construction plans by the Department of Public Works does not
813 establish the curb and gutter elevations along the Henrico County maintained right-
814 of-way. The elevations will be set by Henrico County.
815 31. The location of all existing and proposed utility and mechanical equipment
816 (including HVAC units, electric meters, junctions and accessory boxes,
817 transformers, and generators) shall be identified on the landscape plan. All building
818 mounted equipment shall be painted to match the building, and all equipment shall
819 be screened by such measures as determined appropriate by the Director of
820 Planning or the Planning Commission at the time of plan approval.
821 32. Evidence that the City of Richmond has reviewed and approved construction plans
822 for the portion of this site located within the City limits shall be provided prior to final
823 approval of construction plans by Henrico County.
824
825 Mr. Archer - Mr. Garrison, before you go, what is the correction
826 pronunciation of L-i-d-l? Gentlemen, before you leave.
827
828 Male - [Off microphone] Lee dul.
829

830 Mr. Archer - Lee dul. Okay.
831
832 Ms. Jones - I remember that it rhymes with *needle*.
833
834 Mr. Archer - Okay. Prototypical name. All right, Mr. Secretary, we can move
835 on.
836
837 Mr. Emerson - Yes sir, Mr. Chairman. The next item on your agenda appears
838 on page 16 and also on page 1 of your amended agenda. It is POD2016-00436, Bowman
839 Consulting for Excel West Broad Marketplace, LLC and Essex Bank. The staff report will
840 be presented by Mr. Lee Pambid.

841
842 **PLAN OF DEVELOPMENT**
843

POD2016-00436
Essex Bank at West Broad
Marketplace – 12254-
12256 West Broad Street

Bowman Consulting for Excel West Broad Marketplace, LLC and Essex Bank: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 5,074 square foot retail and bank building with drive-through facilities in an existing shopping center. The 0.31-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with North Gayton Road, on part of parcel 731-765-7981. The zoning is B-3C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

844
845 Mr. Archer - Good morning, Mr. Pambid.
846
847 Mr. Pambid - Good morning, sir.
848
849 Mr. Archer - Is there anyone present who is opposed to POD2016-00436,
850 Essex Bank at West Broad Marketplace? No opposition, Mr. Pambid.

851
852 Mr. Pambid - Thank you, sir.

853
854 The proposal is for a single-story, multi-tenant building totaling 5,074 square feet in area
855 including retail and a bank with drive-through lanes for a bank teller window and a separate
856 ATM. It is located on a building pad immediately north of the recently approved Verizon
857 building. That is this part of the site here. An extension of a retaining wall here along
858 Cabela Drive is also proposed. Zoning case REZ2014-00028 shall apply. Should this be
859 approved, only one pad site remains for the West Broad Marketplace development.

860
861 In the addendum, you will find revised elevations that feature the following changes:
862 increases in parapet height; red brick to a wood-textured EIFS here, here, and here, so

863 that was previously red brick and it is now a wood-texture EIFS; and the addition of
864 canopies over glass storefront windows.

865
866 The floor plan shows a proposed but currently unassigned retail space 2,995 square feet
867 in area. That's this space here. The bank is 2,078 square feet in area, directly adjacent.

868
869 Their architectural plans were received Monday, October 24th, and therefore time limits to
870 the plan submission deadline need to be waived.

871
872 Also in the addendum is an update to the staff recommendation. Since the distribution of
873 the packets, the Department of Public Works, Traffic Division, has received information
874 that addresses prior concerns regarding queue length and stacking space for the ATM and
875 window teller lanes. The waiver from the standard queue lengths was received and
876 granted. Traffic Division can now recommend approval.

877
878 Staff recommends approval of the plan of development subject to the annotations on the
879 plan, standard conditions for developments of this type, and additional conditions 29
880 through 35.

881
882 This concludes my presentation, and I can now field any questions you have regarding
883 this. Applicant representatives Greg Smith with Bowman Consulting, the engineer, and
884 Rob Natale with Evolve Architecture are also here to field your questions.

885
886 Mr. Archer - All right. Thank you, Mr. Pambid. If any Commission members
887 have any questions to throw, Mr. Pambid can field them. I have discussed this with
888 Mr. Pambid and also with Mrs. Marshall. Does any Commission member feel like we need
889 to hear from the applicant? Nobody? Okay. Thank you, Mr. Pambid.

890
891 With that I will move for waiver of the time limits on the revised architectural first.

892
893 Mr. Leabough - Second.

894
895 Mr. Archer - Motion by Mr. Archer and seconded by Mr. Leabough. All in
896 favor of the waiver say aye. All opposed say no. The ayes have it; the motion passes.

897
898 Lastly, I will move for approval of POD2016-00436, Essex Bank at West Broad
899 Marketplace, subject to the annotations on the plan, standard conditions for developments
900 of this type, the additional conditions listed in the agenda, and the new information
901 received in the addendum.

902
903 Ms. Jones - Second.

904
905 Mr. Archer - Motion by Mr. Archer and seconded by Ms. Jones. All in favor
906 say aye. All opposed say no. The ayes have it; the motion passes.

907

908 I forgot to include additional conditions 29 through 35. All in favor say aye. All opposed
909 say no. The ayes have it; the motion passes.

910
911 The Planning Commission approved POD2016-00436, Essex Bank at West Broad
912 Marketplace, subject to the annotations on the plans, the standard conditions attached to
913 these minutes for developments of this type, and the following additional conditions:

- 914
915 29. Only retail business establishments permitted in a B-3 zone may be located in this
916 center.
917 30. The ground area covered by all the buildings shall not exceed in the aggregate 25
918 percent of the total site area.
919 31. No merchandise shall be displayed or stored outside of the building(s) or on
920 sidewalk(s).
921 32. Outside storage shall not be permitted.
922 33. The proffers approved as a part of zoning case REZ2014-00028 shall be
923 incorporated in this approval.
924 34. Evidence of a joint ingress/egress and maintenance agreement must be submitted
925 to the Department of Planning and approved prior to issuance of a certificate of
926 occupancy for this development.
927 35. The location of all existing and proposed utility and mechanical equipment
928 (including HVAC units, electric meters, junction and accessory boxes, transformers,
929 and generators) shall be identified on the landscape plans. All equipment shall be
930 screened by such measures as determined appropriate by the Director of Planning
931 or the Planning Commission at the time of plan approval.

932
933 Mr. Archer - Thank you, Mr. Pambid.

934
935 Mr. Pambid - You're welcome.

936
937 Mr. Emerson - Mr. Chairman, we now move to page 21 of your regular agenda
938 and page 2 of your amended agenda for POD2016-00422, Timmons Group for Madison
939 Capitol Group, LLC and Lindsay/Hunter LC. The staff report will be presented by Ms.
940 Christina Goggin.

941
942

943 PLAN OF DEVELOPMENT

944
POD2016-00422
Cube Smart Self Storage
at 4909 W. Marshall Street
– 4909 West Marshall
Street
**Timmons Group for Madison Capitol Group, LLC and
Lindsay/Hunter LC:** Request for approval of a plan of
development, as required by Chapter 24, Section 24-106 of
the Henrico County Code, to convert an existing two-story,
54,800 square foot building and construct a three-story
~~32,677~~ **29,776** square foot addition for a self-storage facility
totaling ~~87,467~~ **84,576** square feet. The 1.59-acre site is
located on the south line of West Marshall Street and on the
north line of a public alley, between Mordie and Bishop

Roads, on parcel 774-737-3355. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

945
946 Mr. Archer - Thank you, sir. Is there anyone present who is opposed to
947 POD2016-00422, Cube Smart Self Storage at 4909 W. Marshall Street? There is no
948 opposition. Ms. Goggin, good morning again.

949
950 Ms. Goggin - Good morning, again.

951
952 As just stated, this proposal is for the conversion of an existing two-story building, which
953 is located right here, and a three-story addition for a mini storage warehouse.

954
955 The original building was built in 1957 and was the first Best department store, which was
956 a Richmond institution. And since that time, it has been used as different retail uses.

957
958 The existing building is a Richmond red brick and CMU from a later addition. The three-
959 story addition is a mixture of EIFS and metal and is similar to other self-storage facilities
960 recently approved within the County.

961
962 The original plan proposed vacating an alley on the western side of the property—right
963 here. The staff was contacted by an adjacent property owner, Richard Jones, who
964 indicated to staff and the developer that he wished the alley to remain free and clear. Mr.
965 Jones owns this parcel up here.

966
967 The engineer was able to provide a revised site plan to staff and Mr. Jones, and that is in
968 your handout addendum. The revised plan reduces the building by about 11-1/2 feet and
969 removes all proposed improvements from the alley so it will remain open. Staff met with
970 Mr. Jones and gave him a copy of the revised plan yesterday. The plan will require a time
971 limit waiver and deletion of condition 35 in the agenda that would require vacation of the
972 alley before any improvements could be built in it.

973
974 Should the Commission approve the time limit waiver, the staff recommends approval
975 subject to the annotations on the plans, the standard conditions for developments of this
976 type, condition 35 deleted per page 2 in the handout addendum, and conditions 29 through
977 34 in the agenda.

978
979 I would be happy any questions the Commission may have of me. The developer is here
980 and so is Lee Ann Gudorp from Timmons, the project engineer, should you have any
981 questions for her.

982
983 Mr. Archer - All right. Thank you, Ms. Goggin. Are there questions for
984 Ms. Goggin from the Commission? No questions. Do we need to hear from the applicant?

985
986 Mr. Witte - Does anybody have questions for the applicant? Okay.

987
988 Mr. Archer - All right. Go right ahead, Mr. Witte.

989
990 Mr. Witte - First, Mr. Chairman, I move for a waiver of the time limits.
991
992 Mr. Leabough - Second.
993
994 Mr. Archer - Motion by Mr. Witte and seconded by Mr. Leabough for time
995 limit waiver. All in favor say aye. All opposed say no. The ayes have it; the motion passes.
996
997 Mr. Witte - All right, Mr. Chairman, I move approval of POD2016-00422,
998 Cube Smart Self Storage at 4909 W. Marshall Street, as presented, subject to the
999 annotations on the plans, standard conditions for developments of this type, additional
1000 conditions 29 through 34 with 35 as shown on the agenda deleted.
1001
1002 Ms. Jones - Second.
1003
1004 Mr. Archer - Motion by Mr. Witte and seconded by Ms. Jones. All in favor
1005 say aye. All opposed say no. The ayes have it; the motion passes.
1006
1007 The Planning Commission approved POD2016-00422, Cube Smart Self Storage at 4909
1008 W. Marshall Street, subject to the annotations on the plans, the standard conditions
1009 attached to these minutes for developments of this type, and the following additional
1010 conditions:
1011
1012 29. A concrete sidewalk meeting County standards shall be provided along the south
1013 side of West Marshall Street, the west side of Bishop Road, and the east side of
1014 Mordie Road.
1015 30. There shall be no outdoor storage in moveable storage containers including, but
1016 not limited to, cargo containers and portable on demand storage containers.
1017 31. In order to maintain the effectiveness of the County's public safety radio
1018 communications system within buildings, the owner will install radio equipment that
1019 will allow for adequate radio coverage within the building, unless waived by the
1020 Director of Planning. Compliance with the County's emergency communication
1021 system shall be certified to the County by a communications consultant within ninety
1022 (90) days of obtaining a certificate of occupancy. The County will be permitted to
1023 perform communications testing in the building at anytime.
1024 32. A construction staging plan which includes details for traffic control, fire protection,
1025 stockpile locations, and construction fencing shall be submitted for County review
1026 and prior to the approval of any final construction plans.
1027 33. The location of all existing and proposed utility and mechanical equipment
1028 (including HVAC units, electric meters, junctions and accessory boxes,
1029 transformers, and generators) shall be identified on the landscape plan. All building
1030 mounted equipment shall be painted to match the building, and all equipment shall
1031 be screened by such measures as determined appropriate by the Director of
1032 Planning or the Planning Commission at the time of plan approval.
1033 34. Except for junction boxes, meters, and existing overhead utility lines, and for
1034 technical or environmental reasons, all utility lines shall be underground.

1035 35. ~~DELETED. Any portions of the existing alley which conflict with the building footprint~~
1036 ~~shall be vacated or quitclaimed as necessary prior to approval of any construction~~
1037 ~~plans conflicting with such alley.~~
1038

1039 Mr. Emerson - Mr. Chairman, next on your agenda this morning would be the
1040 consideration of the approval of your minutes from your September 28th meeting. We have
1041 no errata sheet this morning.
1042

1043 APPROVAL OF MINUTES : September 28, 2016
1044

1045 Mr. Archer - All right. Members, what is your pleasure on the minutes?
1046

1047 Ms. Jones - I move approval of the minutes.
1048

1049 Mr. Leabough - Second.
1050

1051 Mr. Witte - We're going to miss you.
1052

1053 Mr. Archer - All right.
1054

1055 Ms. Jones - You're not going to miss my errata sheets.
1056

1057 Mr. Emerson - Oh yes, we will.
1058

1059 Mr. Leabough - We won't be having any fun if we don't have an errata sheet.
1060

1061 Mr. Archer - Okay. Ms. Jones has made her last motion and Mr. Leabough
1062 had seconded it. All in favor say aye. All opposed say no. The ayes have it; the motion
1063 passes.
1064

1065 The Planning Commission approved the September 28, 2016 minutes as submitted.
1066

1067 Mr. Witte - Maybe we can get one more motion out of her.
1068

1069 Mr. Emerson - Mr. Chairman, I don't have anything additional really for the
1070 Commission this morning. I will tell you that we have interviewed the short list for the
1071 updated County Zoning Code. All that information has been given to the Purchasing Office.
1072 I anticipate we'll be negotiating a time track in the near future with a consultant to begin
1073 that work. So I'm very excited about that. As soon as I can make public who that successful
1074 contractor is, I will let you know. With that said, I have nothing further for the Commission
1075 this morning.
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1077 Mr. Archer - All right. Ms. Jones, would like to move to adjourn?
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1079 Ms. Jones - I would. I so move.
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1081 Mr. Witte -

Second.

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1084 Mr. Archer -

We are adjourned.

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Mr. C. W. Archer, C.P.C., Chairman

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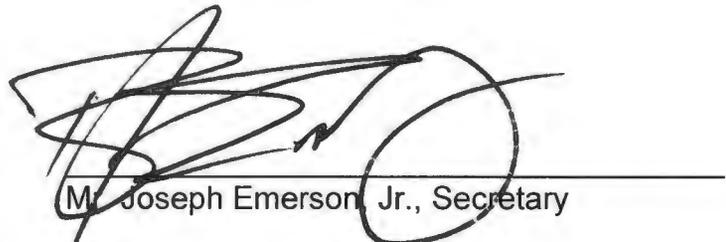
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Mr. Joseph Emerson, Jr., Secretary