

1 Minutes of the Work Session of the Planning Commission of the County of  
2 Henrico held in the County Manager's Conference Room, County Administration  
3 Building in the Government Center at Parham and Hungary Spring Roads,  
4 beginning at 5:15 p.m. on February 11, 2016.  
5

Members Present: Mr. C. W. Archer, C.P.C., Chairman (Fairfield)  
Ms. Bonnie-Leigh Jones, C.P.C., Vice-Chairman (Tuckahoe)  
Mrs. Sandra M. Marshall (Three Chopt)  
Mr. Eric S. Leabough, C.P.C. (Varina)  
Mr. Robert H. Witte, Jr., (Brookland)  
Mr. R. Joseph Emerson, Jr., AICP,  
Director of Planning, Secretary

Members Absent: Mr. Frank J. Thornton, (Fairfield)  
Board of Supervisors' Representative

Also Present: Mr. Joseph Rapisarda, County Attorney  
Ms. Jean M. Moore, Assistant Director of Planning  
Mr. James P. Strauss, PLA, Senior Principal Planner  
Ms. Leslie A. News, PLA, Senior Principal Planner  
Mr. Michael Kennedy, County Planner  
Ms. Sylvia Ray, Recording Secretary

6  
7 **The Commission convened a work session in the County Manager's**  
8 **Conference Room at 5:15 p.m.**

9  
10 Mr. Archer - I call this work session of the Henrico Planning  
11 Commission to order. Mr. Secretary, I do believe that we have a closed session  
12 scheduled for today.  
13

14 Mr. Emerson - Yes, Mr. Chairman, we do have a special closed  
15 session, and it is to receive consultation from the County Attorney's office  
16 regarding specific legal matters requiring the provision of legal advice in regard to  
17 the Plan of Development for Dollar General. If someone would like to make a  
18 motion, we can proceed into that session.  
19

20 Ms. Jones - I move we go into a closed meeting for consultation  
21 with the County Attorney regarding specific legal matters requiring the provision  
22 of legal advice pertaining to a plan of development, pursuant to Section 2.2-  
23 3711(A)(7) of the Code of Virginia, 1950, as amended.  
24

25 Mr. Witte - Second.  
26  
27

28 Mr. Archer - We have a motion by Ms. Jones, a second by  
29 Mr. Witte. All in favor say aye. All opposed say no. The ayes have it; the motion  
30 passes.

31

32 **THE PLANNING COMMISSION RECONVENED FROM THE CLOSED**  
33 **SESSION.**

34

35 Mr. Witte - I move we end the closed meeting for consultation  
36 with the County Attorney regarding specific legal matters requiring the provision  
37 of legal advice pertaining to a plan of development, pursuant to Section 2.2-  
38 3711(A)(7) of the Code of Virginia, 1950, as amended.

39

40

**CERTIFICATE OF CLOSED MEETING**

41

42 **WHEREAS**, The Henrico County Planning Commission has convened a closed  
43 meeting on this date pursuant to an affirmative recorded vote and in accordance  
44 with the provisions of The Virginia Freedom of Information Act; and

45

46 **WHEREAS**, Section 2.2-3712 of the Code of Virginia requires a certification by  
47 this Commission that such closed meeting was conducted in conformity with  
48 Virginia law;

49

50 **NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission certifies  
51 that, to the best of each member's knowledge, (i) only public business matters  
52 lawfully exempted from open meeting requirements by Virginia law were  
53 discussed in the closed meeting to which this certification resolution applies, and  
54 (ii) only such public business matters as were identified in the motion convening  
55 the closed meeting were heard, discussed, or considered by the Planning  
56 Commission.

57

58 Mr. Leabough - Second.

59

60 Mr. Archer - We have a motion by Mr. Witte, a second by Mr.  
61 Leabough. All in favor say aye. All opposed say no. The ayes have it; the motion  
62 passes.

63

64 The Planning Commission recessed at 5:59 p.m.

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69

70 **THE PLANNING COMMISSION RECONVENED AT 6:08 P.M. FOLLOWING A**  
71 **WORK SESSION.**

72  
73 **PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM:**  
74

75 Minutes of the Capital Improvement Program presentation held in the County  
76 Administration Building in the Government Center at Parham and Hungary  
77 Spring Roads, beginning at 6:00 p.m., Thursday, February 11, 2016. Display  
78 Notices having been published in the Richmond Times-Dispatch on January 25,  
79 2016 and February 1, 2016.  
80

**Members Present:** Mr. C. W. Archer, C.P.C., Chairman (Fairfield)  
Ms. Bonnie-Leigh Jones, C.P.C., Vice-Chairman (Tuckahoe)  
Mrs. Sandra M. Marshall (Three Chopt)  
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Mr. Robert H. Witte, Jr., (Brookland)  
Mr. R. Joseph Emerson, Jr., AICP,  
Director of Planning, Secretary

**Members Absent:** Mr. Frank J. Thornton (Fairfield)  
Board of Supervisors' Representative

**Also Present:** Mr. John A. Vithoukas, County Manager  
Mr. Eugene H. Walter, Finance Director  
Mr. Brandon Hinton, Budget Director  
Other Department Heads and Key Officials  
Ms. Jean M. Moore, Assistant Director of Planning  
Mr. James P. Strauss, PLA, Senior Principal Planner  
Mr. Ben Sehl, County Planner  
Mr. Seth Humphreys, County Planner  
Ms. Erin Puckett, County Planner  
Ms. Sylvia Ray, Recording Secretary

81  
82  
83 Mr. Archer: Welcome and come to order please. We apologize for being a little  
84 late. We had another meeting upstairs. We are here to have a public hearing  
85 and discussion on the Capital Improvement Program. This is a public hearing  
86 and at some point I think we'll have the time for input from the audience. So, at  
87 this point I will turn it over to our esteemed County Manager, Mr. Vithoukas.  
88 Good to see you Sir.

89  
90 Mr. Vithoukas: Good to see you Mr. Chairman. Mr. Chairman, members of  
91 the Planning Commission, good evening.

92  
93 Commission: Good evening.  
94



95 Mr. Vithoukias: Thank you for the opportunity as always for allowing me to  
96 present the County's 5-year Capital Improvement Program or CIP for short.  
97 Hopefully, staff have given you copies of the booklet. The 5-year Capital Plan for  
98 your review and what I'd like to do is briefly walk you through a portion, or  
99 highlights, as we progress into the presentation.

100  
101 You will see this evening that County-wide this Capital Improvement Program  
102 totals \$1.5 billion dollars, that's billion, with a "b," in infrastructure needs. I want  
103 to focus solely on the requests that have been put forward by the Departments  
104 because this is the 5-year plan, as it comes into my office and then put forward  
105 for recommendation, if you will, to the Board of Supervisors.

106  
107 The Board of Supervisors and members of the Planning Commission on March  
108 8th will receive the 1-year Capital Budget that comes about from the document  
109 that you are going to be reviewing this evening, for your purposes.

110  
111 As we begin, Mr. Chairman, members of the Planning Commission, I'd like to  
112 begin by discussing some of the challenges the County is faced with as it relates  
113 to infrastructure. The reason for the requests being made, if you will. To provide  
114 a broad scope, this County has 72 individual schools, nearly 4,000 park acres, 10  
115 libraries (and that includes the new Libbie Mill Library) which is substantially  
116 larger and being used much more than the old Dumbarton Library. And it also  
117 will include a much larger Varina Area Library. We have, as this recent  
118 snowstorm reminded us all too well, 3,471 lane miles in road that is growing as  
119 we grow as a community. We have 20 fire stations. We have 3,105 miles of  
120 water and sewer mains that we don't think about because they are tucked away.  
121 So as you can see, this County has lots and lots of infrastructure to maintain.  
122 Infrastructure, that like us, ages daily.

123  
124 The County's aging infrastructure is perhaps most noticeable in our school  
125 system. As you can see on this slide 57% of Henrico schools are 50 years or  
126 older. This particular facility, I'm familiar with. As a 7th and 8th grader, I attended  
127 Tuckahoe Middle School, but now we have a number of school renovations that  
128 we must address. And as you will see shortly, there are quite a few schools that  
129 we now have as a community, that exceed the 50-year threshold that have been  
130 in that state without a significant renovation and are now in such a need.  
131 Addressing the maintenance requirements of the County's aging schools was  
132 one of the primary reasons behind the meals tax. In fact, \$9 million dollars a  
133 year in meals tax receipts have been allocated, and will continue to be allocated,  
134 for deferred maintenance to address those requirements. This is an important  
135 distinction. Deferred maintenance projects, how it has been defined by our  
136 school system, is different from the major renovations, such as the one  
137 necessary at Tuckahoe Middle School. The deferred maintenance is annually.  
138 Going back to the meals tax deferred maintenance projects on this slide, you can  
139 see how the deferred projects, you can see how those funds are being used.  
140 Significant improvements to parking, to lighting, to bathrooms, and other

141 necessary maintenance that was not able to be undertaken with current revenue  
142 streams in the past.

143  
144 But it's not only our schools. Many of our government buildings, our parks, our  
145 roads and our water and sewer system are reaching a point where renovation  
146 and rehabilitation are necessary. In the area of water and sewer you will find that  
147 there are many miles of pipes that are in need of renovation. While they are not  
148 visible to the eye, this clearly critical infrastructure in maintaining the County's  
149 services. And maintaining and replacing these pipes has a cost. These pipes are  
150 expensive. A great example of what we can accomplish with appropriate  
151 planning is found in the Lakeside area. We have project under construction now  
152 that includes a portion of Lakeside Avenue. It's in the Brookland Magisterial  
153 District, actually Brookland/Fairfield. The project is the Hermitage Court and  
154 Bryant Park Heights Area Sewer Rehabilitation Project. It includes the  
155 replacement and rehabilitation of 3.4 miles in sewer mains. The total cost of  
156 design and construction is \$6.6 million dollars. But the project, when it's  
157 complete, the residents that are there or a newcomer traveling through the area,  
158 they won't know that Henrico County spent \$6.6 million dollars on that project  
159 because it will be underground. But for the quality of life for the businesses, the  
160 residents, what's necessary in our community, that \$6.6 million, 3.4 miles of  
161 sewer main was incredibly pertinent and relevant. And so we must, and we will  
162 continue to stay ahead of the County's infrastructure needs. And, that is the  
163 purpose of this 5-year plan.

164  
165 Therein lies the purpose of putting forward a plan like this and so what you see  
166 here Mr. Chairman, members of the Planning Commission. What I'd like to do is  
167 just delve into the 5-year CIP and give you some of the details of the \$1.5 billion  
168 dollars by functional area. And, as we do as a community, we begin with our  
169 highest priority, and that is our school system. On page 3, you can find in the  
170 books before you, as well as the detail in the 1st year projects. You can see on  
171 the slide that education has a 5-year total request of \$573 million dollars. This is  
172 29 separate requests. And if you look down the list of projects, you're going to  
173 see a similar theme. Fifteen of the requested projects are renovations for aging  
174 schools. Renovations that total nearly \$258 million dollars. You can see Tucker  
175 High School, in the backdrop, on this picture, a school that was built in 1963 and  
176 is in need of a total renovation that has an estimated cost, hopefully, of \$55  
177 million dollars. You'll also see Tuckahoe Middle school on this list, one that's  
178 been brought to light publically of late, that renovation is expected to cost nearly  
179 \$31 million dollars. And in looking at all 15 renovation request, what you'll see  
180 that the average of the schools that are being put forward for renovation is 57  
181 years, built in 1959, and need to be addressed.

182  
183 Outside of the renovation projects, the requests for projects from the School  
184 Board includes ongoing roof and mechanical, a school bus replacement program  
185 that we have worked diligently to insure is funded, and requests for \$45 million

186 dollars in meals tax projects over five years. We have classroom expansions at  
187 four schools and the construction of a high school technical center.

188  
189 Moving on to Public Utilities, which you can find on page 5 in the book before  
190 you, you'll see \$467.5 million dollars in total requests. And here you will see  
191 projects that rehabilitate, that expand, that modernize the County's water and  
192 sewer system. But they also include projects that traverse far beyond the 5-year  
193 realm of this document. You look at a project like the Cobbs Creek Reservoir  
194 that will solve not this County's, but ultimately this region's water needs for the  
195 next 50-70 years. And water will be the resource we'll be seeking. You have a  
196 project that has gone through every environmental permit review and approval  
197 and we will be in the next year issuing bonds to begin that quest.

198  
199 So continue the theme of this evening of necessary renovation and maintenance  
200 of existing infrastructure, within Utilities you'll see that 15 of the 45 total projects  
201 requested reflect renovation of the aging pipes or facilities which are expected to  
202 cost more than \$154 million in this time period.

203  
204 Let's transition over to Public Safety. You can find requests for the Division of  
205 Fire, and requests for both the Police and Sheriff's Office on page 4. The Police  
206 has submitted requests for over the next five years. Most of which is  
207 appropriations necessary to complete the replacement radio communications  
208 project. Our Board of Supervisors approved a revenue bond sale, if you will, this  
209 year, the other night, of \$39.1 million dollars. It's expected that the contract for  
210 this system will be finalized this calendar year.

211  
212 Division of Fire's request of nearly \$37 million dollars in projects over the 5-year  
213 CIP. This total includes the final phase of an alerting system that will replace the  
214 current system in all of our fire stations. We are looking at the rebuilding of two  
215 fire stations, construction of two new fire stations, as well as a new training  
216 facility for the Division. And, in addition, several projects have been submitted  
217 that would cover the additional costs of bathroom and bunk room improvements  
218 in order to insure privacy for both our male and female firefighters within the  
219 Division.

220  
221 Within Recreation and Parks, which you can find on page 4, you'll see existing  
222 requests for nearly \$97 million dollars, including improvements to existing  
223 facilities as well as the development of new parks that would improve the quality  
224 of life for our residents. Of the new facilities requested, four focus on expanding  
225 our sports tourism efforts, the completion of Greenwood Park, additional fields at  
226 Dorey Park, the new Taylor Park in the eastern portion of our County, and the  
227 Tuckahoe park expansion. These facilities would significantly expand the  
228 County's ability to host tournaments within our region, but also allow our  
229 residents more opportunities to play, if you will.

230



231 The Libraries has a request of nearly \$52 million dollars over five years. The  
232 most significant, or the most pressing project within that realm, is the  
233 replacement of the Fairfield Area Library. You can find those requests on page  
234 4.

235  
236 Moving on to roads and looking and requests made for roads from the  
237 Department of Public Works, you'll find just over \$40 million dollars in requests.  
238 Including improvements that alleviate traffic congestion and safety problems.  
239 You will see as far as general road construction projects, the funding necessary  
240 to extend Woodman Road to Route 1, and funds to improve Sadler Road, and a  
241 request for continued pedestrian improvements within our community.

242  
243 In looking at the rest of the 5-year proposal that has been put forward in the area  
244 of General Services you will see nearly \$94 million dollars in total requests.  
245 Many of these include the necessary ongoing roof, mechanical, and pavement  
246 improvement projects that we don't see, but we must stay on top of. You'll also  
247 find a request to repurpose the old Dumbarton Library to use as office space.  
248 This is where we hope to house our Division of Recreation and Parks. You'll also  
249 see the expansion and continued improvement, if you will, of the eastern and  
250 western Government Centers. The construction of a potential enhancement for  
251 our Central Automotive Maintenance effort and some other general County-wide  
252 improvements.

253  
254 Information Technology has submitted over \$8 million dollars in projects over the  
255 course of the 5-year CIP. This includes improvements to networks, hardware  
256 needs as well as the County's Geographic Information System (GIS). You'll see  
257 these starting on page 3.

258  
259 The Department of Mental Health has put forth requests for nearly \$29 million in  
260 requests over the 5-year period. This includes the expansion of both the east and  
261 west mental health facilities. And a total of \$1 million dollars has been forecasted  
262 for the replacement of the Department's electronic health records system.  
263 Something that becomes necessary with the continued changes in federal  
264 healthcare.

265  
266 You'll also see improvements for Springfield Landfill put forward. Drainage  
267 projects that are annually considered as well as the stormwater improvement  
268 projects that we must, under our MS4 Permit obligations, meet. Those total \$11.7  
269 million dollars.

270  
271 Mr. Chairman, members of the Planning Commission, to summarize, in looking at  
272 the volume of requests it becomes apparent that the County cannot and will not  
273 fund \$1.5 billion dollars of requested needs. But that number, and the indication  
274 and seeing especially with what we are seeing in some of our schools facilities  
275 as far as renovation and potential replacement presents a picture, if you will, of  
276 infrastructure that must be maintained.

277

278 As we go into our Budget Hearings with the Board of Supervisors this year, I  
279 expect that the Capital component of the budget will be a major consideration. It  
280 will be a major topic of conversation and one that we as a community must have.

281

282 One of the characteristics, that I think that Henrico County has, is as an urban  
283 County, we are not falling into the trap that many localities fall into due which is  
284 the decay of public infrastructure. We have been fastidious and meticulous  
285 about maintaining our public infrastructure.

286

287 We don't have the ability of funding \$1.5 billion dollars. But we must develop a  
288 plan going forward that addresses many, many of these concerns. I believe that  
289 the infrastructure that we have is one component to the quality of life that our  
290 citizens expect. It's an indication of our Henrico way of doing business.

291

292 I do appreciate the opportunity in presenting this 5-Year Capital Improvement. I'd  
293 be remiss if I didn't thank the department heads for each year taking a very  
294 detailed look at their operations. I also want to thank the school system for their  
295 efforts, as well as the Budget Office for keeping us straight with all that is  
296 necessary each and every year between the capital and operating budget.

297

298 I have a number of department heads that are with me this evening. Mr.  
299 Chairman, members of the Planning Commission, any questions that you may  
300 have I, or they, will be able to address them.

301

302 Mr. Archer: Thank you very much Mr. Manager. But first of all,  
303 we'd like to thank you for coming to address us and bringing your department  
304 heads with you so that we can ask questions, if we have any. I have one. I  
305 noticed that the items that are itemized in the book we got have priority numbers  
306 that run from 1 up to 20-something, I believe. I assume that's what the pecking  
307 order is. Is that exactly what that means?

308

309 Mr. Vithoukas: That is how they have been put forward by the  
310 departments. So in each and every case, the school system, for instance went  
311 through and prioritized this. If you go to Fire on page 3 you'll see "Priority by  
312 Year."

313 So in the first year, you have two Priorities, 1 and 2. Then you go further down  
314 you'll see second year projects, again Priority 1 and 2 for those years.

315

316 Mr. Archer: So the different departments set their own priorities;  
317 that's not done by your staff?

318

319 Mr. Vithoukas: The department heads will submit their priorities.  
320 Most of the time the priorities that are put forward would be funded in that priority  
321 order. There are times where the priorities change. If I look at, for instance, the  
322 school system is probably a great example. You have had a lot of concerning



323 conversation regarding Tuckahoe Middle School and that is Priority #5. If there is  
324 a way to develop a funding plan that addresses Tuckahoe Middle School my  
325 intent would be that in my mind that would be my Priority 1 as far as developing a  
326 funding source.

327  
328 Mr. Archer: Thank you.

329  
330 Mr. Leabough: Mr. Chair, between you and Ms. Jones, you always  
331 take my question. But, I do have a follow up for that.

332  
333 Mr. Archer: Well at least that makes me think my question wasn't  
334 entirely [unintelligible].

335  
336 Mr. Leabough: I guess I have to get a few more years under my belt  
337 before I can get as good as y'all. So, along those lines, is there a process by  
338 which each department comes up with their priorities? And, to add to that, how  
339 do I put this—is there some sort of way of reporting percentages by District? We  
340 always hear in the community that there's an imbalance as to where projects are  
341 located. So I think it would be helpful to know how they are prioritized because  
342 that is important, and if there is an accounting of percentages of priorities by  
343 District especially, do we have a category that is County-wide? That's my follow  
344 up

345  
346 Mr. Vithoulkas: The answer to your question, and this is a question  
347 that has come up many, many times over the years. I can tell you that as we put  
348 forward, every so often the County goes through a process where they will  
349 undergo a Referendum and put forward a series of questions to our voters, our  
350 citizens regarding County-wide projects. The depiction of those projects will be  
351 laid out in magisterial district. They will have that connotation, if you will. If you  
352 look at the—magisterial district spending, if you will, from 2005. The 2005  
353 Referendum, most of that was east of 95, based on needs that had come forward  
354 at that time. But there is no—the County is not—we have five magisterial  
355 districts, but I certainly hope, and I caution any thought or consideration that  
356 anyone has that you take a total of money and divide it by five, and that's how we  
357 do the budget. It's not, it's not. We have—you can have a large project—pick  
358 Tucker High School. Tucker High School is a \$55 million dollar renovation. We  
359 have renovated all of the high schools east of 95. So there is no need for a  
360 renovation east of 95 at this time. So someone looking at just that fact, I think,  
361 can come away with—there's a divide, if you will. So as far as the way in which  
362 the resources in this County are allocated, and have been allocated, and I'm  
363 going on my 19th year within some realm of the financial, it's always been a  
364 need. There is a library in place. We have one in Fairfield that is coming up.  
365 We have to work on that project so we attack the needs. Then the district is  
366 represented. But it's not—it's never been the district we need to fund. Does that  
367 answer your question?

368

369 Mr. Leabough: You've confirmed exactly what I thought. Thank you.  
370  
371 Mr. Vithoulikas: You're welcome.  
372  
373 Mr. Archer: Mr. Manager, I think I may have asked you this last  
374 year, but what exactly is the Strawberry Hill-Creighton Road Vent Facility?  
375  
376 Mr. Vithoulikas: Let me—you will enjoy this answer?  
377  
378 Mr. Archer: I apologize sir.  
379  
380 Mr. Petrini: The vent facility is going to replace the existing stack.  
381 The existing stack valve relieves pressure.  
382  
383 Mr. Archer: Is that the—  
384  
385 Mr. Petrini: Not the little ones—there's an existing vent that's 30-  
386 feet tall. What we need to do is relieve the pressure as the demand and the flow  
387 in the pipe increases, we'd have to make that pipe 50 to 60-feet tall. And that's  
388 not conducive to a way that we want to do business. So we're going to remove  
389 that vent and put it into a facility to do the same function. So it will look like a  
390 small structure.  
391  
392 Mr. Archer: Oh, okay. That's a good answer.  
393  
394 Mr. Vithoulikas: He's got some stories. Let me tell you.  
395  
396 Ms. Jones: I'd like to just make a comment, and a very general  
397 question. Every year as I look over this document, I am just amazed at the depth  
398 and breadth of what needs to be done—every single need and request is a  
399 necessary investment in the County. And your comment, Mr. Manager, about  
400 how many, many of these dollars are never seen by the citizens. But, every  
401 expectation is there, always. That things will run as they should, perform as they  
402 should, that the school will be in excellent shape, that our County will be a  
403 wonderful community. Now, that's not much of a task to ask of the Board of  
404 Supervisors, and the administrators, and the department heads. But, I just am  
405 always so amazed to be reminded again, how very much is needed and done  
406 every single year. And the advance planning that is required in order to keep our  
407 County in the wonderful shape it's in. I do have a question, I guess it's just about  
408 materials. What I'm hoping is—and this is infrastructure. As we continue, as we  
409 must, continue to revamp infrastructure, I'm hoping that the advancements in  
410 materials, technology and whatever will make it so that we don't have to replace  
411 as often. Maybe buy us a little more working life, as it is. Are you finding that our  
412 investments are giving us a little more time with what they're buying?  
413



414 Mr. Vithoulkas: You know, only time will tell the answer to that  
415 question. When we look at the reservoir project like Mr. Petrini has brought  
416 forward. We make the statement that we hope to satisfy the water needs of our  
417 community for the next 50-60 years to come. We hope that you will have a  
418 perpetual structure there. Look at some of the libraries—look at Dumbarton  
419 Library. The old Dumbarton Library and look at the new Libbie Mill Library and  
420 you are looking at a structure at Libbie Mill that I hope is a 50-60 year—it is an  
421 incredible facility. You look at what will happen with the old Varina Library and  
422 the new Varina Library. The challenge that we have when you get into—and it is  
423 a challenge. When you get into some of the projects like a Tuckahoe Middle  
424 School or Tucker High School where you've got these open campus-type high  
425 schools that you know, if we had to do over again, most would say, let's not do  
426 that again. We're going to try to—and we did it with Henrico High School. We  
427 had an outstanding result, Varina High School. But, those facilities, 20-30 years  
428 down the road, you're going to have to do something with again. So, I think as  
429 we go forward we're looking at facilities that—you're getting a lot of energy,  
430 efficiency savings. Everything that we are doing is LEED certified, and even  
431 some of the retrofits are. But, it's project by project. Take the fire stations. How  
432 do you compare an old fire station to a new fire station? The new Fire Station 19  
433 that will come out of the ground soon is going to be a project that hopefully our  
434 County won't have to look at for another 40/50/60 years. It will be that type of  
435 quality. But, if we had to retrofit—we've retrofitted 12. Twelve is a very good  
436 improvement. But, at some point we will have to go back and touch that again.  
437 But, you bring up a very good question, because the men and women behind  
438 me, and stand with me, they are—and this is constantly on our minds. So, when  
439 you have the County Manager stand forward and the first thing he talks about are  
440 the infrastructure needs of the school system. You don't see and hear this in  
441 every locality. The reality is, if we do get school infrastructure right, or do it right,  
442 then I think as a community we're going to face some challenges that we haven't  
443 faced. And it is all together preventable. You just have to be able to stay on top  
444 of it.

445

446 Ms. Jones: Thank you.

447

448 Mr. Archer: Mr. Manager, thank you once again for coming. I  
449 wish this process was attended a little bit more densely by other members of the  
450 public. But nobody seems to come out very much. But, I would remind you this is  
451 a public session, so if anyone in the audience has questions they would like to  
452 ask of the Manager, now is the time to do it. You just explained it too well.

453

454 Let me ask one more question before you go and we'll end this heavy agenda  
455 tonight. We often get queried by members of the public about when are y'all  
456 going build a school here or there, or whatever? Off the top of your head how  
457 much, on the average, acreage does it take to even contemplate building a  
458 school?

459



460 Mr. Vithoulikas: Typically the, —I know, Paul Caper is here— the  
461 elementary footprint has been roughly 20 acres and they vary.  
462

463 Mr. Archer: And that would be the smallest of the three types of  
464 schools, elementary, middle and high school. High school taking more, I'm sure.  
465

466 Mr. Vithoulikas: High school, oh yes. And that also changes over time  
467 as we become more dense, 20/40/60 acre sites become harder and harder to  
468 find. We do need to have a conversation—you have some very nice high  
469 schools that are on much smaller footprints. But, it is as a general rule Correct,  
470 Mr. Emerson?  
471

472 Mr. Emerson: Twenty/Forty/Sixty, we do have many elementary  
473 schools that range anywhere from 10 to 15/20 acres. There's usable acreage in  
474 a searchable footprint that you look for.  
475

476 Mr. Leabough: Are those still costing \$100 million for high schools?  
477

478 Mr. Vithoulikas: High schools, yes.  
479

480 Mr. Leabough: That's a lot of money.  
481

482 Mr. Vithoulikas: Again, it's how you are building that facility. You're  
483 building to a LEED standard. But you're also building—you look at Glen Allen  
484 High School, it's not a facility that's just used for the students. That becomes a  
485 community center so it has to stand the test of time, if you will.  
486

487 Mr. Archer: Okay, thank you Sir. Are there any other questions  
488 from the Commission members? Anybody from the audience change their mind  
489 and want to ask a question?  
490

491 Well, Mr. Manager, thank you and your staff so very much for coming.  
492

493 Ms. Jones: Thank you.  
494

495 Mr. Witte: Thank you. We applaud the work.  
496

497 Mr. Vithoulikas: Thanks each and every one of you.  
498

499 Mr. Archer: We appreciate what you do.  
500

501 Mr. Emerson: Mr. Chairman, you do have a motion to consider  
502 recommending the CIP in front of you its PCR-2-16, Henrico County Planning  
503 Commission, Capital Improvement Program, FY 2016-17 through FY 2020-21.  
504

505 **WHEREAS**, in accordance with §15.2-2239 of the Code of Virginia, the County  
506 Manager requested the Planning Commission to review and make  
507 recommendations concerning the Capital Budget for fiscal year 2016-17 and the  
508 Capital Improvements Program for fiscal years 2016-17 through 2020-21 to the  
509 Board of Supervisors; and

510  
511 **WHEREAS**, the Planning Commission has completed its review of the Capital  
512 Budget and the five year Capital Improvements Program.

513  
514 **NOW, THEREFORE, BE IT RESOLVED**, that the Henrico County Planning  
515 Commission finds that the Capital Budget for fiscal years 2016-17 and the  
516 Capital Improvements Program for fiscal years 2016-17 through 2020-21 are  
517 generally consistent with the County's Comprehensive Plan and recommends  
518 their approval.

519  
520 Mr. Archer: Thank Mr. Secretary. Members of the Commission  
521 what is your pleasure on this resolution?

522  
523 Ms. Jones: I move for approval of the Resolution.

524  
525 Mr. Witte: Second.

526  
527 Mr. Archer: We have a motion by Mrs. Jones, second by Mr.  
528 Witte, all in favor say Aye. Opposed? The ayes have it. The resolution passes.

529  
530 Mr. Archer: Thank you, Mr. Secretary.

531  
532 Mr. Emerson: Mr. Chairman I have nothing further for the  
533 Commission until 7:00 o'clock.

534  
535 Mr. Archer: Okay, then we will adjourn until 7:00 o'clock.

536  
537  
538  
539  
540  
541  
542

543 **THE PLANNING COMMISSION RECONVENED AT 7:00 P.M. FOLLOWING A**  
544 **PUBLIC HEARING ON THE CAPITAL IMPROVEMENT PROGRAM.**

545  
546 Minutes of the regular monthly meeting of the Planning Commission of the  
547 County of Henrico held in the County Administration Building in the Government  
548 Center at Parham and Hungary Spring Roads, beginning at 7:00 p.m. February  
549 11, 2016. Display Notice having been published in the Richmond Times-Dispatch  
550 on January 25, 2016 and February 1, 2016.

551  
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)  
Mrs. Sandra M. Marshall (Three Chopt)  
Mr. Robert H. Witte, Jr., (Brookland)  
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,  
Secretary

Members Absent: Mr. Frank J. Thornton (Fairfield)  
Board of Supervisors' Representative

Also Present: Ms. Jean M. Moore, Assistant Director of Planning  
Mr. James P. Strauss, PLA, Senior Principal Planner  
Ms. Leslie A. News, PLA, Senior Principal Planner  
Mr. Benjamin Sehl, County Planner  
Ms. Lisa Blankinship, County Planner  
Ms. Erin Puckett, County Planner  
Mr. John Cejka, County Traffic Engineer, Public Works  
Mr. Paul Carper, Henrico County Schools  
Ms. Sylvia Ray, Recording Secretary

552  
553 **Mr. Frank J. Thornton, the Board of Supervisors' representative, abstains**  
554 **on all cases unless otherwise noted.**

555  
556 [Reciting the Pledge of Allegiance.]

557  
558 Mr. Archer - Thank you. I see we have news representation here  
559 from Channel 6 in Richmond. Is there anyone else here from any media? No  
560 print media? I'm sorry. Yes ma'am. And your name? Debbie? Okay. From the  
561 *Times-Dispatch*. And with that, I will turn the proceedings over to our Secretary  
562 and Director of Planning, Mr. Joe Emerson. Mr. Emerson.

563  
564 Mr. Emerson - Thank you, Mr. Chairman. I would note that earlier  
565 this evening at 5:15 you did meet for a work session and a consultation with  
566 County Attorney regarding legal advice on plan of development processes. And  
567 then at 6 p.m., you did convene and hold a public hearing on the Capital



568 Improvement Program. And, I also would note that Mr. Thornton won't be with us  
569 this evening due to a death in his family that he needed to attend to.

570  
571 With that said, Mr. Chairman, first on your agenda this evening are the requests  
572 for withdrawals and deferrals. Those will be presented by Mr. Jim Strauss.

573  
574 Mr. Archer - All right. Good evening, Mr. Strauss.

575  
576 Mr. Strauss - Good evening members of the Commission. We do  
577 have a request for deferral this evening. It's in the Three Chopt District. It's on  
578 page 2 of the agenda. That would be REZ2016-00001, Windsor Enterprises  
579 Corporation. The applicant is requesting a deferral to the March 10, 2016  
580 meeting

581  
582 **REZ2016-00001 Andrew M. Condlin for Windsor Enterprises Corp.:**  
583 Request to conditionally rezone from A-1 Agricultural District and R-2AC One-  
584 Family Residence District (Conditional) to R-2AC One-Family Residence District  
585 (Conditional) Parcels 741-771-6359, -3734, -2432, and part of Parcels 740-771-  
586 9736, 741-772-9212, -5941, -4776, and -0892 containing 25.37 acres located at  
587 the terminus of Ellis Meadows Lane and along portions of the eastern and  
588 northern property boundaries of the Estates at Grey Oaks. The applicant  
589 proposes a maximum of 50 single-family residences. The R-2A District allows a  
590 minimum lot area of 13,500 square feet and a maximum gross density of 3.22  
591 units per acre. The use will be controlled by proffered conditions and zoning  
592 ordinance regulations. The 2026 Comprehensive Plan recommends Suburban  
593 Residential 1, density should not exceed 2.4 units per acre and Environmental  
594 Protection Area.

595  
596 Mr. Archer - Thank you, Mr. Strauss. Is there anyone in the  
597 audience who objects to the deferment of REZ2016-00001, Windsor Enterprises  
598 Corporation? No objection. Mrs. Marshall.

599  
600 Mrs. Marshall: I move that REZ2016-00001, Andrew Condlin for  
601 Windsor Enterprises Corporation, be deferred to March 10th at the request of the  
602 applicant.

603  
604 Ms. Jones - Second.

605  
606 Mr. Archer - All right. Motion by Mrs. Marshall and seconded by  
607 Ms. Jones. All in favor of the motion say aye. All opposed say no. The ayes have  
608 it; the motion passes.

609  
610 At the request of the applicant, the Planning Commission deferred REZ2016-  
611 00001, Andrew Condlin for Windsor Enterprises Corporation, to its meeting on  
612 May 10, 2016.

613

614 Mr. Emerson - Mr. Chairman, that completes the requests for  
615 withdrawals and deferrals this evening. Next on your agenda are the requests for  
616 expedited items, and there are none this evening. So we now move on to your  
617 regular agenda for the cases to be heard. The first case appears at the top of  
618 page 2. It is REZ2015-00032, Ralph L. "Bill" Axselle, Jr., for HCA Health Services  
619 of Virginia. The staff report will be presented by Mr. Ben Sehl.

620

621 **(Deferred from the January 14, 2016 Meeting)**

622 **REZ2015-00032 Ralph L. "Bill" Axselle, Jr. for HCA Health Services of**  
623 **Virginia, Inc.:** Request to conditionally rezone from R-3 One-Family Residence  
624 District, R-6 General Residence District, and O-3C Office District (Conditional) to  
625 O-3C Office District (Conditional) part of Parcels 761-744-2028, 761-745-3004  
626 and 760-744-1480 containing 7.640 acres located approximately 700' west of  
627 Skipwith Road at the northern terminus of Parkline Drive. The applicant proposes  
628 a medical office building. The use will be controlled by zoning ordinance  
629 regulations and proffered conditions. The 2026 Comprehensive Plan  
630 recommends Government, Semi-Public, and Environmental Protection Area.

631

632 Mr. Archer - Good evening, Mr. Sehl. Is there anyone present who  
633 is opposed to REZ2015-00032, Ralph L. "Bill" Axselle, Jr., for HCA Health  
634 Services of Virginia?

635

636 Male - [Off microphone.] Yes.

637

638 Mr. Archer - Okay, thank you. Good evening, Mr. Sehl.

639

640 Mr. Sehl - Thank you, Mr. Chairman. This is a request to rezone  
641 approximately 7.6 acres from R-3, R-6, and O-3C to O-3C to allow for the  
642 development of a four-story medical office building and cancer center. The new  
643 building would be located on a portion of the expanded Henrico Doctors' Hospital  
644 campus to the rear of Three Chopt Elementary School, and the site would be  
645 accessed via an existing internal hospital drive that would ultimately provide  
646 access to Skipwith Road and Forest Avenue.

647

648 A portion of the site is currently zoned O-3C and in use as a parking lot for  
649 Henrico Doctors' Hospital to the north, which is zoned with a mixture of O-3 and  
650 O-3C. The remainder of the property is zoned R-6 and R-3 and is a part of Three  
651 Chopt Elementary School, which is located just to the east, and would remain  
652 zoned R-3. This portion of the subject property is under contract for purchase  
653 from Henrico County Public Schools. To the south is the Tuckahoe Hills  
654 subdivision, also zoned R-3. And to the west is the Tuckahoe Creek apartments,  
655 formerly known as Honey Tree, that are zoned R-5, R-6, and C-1.

656

657 The 2026 Comprehensive Plan's recommendation for the majority of the subject  
658 site is Government and Semi-Public use. These designations are reflective of the  
659 adjacent school and hospital uses. The requested medical office building

660 affiliated with Henrico Doctors' Hospital would be consistent with the Semi-Public  
661 designation. While not fully consistent with the Government designation, the  
662 proposed use would be a logical expansion of the adjacent hospital campus, and  
663 the Henrico County School Board has indicated the portion of the property  
664 designated for Government is no longer necessary for school operations.

665  
666 To ensure the proposed building complements adjacent uses and minimizes  
667 impacts on the school and nearby residential developments, the applicant has  
668 provided a number of proffers, including this conceptual plan. Architectural  
669 elevations have also been proffered as shown here.

670  
671 The conceptual plan illustrates the proffered buffers, which have been enhanced  
672 over the transitional buffer 25 required by the zoning ordinance. These  
673 enhancements included increased evergreen plantings; the retention of existing  
674 mature landscaping in the southern buffer, which would be ten feet wider than  
675 required by code; the provision of a black vinyl-coated chain link fence; and the  
676 inclusion of irrigation in both buffers to ensure long-term plant health.

677  
678 To address concerns noted by residents during the four community meetings, the  
679 applicant has also provided recent proffer language that would allow additional  
680 discussions regarding sound attenuation for HVAC equipment at the time of plan  
681 of development. That is a change to proffer 20 in front of you. A number of other  
682 minor changes have also been provided at the request of the County Attorney.  
683 The revised proffers were just distributed to you and are dated February 5th.

684  
685 In addition to the noted sound attenuation language and proffered buffers, the  
686 applicant has provided a number of conditions that would provide additional  
687 protections for adjacent residents. These include a prohibition on access to  
688 Woodley Road and Parkline Drive; limitations on hours of construction and  
689 parking lot cleaning; requiring any dumpster to be at least 100 feet away from  
690 Tuckahoe Hills subdivision; providing for security level parking lot lighting at  
691 night, including motion sensors within the southern portion of the building to limit  
692 the impact of in-building lighting on adjacent homes; prohibiting lighted signage  
693 and exterior illumination on the southern face of the new building; and specifying  
694 the location and screening of the proposed emergency generator, which would  
695 be located in this area here.

696  
697 In total, the submitted proffers provide guarantees regarding the quality of the  
698 proposed project, as well as numerous protections for adjacent residents.  
699 Additionally, the proposed project would be consistent with the Semi-Public  
700 designation on a portion of the property, and Henrico County Public Schools has  
701 indicated the portion of the site designated for Government use is surplus to their  
702 needs and not needed for current or future operations at Three Chopt  
703 Elementary School. Based on these factors, staff believes this request is  
704 appropriate and recommends approval.

705



706 This concludes my presentation. I will be happy to answer any questions.  
707  
708 Mr. Archer - Thank you, Mr. Sehl. Are there questions for Mr. Sehl  
709 from the Commission?  
710  
711 Ms. Jones - I'd like a point of clarification. From the level of the  
712 school building and property to the entrance to the proposed medical building  
713 and its parking areas, how much of a differential is that?  
714  
715 Mr. Sehl - The applicant might be able to answer the specifics of  
716 that. There is a retaining wall that would be located in this area here. It would be  
717 continuation of a wall that's currently located on the site. But as far as an exact  
718 measurement, the grading to my mind has not been finalized, it's not what we're  
719 considering at this point. But there is a significant grade change here.  
720  
721 Ms. Jones - Like eight feet?  
722  
723 Mr. Sehl - I think it's a little bit more significant than that. It  
724 probably tapers up.  
725  
726 Ms. Jones - Okay, I'll ask. Thank you.  
727  
728 Mr. Archer - Would you like the applicant to come down?  
729  
730 Ms. Jones - Oh, I'm sure he'll be coming. He can answer then.  
731  
732 Mr. Archer - Any more questions from the Commission?  
733 Mrs. Marshall, we do have opposition. Would you like to hear from the opposition  
734 first or would you like to hear the applicant present the case first?  
735  
736 Mrs. Marshall: Have the applicant present the case first.  
737  
738 Mr. Archer - All right. Good evening, Mr. Axselle.  
739  
740 Mr. Axselle - Mr. Chairman, members of the Commission. I'm Bill  
741 Axselle on behalf of Henrico Doctors' Hospital. We have a number of people here  
742 with us today. As I mention their names, I hope they'll just throw up their hands.  
743 Will Wagnon, who is the chief executive officer at Henrico Doctors'; David  
744 Donaldson who is the chief operating officer; and Tommy Ladd who's their in-  
745 house architect in charge of capital projects. With us also is Malachi Mills and  
746 Rachel McKinney with RK&K, and Andrew Bleckley who is with Cite Design. We  
747 are also pleased to have a number of supporters of Henrico Doctors' Hospital  
748 with us. I'd like for them, if it's appropriate, to stand and be recognized. Thank  
749 you.  
750

751 Our plan is to give you some brief background information with Rachel McKinney  
752 then provide some information on the development components of the  
753 development plan, and then Andrew Bleckley coming forward and sharing with  
754 you the details of the two buffers to which we've committed.

755

756 Mr. Archer - Mr. Axselle, forgive me for interrupting you, but before  
757 you go further, Mr. Secretary, would you explain the rules for the time limits,  
758 please.

759

760 Mr. Emerson - Yes sir, Mr. Chairman. I knew Mr. Axselle was  
761 familiar, but we can go over that.

762

763 The Planning Commission does have rules and regulations that govern the  
764 conduct of their public hearings. They are as follows: The applicant is allowed ten  
765 minutes to present the request, and time may be reserved for responses to  
766 testimony. Opposition is allowed a cumulative ten minutes to present its  
767 concerns, meaning everyone that speaks has to fit within that ten minutes.  
768 Commission questions do not count into the time limits. The Commission may  
769 waive the limits for either party at its discretion. And comments must be directly  
770 related to the case under consideration.

771

772 Mr. Archer - Thank you, sir. I apologize for interrupting you,  
773 Mr. Axselle.

774

775 Mr. Axselle - That's fine. Building on what Ben Sehl provided to  
776 you, as he said, the property in question is two parts. One is three acres that's  
777 part of the Henrico Doctors' Hospital campus now. It's used for parking. It was  
778 zoned for hospital and medical uses in the early '70s, so that use has always  
779 been there and appropriate. Then there is the 4.5 or 4.6 acres that Schools did a  
780 study. They determined it was surplus; they had no further use for it. An  
781 agreement has been reached between Henrico County Public Schools and HCA  
782 to purchase that property for \$3.2 million. It is subject to rezoning. The \$3.2  
783 million would be used for educational purposes.

784

785 The plan is to build on the property this building here. It would be a cancer center  
786 and medical office building, and it obviously would serve a number of purposes—  
787 or have a number of benefits, is more appropriate perhaps to say. It would create  
788 jobs. It will provide tax revenues for Henrico. And probably more importantly,  
789 Henrico Doctors' last year served about 1700 oncology patients. This would  
790 provide for them for the first time to have a centralized standalone facility to serve  
791 those patients. We think that would be a great enhancement to those patients  
792 and to Henrico residents' healthcare.

793

794 We recognized from the start that a project of this nature, as with any project, has  
795 some consequences, or may have some consequences, for adjacent property  
796 owners. There are six homes in Tuckahoe Hills that adjoin this property. We have

797 had four community meetings with them in which we have solicited their input—  
798 one in November, December, January, and then February 1. And your staff has  
799 participated in each of those meetings, as well as the past and current member  
800 of the Planning Commission from the Three Chopt District.

801  
802 During my forty years of coming before you, I don't think I've ever seen a case  
803 where an applicant has gone as far to try to address the concerns, knowing that  
804 there is still going to be opposition. We do believe we've addressed all of the  
805 relevant and reasonable concerns. Apparently, your staff concurs from the staff  
806 report. They also are supportive of the proffers. The twenty proffers were put  
807 together and tailored only for this particular project, and the staff recommends  
808 approval.

809  
810 Now I'm going to ask Rachel to come forward. And like I said, she'll go through  
811 the development portion of the project. And then Andrew will come forward. And  
812 then we'll come back and all of us will be available to respond to any questions  
813 you may have

814  
815 Mr. Archer - All right, thank you.

816  
817 Mr. Emerson - Mr. Axselle, you have approximately five minutes left.

818  
819 Ms. McKinney - Good evening. I am Rachel McKinney, and I am with  
820 RK&K. We are the civil engineers that have been working with Henrico Doctors'  
821 Hospital on this project. To get everyone oriented, the red represents the existing  
822 campus. The blue hatched area represents the subject property to be rezoned for  
823 the new medical office building that would be assimilated into the existing  
824 campus.

825  
826 Initially, we conducted a site plan study to determine the location and  
827 configuration of the building based on the restrictions of the site. Shown here in  
828 purple is the initial and optimum layout. We then revisited the site plan study to  
829 include fifteen different layouts in response to the adjoining property owners in  
830 Tuckahoe Hills. Here we looked at rotating the building, locating the building  
831 further away from the neighborhood, and reconfiguring the building footprint.  
832 Shown here in blue is the concept that we are currently proposing.

833  
834 As Mr. Axselle mentioned, we held four community meetings to hear the  
835 concerns of the neighbors. Along with the building layout, other issues that were  
836 discussed at the first neighborhood meeting include the location of the dumpsters  
837 and trash pick-up times; parking, and building, lighting, and signage; buffer sizes  
838 and materials; and the stormwater management plan for the site. Remaining  
839 issues that were discussed at the next three neighborhood meetings include  
840 HVAC screening and sound, irrigating the buffer, and securing the property with  
841 additional fencing extending to the southern property line.

842



843 The site plan displayed is the final concept. At the neighbors' suggestion, we  
844 have moved the building as far back from the neighborhood as we could while  
845 still considering the restrictions of the site. We rotated the building 90 degrees so  
846 that it is perpendicular to the neighborhood, thus lessening the visual impact.  
847 With this change, we also shifted the one-store imaging center that was originally  
848 in line with the four-story MOB, and strategically placed it at the back of the  
849 building. This would allow for a generator to be placed in the northeast corner of  
850 the MOB so that it will be screened by the main building and a portion of the  
851 imaging center. Dumpster locations were relocated closer to the entrance to  
852 mitigate any sight and sound disruption to the neighbors.

853

854 Our final concept plan attempts to respond to all neighborhood concerns while  
855 delivering a functional site plan for the MOB.

856

857 And just to respond to Ms. Jones' concern about the site elevation. Overall,  
858 there's a fall of thirty-two feet from the school to the farthest east—west side of  
859 the property. But there's a sixteen-foot difference from the finished floor elevation  
860 of the school floor to the proposed MOB floor.

861

862 With that, I will turn it over to Andrew Bleckley with Cite Design, who is going to  
863 provide you more details regarding the landscaping.

864

865 Mr. Archer - Thank you, Ms. McKinney. Any questions for  
866 Ms. McKinney before she sits down? Thank you, ma'am.

867

868 Mr. Bleckley - Good evening. My name's Andrew Bleckley. I'm a site  
869 design and landscape architect. First off, I'll just say that it's pretty exciting to be  
870 involved with a project where the first task of order when you step up to the  
871 design is to do a tree survey. That just goes to show you how much Henrico  
872 Doctors' is concerned with being a good neighbor in this community.

873

874 I wanted to draw your attention mainly to the buffers as we discuss the landscape  
875 plan tonight. First, the east boundary buffer that abuts the school site is a 25-foot  
876 buffer. And we are proposing an evergreen hedge there with 6-foot tall plants at  
877 the time of planting, 10 feet apart for the spacing. And then on the south side,  
878 you'll see the ones that abut the residential lots. We've prescribed a 25-foot  
879 transitional buffer per code, but then we've gone a step further and made that a  
880 35-foot transitional buffer that incorporates a 50-foot transitional buffer  
881 requirement in the first 25 feet. We're also retaining all the trees that are above 6  
882 inches in caliper for this area. So that area will remain undisturbed during the  
883 development portion of the construction. And then the 10 feet remaining will  
884 include the fence that Mr. Sehl mentioned, along with a Leyland cypress row of  
885 plantings that will be planted at 10 feet on center and be planted 10 feet tall at  
886 the time of planting.

887

888 We'll show you a couple of views from a computer-generated model that we  
889 created to give you kind of an area of what this area will look like after the  
890 plantings are planted. And again, we are showing these plants larger than the  
891 County minimum requirement at this time. So when they go in and are planted,  
892 they'll be above the County minimum size requirement.

893

894 This is the view from one of the residential backyards. You can see the layering  
895 effect that we've created with the landscaping with the low shrub area. And then  
896 we've also got understory trees that are applied, as well as the existing tree  
897 canopy from retaining trees that are on the site.

898

899 This is the view from the back of the school showing a little bit of the grade  
900 change from the height of the school site down to the building height. You can  
901 see the plantings there as well.

902

903 With that, I'll hand it back over to Mr. Axselle for closing comments.

904

905 Mr. Archer - Mr. Axselle, there may be questions, but you've just  
906 about used up all of your time. I just thought I'd let you know that while you're  
907 coming up.

908

909 Mr. Axselle - That's fine. Rachel and Andrew, why don't you just  
910 come on up so different people can respond to the questions and be up here, if  
911 you will. We have no further part of our presentation, so it's just Commission  
912 questions that they may have. We'll be glad to respond to those.

913

914 Mr. Archer - Ms. Jones, you had a question when we started. Do  
915 you want to ask it now?

916

917 Ms. Jones - It was answered.

918

919 Mr. Archer - Oh, it was? Okay. Thank you. Anybody else have  
920 questions? Okay. Mrs. Marshall?

921

922 Mrs. Marshall: Mr. Axselle, refer to number 20. As far as the  
923 abatement of sound goes, I know that this could be addressed at a later date, if  
924 that was necessary. What type of sound barriers will we be discussing?

925

926 Mr. Axselle - Well it will be dependent on the type of rooftop  
927 mechanical equipment, how large and where it's located and so forth. Obviously,  
928 the building that you see before you is conceptual, although we've committed to  
929 the material, we've committed to the appearance. What we do not yet know is  
930 what the rooftop will be. But we are, as proffer 20 says, committed to enclosures  
931 for sound abatement. The details, as is traditional, would be worked out at the  
932 time of plan of development for approval either by the Commission or by the  
933 Planning director under the language the County attorney says. But the short

934 version is we don't know, but the commitment is there in the proffer, and it has to  
935 be addressed at plan of development time.

936  
937 Mrs. Marshall: Okay.

938  
939 Mr. Archer - Anyone else? All right, thank you, sir.

940  
941 Mr. Axselle - Thank you.

942  
943 Mr. Archer - Okay. Now we have the same ten-minute time  
944 allotment. And I inadvertently interrupted Mr. Axselle, and I took about twenty-five  
945 seconds of his time. So I think it's only fair that I give you all another twenty-  
946 seconds. So anyone who represents the group who wants to come up and begin  
947 speaking, you have ten minutes. Please identify yourself and your address for  
948 the record, please.

949  
950 Mr. Emerson - Mr. Chairman, if I might before the public starts. I  
951 would like to maybe assist in moving along some of their concerns and just clarify  
952 a couple of things for everyone.

953  
954 At the public meetings or at the community meetings, there have been a couple  
955 of resounding themes. One in particular is not within the purview of the Planning  
956 Commission, and that is the land sale. The School Board declared the land  
957 surplus and contracted for its sale. This particular body has no regulatory  
958 authority over the sale of the land. So I just want to make sure everybody's clear  
959 on that. The soil borings have been a contention, and I've heard and I  
960 understand your concerns. But again, that's part of the agreement between the  
961 School Board and the contract purchaser. This Commission has no regulatory  
962 authority over that action as well. So in order to speed you along, you might not  
963 want to include those in your comments. We've heard them; however, it doesn't  
964 play into their decision. Their decision is solely a land-use decision this evening.

965  
966 Mr. Archer - Thank you, Mr. Secretary.

967  
968 Mr. O'Donnell - Hello. My name is Rob O'Donnell. I live with my wife,  
969 Bobbi, at 7514 Woodley Road. Before I provide my remarks, I would like to ask  
970 on behalf of the neighborhood to allow a little extra time for our comments  
971 because most of us are not used to public speaking. So thank you for your  
972 consideration.

973  
974 This project should not be approved. To be clear, we are not against the  
975 construction of a cancer center medical office building on Henrico Doctors'  
976 property. However, we are against rezoning the Three Chopt Elementary School  
977 property next to residential neighborhoods. Can everyone who is opposed to this  
978 rezoning raise your hands? As you can see, there is a community consensus.

979



980 HCA Henrico Doctors' Hospital has sufficient space on their existing land for their  
981 project. This hospital instead is choosing to expand its footprint to selfishly  
982 increase its value and become a second-level trauma center. It is important that  
983 the citizens of this County have access to high-quality health services. Nobody in  
984 this room denies that. However, if the Henrico County School Board and the  
985 Planning Commission objectively evaluates the tradeoff in this proposal, they  
986 would see that this is overwhelming at the expense of elementary school  
987 students and local community.

988  
989 This plan decreases neighborhood property values. It reduces elementary school  
990 lot size, eliminates green space, and increases automobile and helicopter traffic.  
991 We can talk about setbacks, buffers, sound levels, increased traffic, building  
992 height, increased noise, increased air pollution, and decreased property value.  
993 But at the end of the day, this is about quality of life. Proceeding with the project  
994 will reduce the desirability of homes in the surrounding community and will  
995 negatively impact the quality of elementary school learning.

996  
997 The impact of this project is both personal and economic for us homeowners.  
998 Speaking as an affected party and as a realtor, this commercial project  
999 significantly damages our residential property value by up to 30 percent. That  
1000 would be equivalent to a \$60,000 loss on a \$200,000 home. This is evidenced by  
1001 a home that is for sale in our neighborhood that has already been reduced  
1002 \$20,000. As the homes in this neighborhood sell, their decrease in value affects  
1003 the sale of properties up to a mile away. These sales affect a wider area than just  
1004 the properties adjoining the project.

1005  
1006 A change in zoning would contribute to an increased urban footprint in a  
1007 suburban neighborhood. It is clear that Henrico Doctors' Hospital has provided a  
1008 strong financial incentive for Henrico schools and the County supervisors to sell  
1009 the property. However, these decisions should not be on the back of neighbors  
1010 who are County employees, social workers, a Henrico County firefighter, an Iraq  
1011 War veteran, a Vietnam War veteran, young families with children that are first-  
1012 time homebuyers, and elderly homeowners. This is a neighborhood of quality  
1013 affordable homes in an economic time where affordability of homes is crucial to  
1014 community development.

1015  
1016 In closing, please do not let your decision reduce the value or quality of our time  
1017 in our community. We also have a couple other neighbors that would like to  
1018 speak as well.

1019  
1020 Mr. Archer - Okay. Thank you, sir. Are there questions for  
1021 Mr. O'Donnell? All right. Thank you, sir.

1022  
1023 Mr. Grieves - Thank you for allowing me to speak. My name is Jeff  
1024 Grieves, and I live at 7516 Woodley Road. My property borders the school

1025 property. So not only does it affect my community, it directly affects my family  
1026 personally.

1027  
1028 HCA is the largest for-profit hospital in the world. The 94,000-square-foot cancer  
1029 center they are proposing to build is actually a 4,000-square-foot cancer center  
1030 attached to 90,000-square-foot four-story medical office building. They have  
1031 admitted they have other options on their existing property to construct the  
1032 facility; they just choose not to do so.

1033  
1034 Eight years ago, I approached the County about purchasing part of the property  
1035 in question since it borders the rear of my property. I was told that due to the  
1036 requirements in the Henrico County Comprehensive Plan, there is a minimum  
1037 requirement of fifteen to twenty acres of land for elementary schools. I was  
1038 informed that this school was currently at eighteen acres, so it could never be  
1039 subdivided and further sold. Now I'm told that the entire Comprehensive Plan  
1040 was just simply a guideline for the County to choose to follow if it pleases.

1041  
1042 My profession requires that I have to reference the Henrico County  
1043 Comprehensive Plan on a regular basis. Having recently been a veteran of eight  
1044 combat tours, I understand the importance of following rules and regulations. It  
1045 disturbs me that residents of Henrico County have to abide by the plan to the  
1046 letter; however, the County itself who wrote the plan exempts itself when it  
1047 chooses to do so. Your plan recommends these woods remain Government, not  
1048 Office.

1049  
1050 A few months ago, Henrico County stepped in and stopped a Family Dollar from  
1051 building on a property that was already zoned Commercial and could be built on  
1052 without any rezoning. The County stepped in and purchased the property using  
1053 general funds, our tax dollars, to buy the property and stop the same economic  
1054 development. The only difference in that situation that we can see is their  
1055 property values start at \$260,000 and ours start at \$140,000. This makes us feel  
1056 as a community that we are treated as second-class citizens.

1057  
1058 We have had community meetings with Henrico Doctors' Hospital, but the tone  
1059 has been here is what we are doing, accept it. We feel no matter how loud we  
1060 speak, no one hears us. And if they do, so what.

1061  
1062 Our community, our children, and the school use those woods on a daily basis.  
1063 Were you aware that there is a nature trail, an outdoor classroom, so to speak,  
1064 that teaches use to teach children about nature and ecology? And did you know  
1065 that HCA bulldozed it? That's right. In an effort to rush this process, the hospital  
1066 brought in heavy equipment and tore down what we—I apologize about that.

1067  
1068 HCA who began the largest for-profit hospital system in the world should be able  
1069 to build this cancer center and office building at a location that's already been  
1070 zoned properly, preferably at a location that does not require the destruction of



1071 wooded property or the constant breaking of County policies. If they can find a  
1072 way to respect our current County plan, it should be able to help Henrico County,  
1073 the economy, and produce jobs and revenue to Henrico County without  
1074 devastating the property value in the surrounding areas. I'm sure that is why we  
1075 spend so much money on county planning.

1076

1077 I'm glad Henrico County—Doctors' Hospital brought a bunch of people in here.  
1078 But I'd really like to know how many of them actually live in the community  
1079 around us.

1080

1081 Mr. Witte - First off, thank you for your service. Not a lot of  
1082 people have been through eight tours.

1083

1084 Mr. Grieves - Thank you for your support.

1085

1086 Mr. Witte - But secondly, in reference to the Family Dollar, Dollar  
1087 General—the Family Dollar was in Varina.

1088

1089 Mr. Grieves - Yes, I'm aware of that.

1090

1091 Mr. Witte - The Dollar General that we turned down recently is on  
1092 Mountain Road. It just happened at the same time, and it was a big  
1093 misconception that it was the same property. The County purchase and the vote  
1094 to deny the Dollar General on Mountain Road and John Cussons were two totally  
1095 separate incidents.

1096

1097 Mr. Grieves - Maybe I have the name wrong. Maybe I have the  
1098 Dollar General wrong.

1099

1100 Mr. Witte - The County purchased the land on Route 5 for  
1101 parking, I believe. Isn't that right, Mr. Leabough?

1102

1103 Mr. Leabough - I can't speak to that.

1104

1105 Mr. Witte - Okay. That was my impression.

1106

1107 Mr. Grieves - I didn't bring the sheet with me, but I know—I don't  
1108 know if it was a Dollar General or a Family Dollar, but I know Henrico County  
1109 stepped in and purchased the property in front of that subdivision.

1110

1111 Mr. Emerson - Mr. Chairman, just to clarify that point. It was the  
1112 Family Dollar in Varina that this body approved. It was an existing zoning, and it  
1113 was by-right use. And then the County purchased the land after the fact to  
1114 develop an amenity along the Capital Trail.

1115



1116 Mr. Grieves - They purchased it, and they mixed it in for the bicycle  
1117 trail.

1118  
1119 Mr. Emerson - That's correct.

1120  
1121 Mr. Witte - I misunderstood.

1122  
1123 Mr. Archer - Are there questions before he takes his seat? All  
1124 right.

1125  
1126 Ms. Jones - Hello. My name is Ginny Jones, and I live at 7518  
1127 Woodley Road. The proposed building will back up right to my property. I have  
1128 lived here since 1984. My father was a prominent physician at Henrico Doctors'  
1129 Hospital and a member of the board. He would be appalled by what they're  
1130 proposing to do to our neighborhood. But the Planning Commission apparently  
1131 doesn't understand, and it appears the County administration has forgotten, the  
1132 history behind this piece of property and what Henrico County did to preserve  
1133 and protect it.

1134  
1135 On March 1, 1971, after a request by Henrico County, the Virginia General  
1136 Assembly amended the state code to give Henrico the authority to protect this  
1137 property. On June 11, 1975, the Board of Supervisors acted to protect and  
1138 preserve 1600 Skipwith Road and all its property in perpetuity for the citizens of  
1139 this County as a bird sanctuary, and it remained so-designated in your County  
1140 code. It appears no one—not the Planning Commission, the Planning  
1141 Department, County administration, Henrico County Public Schools, or our  
1142 current Board of Supervisors—seems to care as much as the previous  
1143 administration and elected officials did about the land encompassing Three  
1144 Chopt Elementary School.

1145  
1146 The County had to request the Virginia General Assembly to bestow enabling  
1147 legislation to permit the designation of bird sanctuaries in Henrico County. That  
1148 proves there was intent to protect this property. Currently, there are three bird  
1149 sanctuaries in the County, but there is only one that is addressed specifically—  
1150 1600 Skipwith Road, Three Chopt Elementary. In the resolution adopting the bird  
1151 sanctuaries, the Board said, quote, whereas the Board of Supervisors finds that it  
1152 will promote the health and general welfare of the County to declare Three Chopt  
1153 Elementary School a bird sanctuary. The school and its grounds and the outdoor  
1154 classrooms, its nature trail we keep mentioning, were protected.

1155  
1156 By agreeing to sell the land to HCA, who will demolish almost five acres of this  
1157 protected area, you are going against the County code and the efforts the  
1158 previous board and community took to preserve it. Your Comprehensive Plan  
1159 states, quote, that public facilities like schools, parks, and libraries contribute to  
1160 the identity of a community and provide public gathering places. Additionally,  
1161 when these facilities are provided in an exemplary manner, they contribute to

1162 higher property values and increased community appeal. Natural and cultural  
1163 opportunities provided through public facilities are important to social interaction,  
1164 offering amenity value to the community, end quote.

1165  
1166 Chapter 11 of your plan states that the needs associated with high-quality  
1167 education are not limited to new buildings and encompass programs that  
1168 enhance the overall educational experience. How do you propose that teachers  
1169 do that when you rid the woods of the nature trail that the students and the  
1170 community use? Three Chopt Elementary School and its entire property is a  
1171 designated bird sanctuary. That is its use. It was done to protect the woods as a  
1172 habitat for wildlife. The County sought special legislation to do this; it wasn't done  
1173 by the state. You should not be allowed to ignore what is law so that a private  
1174 company can profit, especially when they can build elsewhere on their campus.  
1175 We know this is a special piece of property; apparently all of you forgot.

1176  
1177 If you can spend our money on land to protect a few homeowners in Varina,  
1178 certainly you can uphold the County code and preserve the learning environment  
1179 for our children, protect our home values, and save the woods that everyone  
1180 uses.

1181  
1182 Mr. Archer - Mrs. Marshall, do you want to allow a little more time?

1183  
1184 Mrs. Marshall: Sure.

1185  
1186 Mr. Archer - Sir, your time has expired, so I will ask you to be brief.  
1187 We will allow you time.

1188  
1189 Mr. Miller - Thank you, Chairman Archer, commissioners. My  
1190 name is Bill Miller. My wife, Maria, and I live on Westfield, about three blocks  
1191 away from Woodley. We own six homes in the County, four of which are in  
1192 Tuckahoe Hills, so we have a vested interest. But I'd like to speak today about  
1193 other cancer centers in the region.

1194  
1195 If we could hold the signs up about the cancer centers. There are nine in the  
1196 region—three in western Henrico, two in Chesterfield, one in the city of  
1197 Richmond, one in Mechanicsville. Commission Leabough and Chairman Archer,  
1198 there are no hospitals or cancer centers in Varina or Fairfield. When your  
1199 neighbors and your family need to go to the doctor, the closest area is Hanover  
1200 Regional Medical. So I would advocate that the COPN be revisited, the  
1201 Certificate of Public Need, to see if the citizens of Henrico would not be better  
1202 served if this fine high-tech facility were located in Varina or Fairfield.

1203  
1204 Thank you very much for your time.

1205  
1206 Mr. Archer - Thank you, Mr. Miller. Okay, that concludes the  
1207 presenter and the opposition.

1208

1209 Male - [Off microphone.] I don't know if you have time for  
1210 more comment or not.

1211

1212 Mr. Archer - Mrs. Marshall?

1213

1214 Mrs. Marshall: Sure.

1215

1216 Mr. Archer - Come up, sir.

1217

1218 Mr. Spotts - Thank you very much. I will make my comments  
1219 much briefer than I had originally planned.

1220

1221 My name is Rob Spotts, and I'm the retired principal of Three Chopt Elementary  
1222 School. I went there in the year 2000, and at that time, much of the area behind  
1223 the school that was the nature trail had become overgrown because in the mid  
1224 '80s when the hospital had purchased the area for the parking lot, much of the  
1225 original nature area had been changed. So it was overgrown at that time. But  
1226 through some efforts of a number of different people, we were able to revitalize  
1227 that area and make it into a learning area for the students at Three Chopt  
1228 Elementary School. That encompassed the community itself. It encompassed  
1229 Boy Scout groups, Girl Scout groups, and even Henrico Doctors' Hospital. In a  
1230 weird twist of things during the sniper attacks when they provided a large sum of  
1231 money to help us clear out a large area of brush that had been overgrown along  
1232 their property and behind the school.

1233

1234 Throughout that time period, another piece of land was sold between us and the  
1235 hospital. And fortunately, even though it deforested much of the area that gave a  
1236 nice border between us and the hospital, it did not touch the major area of the  
1237 nature trail.

1238

1239 And as many of you know, there's a lot of great history with this piece of land. If  
1240 you were so interested, I'd give you copy of the history, but the Skipwith family,  
1241 obviously, that was their homestead, and that's part of the area that's been  
1242 redeveloped, the wall and everything.

1243

1244 I would just like to add that if this property is rezoned, there's one thing that I  
1245 think is extremely important for us as a County, and that is to assure that the  
1246 hospital follows through with the landscaping, that buffer zone between the  
1247 school and between the hospital. When the last piece of land was sold to the  
1248 hospital and was developed for a parking lot and later the heart wing, the  
1249 landscape buffer that was promised never was fully completed. To this day, all  
1250 plantings that were in the original plan and second plan when the heart wing was  
1251 built are not there and not completed. This is probably because the irrigation  
1252 system that was supposed to be in place was never put in place. And this was all  
1253 specified in the specs for that project. Many of those plantings died over the



1254 years. Some of them were replaced; some of them were not replaced, after many  
1255 phone calls, many meetings with hospital officials and also with the contractors at  
1256 the time.

1257  
1258 So I would urge you if this does pass that you go back and take a look at the  
1259 landscape buffer and make sure there's a strong buffer between the back of new  
1260 building as well as all the way around beside the heart pavilion and the parking  
1261 lot.

1262  
1263 I hope I've made that much briefer. If you have any questions about that, I would  
1264 certainly like to share it with you. This is an extremely interesting piece of land,  
1265 and the things that we did with it over the thirteen years that I was at Three Chopt  
1266 hopefully improved it into a great outdoor classroom. I really hate to see that this  
1267 will be lost if we do this rezoning. Thank you very much.

1268  
1269 Mr. Archer - Thank you, Mr. Spotts. We will allow one more  
1270 speaker for the opposition. Go right ahead, sir.

1271  
1272 Mr. Marshall - My name is Watson Marshall. I've lived in Henrico for  
1273 seventy-seven years. I'm opposed to this zoning. My wife owns a house on  
1274 Parkside. Nobody's told this Board that the hospital cut down forty trees. They  
1275 said they had to do that. They don't need to do that.

1276  
1277 And I wonder who owns this land. I think I own part of Henrico County. If you've  
1278 ever seen a deed to a piece of property, Henrico County's not a party to the sale.  
1279 So I don't think this Board has any right to take and zone my property. And I think  
1280 you ought to look at that favorably that you don't own that property; the citizens  
1281 own the property. I would say that you don't have any authority to zone the  
1282 property when all of these people are opposed to it. Of course the hospital  
1283 brought a bunch of people in here, but they don't live in Tuckahoe Hills.

1284  
1285 That's all I have to say. Thank you.

1286  
1287 Mr. Archer - Thank you, Mr. Marshall.

1288  
1289 Mr. Axselle - [Off microphone; inaudible.]

1290  
1291 Mr. Archer - Yeah, I think we can allow that, Mr. Axselle. I think it  
1292 would be only fair.

1293  
1294 Mr. Axselle - A number of the speakers said that there was  
1295 adequate land on the property on which they could build this cancer center,  
1296 medical office building. In each of the meetings—at least three of the four  
1297 meetings, Will Wagon explained why that was not accurate, so that statement is  
1298 just not accurate and they were so advised.

1299

1300 Reference was made to a trauma center. One of the proffers includes a  
1301 prohibition of this building having a trauma center. That was put in at their  
1302 request. The Comprehensive Plan is in fact a guide.

1303

1304 And then there was a comment about the school and so forth. Please keep in  
1305 mind that this property was determined by the schools that they do not have a  
1306 current need for this land now or in the future, and so the statement was made  
1307 that there would be abatement in the education of the students at Three Chopt  
1308 Elementary. That would be contrary to what the school determined.

1309

1310 Keep in mind that the school system joined—didn't join the application, but they  
1311 gave us authority to go forward with this rezoning. So they are aware and are in  
1312 concurrence with what this request is before you.

1313

1314 Mr. Chairman, I tried to be fairly brief. We'll be glad to respond to any questions  
1315 you all might have.

1316

1317 Mr. Archer - Any questions for Mr. Axselle from the Commission?

1318

1319 Mr. Leabough - Just one quick question. In your first statement, you  
1320 said the current site can't accommodate the use. Can you explain why that is the  
1321 case? I'd like details of what you shared.

1322

1323 Mr. Axselle - Will Wagon, if you don't mind explaining. The current  
1324 campus does not have adequate space to accommodate the building and the  
1325 parking. That's the short version.

1326

1327 Mr. Leabough - And also while you're at it, could you please explain  
1328 why this site is critical to the success or the operation of the facility? As opposed  
1329 to some site somewhere else.

1330

1331 Mr. Wagon - Good evening. My name's Will Wagon. I'm the chief  
1332 executive officer of Henrico Doctors' Hospital. I think the quick question is if you  
1333 look at the site—and you can see the existing layout in red—one of the  
1334 challenges that we have is we're constrained for parking over the entire campus.  
1335 The County has worked with us over the years, so we have parking here. Plus  
1336 we use an off-site lot to be able to accommodate the parking that we would have.

1337

1338 Any other location—we spent a lot of time exploring off of Discovery Drive,  
1339 putting another building off of—pardon me—Forest Avenue and looking at that.  
1340 We would end up with not having the ability to overcome the deficit that we'd  
1341 create by taking existing parking out, as well as having to create additional  
1342 garages. And it would cause gridlock on our campus.

1343

1344 So the opportunity was to be able to look at how we could expand on the  
1345 southern buffer of the campus. With the functions of a cancer center, the benefits

1346 are multiple. When you think about how cancer is accessed, it's predominately  
1347 an ambulatory service. You imagine a patient who may be undergoing radiation  
1348 oncology treatments maybe concurrently with chemotherapy and being able to  
1349 access that in a convenient manner where they don't have to traverse the  
1350 hospital, where they can have ease of parking and access to the building. The  
1351 fatigue they have after those treatments is great, so making that patient  
1352 convenience was something that was very important to us.

1353

1354 The other dynamic is that sometimes we do have patients who are in an acute  
1355 phase or a new diagnosis of cancer that we need to treat their radiation therapies  
1356 concurrently with their in-patient visit. So it would be unusual, but it will happen  
1357 where we will need to be able to move a patient from the hospital into the linear  
1358 accelerators to start their radiation therapy concurrent to their hospitalization. Get  
1359 them discharged and then come back. So thinking about a cancer center that's  
1360 far removed from the hospital was challenging clinically when we thought through  
1361 how we could optimize, or better yet balance, creating an easy access for  
1362 patients who are fighting cancer with the needs of what it presents in the  
1363 treatment.

1364

1365 Mrs. Marshall: Mr. Wagon, can you speak to the Commission about  
1366 where the cancer center is proposed to go and the reasoning because of where  
1367 the helicopter lands, if you don't mind, please.

1368

1369 Mr. Wagon - If you look on the left side of this screen or my left,  
1370 you see the primary helipad access. I could invite Mr. Ladd to come up and give  
1371 us more specifics as needed, but typically the FAA says you need two routes  
1372 coming into a helipad. It really depends on which way the wind blows that day, so  
1373 the prevailing route that the helicopters fly. So we tried to use both the primary  
1374 and the secondaries of making sure that we could accommodate the air traffic.  
1375 Our helipad is primarily used for cardiac transports. We're fortunate enough to  
1376 care for a large number of individuals out of the Northern Neck who are flown  
1377 down from places like Kilmarnock, Tappahannock and those areas,  
1378 predominantly around STEMI or heart care. That has been part of the hospital for  
1379 several decades. So preserving the ability to have safe helicopter transport. And  
1380 then the rest of it was trying to balance how can we push the building as close to  
1381 the hospital as possible so that we were able to mitigate the visual of the  
1382 building. That's where we ended up ultimately with this design.

1383

1384 Mrs. Marshall: Okay. One more question please. Mr. Spotts, the  
1385 retired principal from Three Chopt Elementary, he stated that in previous times,  
1386 as far as buffer zones and things that have not been taken care of. I'm not sure if  
1387 you were CEO back then, but can you speak a little bit about that please?

1388

1389 Mr. Wagon - Sure. I was not. I have heard a different story. I think  
1390 the recollection that I've heard is that those plantings were actually on the school  
1391 property, so not the hospital's to maintain. We have been able to incorporate



1392 that, so all of the new landscape that is planted is within the buffer, which would  
1393 be property that's ours. So it would be forever our responsibility to be able to  
1394 maintain that because it's on our property and those proffers obligate us to do so.  
1395 That is the recollection that I've heard of the discrepancy that those were  
1396 landscaped on the school's property, that the schools didn't maintain. And maybe  
1397 that's where that discrepancy lies.

1398

1399 Mr. Axselle - We would have to maintain and replace.

1400

1401 Mr. Wagnon - In this version, it's all on our property and we'd proffer  
1402 that we have to maintain and irrigate it and keep it as specified.

1403

1404 Mrs. Marshall: Thank you.

1405

1406 Mr. Archer - Any other questions for Mr. Wagnon? Go ahead,  
1407 Ms. Jones.

1408

1409 Ms. Jones - I do have a question. For clarity for me and maybe for  
1410 others, would you explain the role of the COPN for your proposal?

1411

1412 Mr. Wagnon - The Department of Health has a Certificate of Public  
1413 Need process, and there are regulated assets that are part of that plan. When  
1414 someone desires to add or to have services relative to the Certificate of Need,  
1415 there's a process that you go through. We were able to obtain two separate  
1416 CONs. One was to go from one linear accelerator to two. And the second CON  
1417 was to be able to add SRS, or stereotactic radio surgery capabilities. So one was  
1418 expanding our capacity, and the second is being able to do more sophisticated  
1419 shorter durations.

1420

1421 We treat on average 40 to 45 patients today on one linear accelerator. We have  
1422 a fantastic cancer center that's with us tonight, completely committed to the care  
1423 of people in our charge. Our real challenge is that our existing linear accelerator  
1424 is near the end of its useful life. It's located in an area that is not conducive to  
1425 replacing it based on the new technologies. So having a larger footprint for the  
1426 ceiling heights was something that was important to be able to site contemporary  
1427 technologies to make sure that we can provide residents of Henrico County the  
1428 treatments that they need to fight cancer tomorrow.

1429

1430 Ms. Jones - Thank you.

1431

1432 Mr. Axselle - May I supplement just one thought on that. The  
1433 certificate that the state has is a Certificate of Public Need. They go through a  
1434 rather extreme detailed analysis. The fact that they've shown and approved the  
1435 expansions of the Certificate of Public Need does address the need issue.

1436

1437 Unless you have more questions, thank you.

1438

1439 Mr. Archer - Does the Commission have further questions?

1440

1441 Ms. Jones - For Mr. Axselle I have a question. I was simply going  
1442 through the comments of the folks who came up to speak. We all understand that  
1443 this is an important issue, and nothing's more important than something that  
1444 affects the neighborhoods in which we live. So would you clarify just a couple of  
1445 other things that folks asked about?

1446

1447 Many people did cite the sale of the property. That is not our decision, as  
1448 Mr. Emerson explained to you. That was a School Board decision. Property  
1449 values have come up. A bird sanctuary has come up. And the loss of the nature  
1450 trail. I guess my question on that third point is do you know if there's an option to  
1451 relocate or reconfigure something like that?

1452

1453 So those three items just are questions that were raised by citizens that I didn't  
1454 hear answers to.

1455

1456 Mr. Axselle - This is the first time I've heard about a bird sanctuary  
1457 that was put on back in the '60s and so forth. That was on the old Skipwith  
1458 property, the Three Chopt Elementary School. I just really can't address that.  
1459 There was a nature trail. When I walked the property, with the school's  
1460 permission, a couple of times, it was not in the best repair. In our meetings, there  
1461 were times when people said that a Boy Scout troop came in and cleaned it up  
1462 and so forth. So we would certainly entertain anything of that nature. But that  
1463 nature trail, after the rezoning and the acquisition, would need to be on the  
1464 existing remaining Three Chopt Elementary property.

1465

1466 Ms. Jones - And property values was the third point. That's a hard  
1467 thing to quantify. I know other hospital areas in residential settings have gone  
1468 through this, St. Mary's and others that we have seen. Do you have a comment  
1469 about that at all?

1470

1471 Mr. Axselle - I've always operated under the rule or perception that  
1472 "property values" is not something that's overly well-defined. I don't believe it's a  
1473 valid land use consideration. It may be a valid issue in the people's minds, but I  
1474 don't think it's a valid issue from a land use standpoint.

1475

1476 [Many voices mumbling; inaudible.]

1477

1478 Mr. Archer - Please. Any further questions?

1479

1480 Mr. Leabough - Just one other question I think the community raised  
1481 related to the primary use of the building. I think they said a smaller percentage  
1482 was dedicated to cancer care; the larger percentage was dedicated to the office  
1483 building component. Can you speak to that please?

1484

1485 Mr. Axselle - The smaller part—Tommy, come up, if you don't  
1486 mind, and make sure that the answer I'm giving is—"oh, here, right being me."

1487

1488 Mr. Wagon - One of the benefits of having a multiple-story building  
1489 is that we'd be able to have treatment areas on the first floor. We have a robust  
1490 cancer program. At the cornerstone of that is that we have multi-disciplinary case  
1491 conferences so that we're able to bring together all different specialties. In  
1492 essence, when we're thinking about how we help folks who have a new  
1493 diagnosis of cancer, the first thing that we're trying to do is reduce the time from  
1494 suspicion or diagnosis to treatment plan.

1495

1496 Mr. Leabough - So the primary use is really still related to cancer  
1497 treatment.

1498

1499 Mr. Wagon - Cancer. And then it would be the physicians related to  
1500 the multi-disciplinary care of what we see. So having breast surgeons in the  
1501 building or an office so that they're able to participate in multi-disciplinary case  
1502 conferences is conducive. And so the building will be comprised of all the  
1503 different specialties who participate in oncology care.

1504

1505 Mr. Leabough - Still to focus on the cancer patient.

1506

1507 Mr. Ladd - Yes sir.

1508

1509 Mr. Leabough - Okay. Thank you.

1510

1511 Mr. Archer - All right. Anything else?

1512

1513 Mr. Axselle - Thank you very much.

1514

1515 Mr. Archer - Thank you, Mr. Axselle. Mrs. Marshall, are you ready  
1516 to make a decision?

1517

1518 Male - Mr. Chairman?

1519

1520 Mr. Archer - Yes.

1521

1522 Male - Here are the Henrico articles that govern it.

1523

1524 Female - The code about the bird sanctuary.

1525

1526 Mr. Archer - You can pass it down, yes. Let me just say this while  
1527 Mrs. Marshall is reading. I don't think we say this often enough. I suppose most  
1528 of you, or at least some of you, know that this board serves in an advisory  
1529 capacity. The final decision, regardless of what decision we make tonight, will be



1530 an advisory decision to the Board of Supervisors. They are the ones who will  
1531 make the final decision on the zoning. I think their next meeting is probably  
1532 March 8th. I think it's the second Tuesday in March. I just want to make sure you  
1533 all understand that. Thank you.

1534

1535 Mrs. Marshall: Mr. Chairman?

1536

1537 Mr. Archer - Yes, Mrs. Marshall.

1538

1539 Mrs. Marshall: There's been some controversy in this case  
1540 concerning work done on the site by the applicant. Anything the landowner has  
1541 allowed the applicant to do on the property is between those parties and not part  
1542 of this case. I've attended three neighborhood meetings on this project and have  
1543 spent a lot of time with the Planning staff reviewing the case and the proffers. I  
1544 have also personally been out and walked the property on the 28th of January to  
1545 gain insight into issues that were raised.

1546

1547 In the beginning of the process, the applicant changed the location of the building  
1548 to lessen the impact on the neighborhood. I've asked Mr. Axelle to make  
1549 numerous changes to the case and to add proffered conditions to address  
1550 concerns voiced by the citizens. Mr. Axelle has agreed to all of the changes that  
1551 I have requested and has proffered the items as I have asked him to. The  
1552 applicant will be legally required to strictly follow the proffered conditions.

1553

1554 The hospital itself is an existing use adjacent to the neighborhood. This case is  
1555 an addition to that use. I believe the planted buffer, fencing, and other proffered  
1556 conditions limit the impact of this addition to the hospital on the neighborhood.  
1557 Except agreeing to not build anything on the site, I believe the applicant has  
1558 addressed all the concerns of the neighborhood that he can, and I move that we  
1559 follow the recommendation of the Planning staff and approve case number  
1560 REZ2015-0032. Thank you.

1561

1562 Mr. Archer - Thank you, Mrs. Marshall. Is there a second?

1563

1564 Mr. Leabough - Second.

1565

1566 Mr. Archer - Motion by Mrs. Marshall and seconded by  
1567 Mr. Leabough. All in favor say aye. All opposed say no. The ayes have it; the  
1568 motion passes.

1569

1570 **REASON -** Acting on a motion by Mrs. Marshall, seconded by Mr.  
1571 Leabough, the Planning Commission voted 5-0 (one absent) to recommend the  
1572 Board of Supervisors **grant** the request because it is reasonable in light of the  
1573 office zoning in the area, and the proffered conditions should minimize the  
1574 potential impacts on surrounding land uses.

1575

1576 Mr. Emerson - Mr. Chairman, this will be on the March 8th Board of  
1577 Supervisors' agenda for the final action.

1578  
1579 Mr. Archer - Excuse me. The meeting is not over yet. Can we ask  
1580 you to please converse outside in the lobby so we can continue the meeting.  
1581 Thank you.

1582  
1583 Mr. Emerson - Mr. Chairman, next on your agenda this evening also  
1584 appears on page 2. It's PUP2016-00002, Brian Menditto for Innsbrook  
1585 Foundation. The staff report will be presented by Mr. Ben Sehl.

1586  
1587 **PUP2016-00002 Brian Menditto for Innsbrook Foundation: Request**  
1588 **for a Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-120 and 24-**  
1589 **122.1 of Chapter 24 of the County Code in order to continue operation of an**  
1590 **outside concert pavilion, increase maximum attendance to 8,500 and change end**  
1591 **time for all shows to 10:00 p.m. on part of Parcels 750-768-4593 and 751-769-**  
1592 **0332, located at the southeast ramp of I-295 approximately 750' northeast of**  
1593 **Nuckols Road. The existing zoning is M-1C Light Industrial District (Conditional).**  
1594 **The 2026 Comprehensive Plan recommends Urban Mixed-Use.**

1595  
1596 Mr. Archer - Thank you, Mr. Secretary. Is there anyone present  
1597 who is opposed to PUP2016-00002, Brian Menditto for Innsbrook Foundation?  
1598 Opposition?

1599  
1600 Male - [Off microphone; inaudible.]

1601  
1602 Mr. Archer - Oh, okay. Thank you. We'll get to you. Mr. Sehl.

1603  
1604 Mr. Sehl - Thank you again, Mr. Chairman.

1605  
1606 This is a request for a provisional use permit to allow the continuation of outdoor  
1607 concerts and events at the Innsbrook Pavilion located in the North Shore  
1608 Commons office development. The applicant has also requested to increase the  
1609 allowed capacity to 8500 and to extend the end time for shows to 10:00 p.m.

1610  
1611 The event area and stage is located within a gravel and grass-covered field  
1612 adjacent to an existing parking lot, as well as using some of the existing parking  
1613 located in this location. The Pavilion has held outdoor entertainment at this  
1614 location through previous provisional use permits since 1999, and the applicant is  
1615 requesting another provisional use permit to extend this operation until  
1616 December 31, 2018. The current permit expired December 31, 2015.

1617  
1618 The pavilion would continue to be located in the location depicted on this exhibit,  
1619 which also shows the location of associated items such as portable toilets, food  
1620 and beverage vendors, and temporary tents. The staff report includes nine  
1621 recommended conditions which address parking, security, and a revised

1622 maximum attendance of 8500 persons. The revised capacity has been discussed  
1623 with agencies responsible for public safety and will be further analyzed during  
1624 review of the required annual music festival permit. Condition 9 has also been  
1625 revised to allow for the extension of hours of concerts for events that are outside  
1626 of the school year.

1627  
1628 The 2026 Comprehensive Plan recommends Urban Mixed Use for the property.  
1629 This use is consistent with this designation and would be compatible with the  
1630 existing offices in the area. At this point, staff has not received any opposition  
1631 regarding the subject of this request, which is the first step in the approval of the  
1632 planned music events. The required music festival permit, which would be made  
1633 a part of the conditions of the provisional use permit by Condition 3, will also  
1634 address items such as sanitation, the provision of food and water, emergency  
1635 services, and noise limitations.

1636  
1637 For these reasons, staff supports this request subject to the recommended  
1638 conditions in the staff report. I'd be happy to try to answer any questions you  
1639 might have.

1640  
1641 Mr. Archer - Thank you, Mr. Sehl. Are there questions?

1642  
1643 Mrs. Marshall: Mr. Sehl, as far as adding 2,000 more people to that  
1644 number, can you talk a little bit about the impact of what that would be?

1645  
1646 Mr. Sehl - The largest impacts are obviously from what will be  
1647 addressed through the music festival permit because the applicant is required—  
1648 that process goes to our County Attorney's Office. They're required to work very  
1649 closely with public safety agencies. They work with our Department of Public  
1650 Works regarding traffic. So obviously there are considerations regarding parking.  
1651 They have to show locations,—I think they've started the work of showing  
1652 locations of additional parking areas that they have under agreement to park  
1653 additional cars there to limit the amount of people, it wouldn't prohibit people from  
1654 maybe crossing Nuckols Road to access events, but to limit the ability of those  
1655 people and pushing people to that side of the road.

1656  
1657 And then there is also consideration regarding at those larger events how  
1658 emergency service personnel might access patrons in the middle of a larger  
1659 group of people. So they talked about things maybe such as limiting chairs, the  
1660 ability of patrons to bring in chairs to those types of events so they're more easily  
1661 able to kind of part the seas to get to those people needing emergency services.

1662  
1663 The applicant is also here and can probably speak to some of those specifics. It's  
1664 not necessarily—what this provisional use permit would do is require that they go  
1665 through this festival permit process and really work with our Division of Fire and  
1666 Division of Police to establish those parameters.

1667



1668 Mrs. Marshall: So at the permit level when that comes up—so what  
1669 will—if it needs to be addressed, they will address the issues of, like you talked  
1670 about, if we're going to add 2,000 people—they will designate ways for  
1671 emergency personnel to get through.  
1672

1673 Mr. Sehl - I can let the applicant speak to it a little bit more. But  
1674 essentially, their process is they work closely throughout the concert season. So  
1675 as ticket sales are occurring, they can kind of anticipate the number of patrons  
1676 that might be attending an event. They can start ramping up how many staff  
1677 people they might need from the County side from the Division of Fire and  
1678 Division of Police perspective. So they're kind of working—they can speak to it  
1679 specifically, but my understanding is they're not anticipating a large number of  
1680 shows that would exceed the previous limit. But it does allow them to kind of  
1681 broaden the net that they're throwing out there to try to catch different events.  
1682

1683 Mrs. Marshall: Thank you.  
1684

1685 Mr. Archer - All right. Any other questions for Mr. Sehl? All right.  
1686 Do you want hear from the applicant? There was someone who wanted some  
1687 clarification on something. Would you rather hear from them first?  
1688

1689 Mr. Clifton - I represent Richmond Elks Lodge. We are on Elks  
1690 Pass Lane. We are—

1691 Mr. Archer - Could you state your name for the record, please, sir?  
1692  
1693

1694 Mr. Clifton - I'm sorry. Steven Clifton. I'm the chairman of the  
1695 Board of Trustees for the Elks Lodge.  
1696

1697 Mr. Archer - Okay.  
1698

1699 Mr. Clifton - Our only access to our property is Elks Pass Lane.  
1700 Routinely during concerns, they position a car at Elks Pass Lane and Lake Brook  
1701 limiting traffic into our property. All we ask is that they move that person back to  
1702 the property entrance to their access road on the back side, which is the west  
1703 side.  
1704

1705 Mr. Archer - Okay. I think the applicant could speak to that. That  
1706 makes sense.  
1707

1708 Mr. Clifton - What it is, when you come in on Lake Brook and you  
1709 try to turn on Elk Pass Lane, they flag you down and stop you. Well that's a  
1710 public road. Their access road actually starts at the end of Elks Pass Lane. So  
1711 we just ask that they take that into consideration to stop the restrictive flow of  
1712 traffic.  
1713

1714 Mr. Archer - Okay.  
1715  
1716 Mr. Leabough - Could you clarify the "they" that's restricting access?  
1717 Who is the "they" that's restricting access?  
1718  
1719 Mr. Clifton - They use security to keep people from—  
1720  
1721 Mr. Leabough - So it is their contractor that they have.  
1722  
1723 Mr. Clifton - Right. But that's a Henrico public road.  
1724  
1725 Mr. Archer - Gotcha. Thank you.  
1726  
1727 Mr. Brantley - I'll be very brief. My name's Steve Brantley. I'm a  
1728 trustee at the Elks Lodge as well. The Elks Lodge, we're a benevolent order. We  
1729 do charity work. We do things for Henrico, for children, for seniors. We're big on  
1730 vets. And we honor the citizens of the County. What happens is when they have  
1731 events, their security limits out access to the lodge. We have Boy Scouts that  
1732 come in. We do fundraisers. We have senior dinners. Any time that somebody  
1733 would like to recommend a time to come and use the lodge for the Boy Scouts or  
1734 different groups, we extend that to them. What happens is that on a Wednesday  
1735 evening, we've tried to gain access to the lodge. And these guys are security  
1736 guards, and they don't really know. They don't want to rock the boat, but they  
1737 park at the end—as Steve had said previously—of a public road. That road is  
1738 Elks Pass Lane for a reason. We're Lodge 45. Of 5,000, we were one of the first  
1739 Elk Lodges in the country.  
1740  
1741 We have a solution. There's a simple solution. Have their security agents park  
1742 past our entrance to our property. Allow us to gain entrance unfettered to our  
1743 property. The road that they're using and what they're blocking is the VIP access,  
1744 and we understand that's got to happen. They're good neighbors. We have no  
1745 problem with them. The problem is the security agents, they don't want to rock  
1746 the boat; they don't understand that we need access to our lodge.  
1747  
1748 So we're here tonight just to ask that we be considered given free access to our  
1749 lodge. We respect them as neighbor. No problem. That's all we want. But it's kind  
1750 of a bigger issue than a security guard allowing us to move. I've had to beg to  
1751 gain entrance several times, and I still didn't get it. So thank you for your time.  
1752  
1753 Mr. Witte - I have a question. Are there "no parking" signs on  
1754 Elks Pass Lane?  
1755  
1756 Mr. Brantley - There are currently not, as far as I believe.  
1757  
1758 Mr. Clifton - [Off microphone.] Both sides.  
1759

1760 Mr. Brantley - There are on both sides. But as you turn into our  
1761 property, there is our parking lot.

1762  
1763 Mr. Witte - If that's unrestricted going through there, people are  
1764 going to park there.

1765  
1766 Mr. Brantley - Yes. Well and it says no parking.

1767  
1768 Mr. Witte - There you go.

1769  
1770 Mr. Brantley - I just wasn't a hundred percent sure if it did right at  
1771 that road.

1772  
1773 Mr. Archer - Thank you, sir.

1774  
1775 Mr. Brantley - You're welcome.

1776  
1777 Mr. Archer - All right.

1778  
1779 Mr. Brantley - Thank you for your time.

1780  
1781 Mr. Archer - We'll need the applicant to come forward please.

1782  
1783 Mr. Menditto - Good evening. I'm Brian Menditto for Highwood  
1784 Properties.

1785  
1786 Mr. Archer - How are you, sir?

1787  
1788 Mr. Menditto - Doing fine. Thank you. In regards to the gentleman,  
1789 we'll be glad to honor that. We do have a guard that sits at the gate there  
1790 because they're supposed to be checking passes that come through for the VIP.  
1791 Plus that road does connect to our back entranceway in that we keep available  
1792 for emergency services as well as the VIP that comes out. So we can move the  
1793 lady down that sits down, move right down below the turn.

1794  
1795 The other thing I'd like to add is we can get with you guys on the Monday before  
1796 the concert. You can let us know if you have stuff going on that night and then we  
1797 can notify our group. We can work that out without any problems.

1798  
1799 Mr. Archer - Wonderful. What we had was a failure to  
1800 communicate. All right. Any questions for Mr. Menditto?

1801  
1802 Mr. Menditto - Thank you.

1803  
1804 Mr. Archer - All right, thank you. Mrs. Marshall.

1805



1806 Mrs. Marshall: Mr. Chairman, I move that PUP2016-00002, Brian  
1807 Menditto for Innsbrook Foundation, be recommended for approval of the  
1808 provisional use permit under Sections 24-62.2; Section F, 24 through 66; Section  
1809 A, 24 through 120; and 24 through 192.1 of Chapter 24 of the County code in  
1810 order to continue operation of an outside concert pavilion, increase maximum  
1811 attendance to 8500, and change end time for all shows to 10 p.m. on part of the  
1812 parcel—750, 768, 4593, and 752, 769, 0332, located at the southeast ramp of  
1813 I-295 approximately 750 feet northeast of Nuckols Road.

1814  
1815 Mr. Leabough - The conditions as well, right?

1816  
1817 Mrs. Marshall: Conditions 1 through 9.

1818  
1819 Mr. Leabough - Second.

1820  
1821 Mr. Archer - Okay. Motion by Mrs. Marshall and seconded by  
1822 Mr. Leabough. All in favor of the motion say aye. Those opposed say no. The  
1823 ayes have it; the motion passes.

1824  
1825 **REASON -** Acting on a motion by Mrs. Marshall, seconded by Mr.  
1826 Leabough, the Planning Commission voted 5-0 (one absent) to recommend the  
1827 Board of Supervisors **grant** the request because it would provide added services  
1828 to the community and when properly regulated by the recommended special  
1829 conditions, it would not be detrimental to the public health, safety, welfare and  
1830 values in the area.

1831  
1832 Mr. Emerson - Mr. Chairman, the next item on your agenda is  
1833 consideration of a resolution for Substantially in Accord. The staff report will be  
1834 presented by Ms. Erin Puckett.

1835  
1836 **RESOLUTION:** **SIA2015-00005**, 8501 Jesse Senior Drive:  
1837 Substantially In Accord with the 2026 Comprehensive Plan (Tuckahoe District).

1838  
1839 Mr. Archer - Ms. Puckett, how are you, ma'am?

1840  
1841 Ms. Puckett - I'm good.

1842  
1843 Mr. Archer - All right. Go right ahead.

1844  
1845 Ms. Puckett - Thank you, Mr. Chairman and members of the  
1846 Commission. At the request of Henrico County Public Schools, the Planning  
1847 Department conducted a Substantially in Accord study to determine whether a  
1848 property proposed for athletic fields, parking, and related facilities for Douglas S.  
1849 Freeman High School is substantially in conformance with the County's adopted  
1850 2026 Comprehensive Plan.

1851

1852 The property at 8511 Jesse Senior Drive was previously found to be substantially  
1853 in accord with the Comprehensive Plan for this same use under SIA2013-00002.  
1854 The site is located in the Tuckahoe Magisterial District on Jesse Senior Drive. It  
1855 includes one parcel totaling approximately one acre. Surrounding uses include a  
1856 mini storage facility to the north across Jesse Senior Drive; a telecommunications  
1857 tower to the west; single-family residential lots in the Beverly Hill subdivision to  
1858 the south; and Freeman High School to the east. The property is zoned A-1,  
1859 which would allow schools and County facilities as principal uses.

1860

1861 The 2026 Comprehensive Plan recommends Office. While school facilities do not  
1862 fall in the Office land use category, the provision of these school-related uses are  
1863 generally compatible with both the existing and future land use designations of  
1864 the surrounding area. With proper design and impact mitigation measures, the  
1865 proposed school improvements could be constructed in a manner compatible  
1866 with these uses and consistent with the Comprehensive Plan.

1867

1868 No County Department expressed any opposition to the use of this property for  
1869 school fields and facilities. More specific comments regarding site layout, road  
1870 improvements, and security measures were collected and will be taken into  
1871 consideration for the Plan of Development should this use be found to be in  
1872 accord with the Comprehensive Plan.

1873

1874 Planning staff recognizes the importance of providing necessary public facilities  
1875 and services to serve a growing population. After reviewing the proposed location  
1876 in the context of existing and recommended land uses, availability of access,  
1877 utilities, and emergency services and other site characteristics and  
1878 considerations, staff concludes the proposed use of the site presents no  
1879 apparent conflict with the 2026 Comprehensive Plan.

1880

1881 This concludes my presentation. I would be happy to take any questions.

1882

1883 Mr. Archer - Thank you so much. Are there questions for  
1884 Ms. Puckett?

1885

1886 Ms. Jones - There are not. It was nice to work with her. Thank  
1887 you.

1888

1889 Ms. Puckett - Thank you as well.

1890

1891 Mr. Archer - All right.

1892

1893 Mr. Emerson - Mr. Chairman, if the Commission is so inclined, the  
1894 Resolution SIA2015-00005, 8501 Jesse Senior Drive, Substantially in Accord  
1895 with the Comprehensive Plan should be placed in motion and approved. Let me  
1896 read it into the record.

1897

1898 **WHEREAS**, Section 15.2.2232(a) of the Code of Virginia requires the Planning  
1899 Commission to review and to consider whether the general or approximate  
1900 location, character and extent of major public facilities are substantially in accord  
1901 with the County's Comprehensive Plan; and

1902  
1903 **WHEREAS**, the Planning Commission has reviewed the 8501 Jesse Senior  
1904 Drive site for conformance with the County's 2026 Comprehensive Plan; and

1905  
1906 **WHEREAS**, a report dated January 6, 2016, presented by Planning staff to the  
1907 Planning Commission found the proposed use would not be in conflict with or a  
1908 significant departure from the adopted plan; and

1909  
1910 **WHEREAS**, the Planning Commission has reviewed the staff recommendations  
1911 and finds the proposed use will further the goals, objectives, and policies of the  
1912 Comprehensive Plan that identify the need for new public services and facilities  
1913 based on projected and planned growth in accordance with the 2026 Future Land  
1914 Use Map; and

1915  
1916 **WHEREAS**, the Planning Commission finds the proposed site can be designed  
1917 to be compatible with the surrounding area;

1918  
1919 **NOW, THEREFORE, BE IT RESOLVED**, the Henrico County Planning  
1920 Commission finds the proposed 8501 Jesse Senior Drive site substantially in  
1921 accord with the County's Comprehensive Plan.

1922  
1923 Ms. Jones - And I would be very happy to move the approval of  
1924 this resolution.

1925  
1926 Mrs. Marshall: Second.

1927  
1928 Mr. Archer - Motion by Ms. Jones, seconded by Mrs. Marshall. All  
1929 in favor of the motion say aye. Those opposed say no. The resolution passes.

1930  
1931 Mr. Emerson - Mr. Chairman, we now move on to the final item on  
1932 your agenda this evening, which is the consideration of the approval of your  
1933 minutes from your January 14, 2016 meeting. I do not believe we have an errata  
1934 sheet this evening.

1935  
1936 Mr. Archer - Perhaps there were no errors.

1937  
1938 Mr. Leabough - Mr. Chair, I move for approval of the minutes.

1939  
1940 Ms. Jones - Second.

1941



1942 Mr. Archer - Motion by Mr. Leabough, seconded by Ms. Jones for  
1943 approval of the minutes. All in favor say aye. Those opposed say no. The ayes  
1944 have it; the minutes are approved.

1945

1946 Mr. Emerson - Mr. Chairman, I have nothing further for the  
1947 Commission this evening.

1948

1949 Mr. Archer - Okay. Do I have a motion for dismissal?

1950

1951 Ms. Jones - So moved.

1952

1953 Mr. Witte - Second.

1954

1955 Mr. Archer - No vote necessary; the meeting is closed.

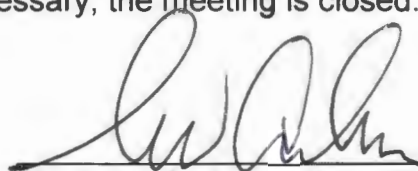
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Mr. C. W. Archer, C.P.C., Chairman

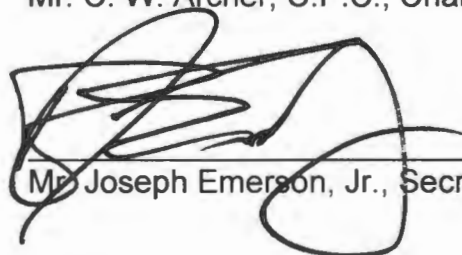
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Mr. Joseph Emerson, Jr., Secretary