

1 Minutes of the work session of the Planning Commission of Henrico County held
2 in the Planning Department Conference Room in the County Administration
3 Building in the Government Center at Parham and Hungary Spring Roads,
4 beginning at 5:00 p.m., Thursday, February 13, 2020.
5
6

7 Members Present: Mr. C. W. Archer, C.P.C., Chairman (Fairfield)
8 Mr. William M. Mackey, Jr., Vice Chairman (Varina)
9 Mr. Gregory R. Baka (Tuckahoe)
10 Mrs. Melissa Thornton (Three Chopt)
11 Mr. Robert H. Witte, Jr. (Brookland)
12 Mr. R. Joseph Emerson, Jr., AICP, Director of Planning
13 Secretary
14 Mr. Tyrone E. Nelson (Varina)
15 Board of Supervisors' Representative
16

17 Also Present: Ms. Jean Moore, Assistant Director of Planning
18 Mr. James P. Strauss, Principal Planner
19 Mr. Benjamin Blankinship, AICP, Principal Planner
20 Ms. Sylvia Ray, Recording Secretary
21
22

23 Mr. Archer - The meeting will come to order. You all can eat, and while
24 you're eating, I'm going to turn the discussion over to our secretary, Mr. Emerson.
25

26 Mr. Emerson - Thank you, Mr. Chairman.
27

28 As you said, everybody please eat. We do have to be downstairs at 6:00 for the CIP
29 public hearing, so we've got to get a hard stop at 5:45. But this evening is kind of a big
30 event. You're getting the first module of the Zoning Code Update. Mr. Blankinship is our
31 project manager on the code update and he's prepared to present this to you and explain
32 what our process will be going forward. So with that, Ben, it's all yours.
33

34 Mr. Blankinship - All right, thank you, Mr. Emerson. Good evening, everyone.
35

36 Mr. Archer - Good evening, Mr. Blankinship.
37

38 Mr. Mackey - Good evening.
39

40 Mr. Blankinship - Before you on the table is a large binder. It doesn't have too
41 much paper in it yet, but I will explain as we go why that's the case. So you've been
42 hearing about this for several years. It actually came out of the Comprehensive Plan, one
43 of the action items of the Comp Plan adopted back in 2009 was to revise the Zoning and
44 Subdivision Ordinance and related regulations as needed to implement the goals,
45 objectives, and policies of the Comprehensive Plan. So, as usual, the Comp Plan drives
46 everything we do.
47

48 So you remember a few years ago the team from Clarion came out and did the code
49 assessment where they met with each of you, with each of the supervisors, with several
50 groups of county staff, with several groups of stakeholders from outside of the county,
51 the developers and builders, the engineers, the local land-use attorneys, all the folks that
52 use the codes every day.

53
54 And they put together the assessment of all the strengths and weaknesses of our current
55 code. And then, you know, laid out for us the areas that they targeted for improvement,
56 and then an annotated outline of proposed codes. And then, when the time was right,
57 the manager and the board provided the funds in the budget, and we put together a
58 request for proposals and we negotiated the contract. So we got Clarion in here to revise
59 our zoning and subdivision ordinances.

60
61 The whole thing is organized around seven key themes, and they're up on the screen
62 there, and you've heard them 100 times before, so I'm not going to go through them all.
63 But what I will say is if I was going to sum it up now, I would use the term that we threw
64 out at the Board Retreat recently, which was "refill:" our combination of redevelopment
65 and infill. One basic, fundamental problem with the age of our codes is that when they
66 were written most of the development going on in the county was greenfields
67 developments and today we're seeing less and less of that. We're seeing more infill,
68 we're seeing more redevelopment, and our codes just are not very well suited to address
69 those different issues. So that's the fundamental, if I was going to put one reason on why
70 we need to update the code, that would be it.

71
72 The work is in three modules, and the form-based code is kind of a separate module. It's
73 not really a fourth module, because it's not going to come last. It's being developed
74 simultaneously with everything else. And it touches on all three of the other modules. So
75 the form-based code will be woven in with the other three modules. But what we have
76 for you this evening is Module 1, which consists, basically, of the districts, the uses, and
77 the definitions, the fundamental zoning issue of what uses are allowed and where in the
78 county. And we will be bringing you Module 2 before too long, and then Module 3, of
79 course, will follow on after that.

80
81 Today we're starting with just Module 1. And this is what Module 1 contains: if you want
82 to look in your binders, you'll see there are eight tabs, and behind five of them, there is
83 nothing, because those five articles will be coming in the future modules. The three
84 modules that are included in Module 1 that are in front of you this evening: Article 3 is
85 the zoning districts, Article 4 is the permitted uses, and Article 8 is the definitions.

86
87 So just to give you a level of comfort what is not changing, most of the zoning districts will
88 remain the same. They'll have the same names: R-1, O-1, B-1, you know, residential,
89 office, business, industrial. And most -- and there will be some changes, and I'll go into
90 that -- but most of those districts will remain in the same places. We are not doing a
91 comprehensive rezoning of the county, so if something is R-2A today it's probably still
92 going to be R-2A after this is adopted. There will be a few minor changes, but nothing
93 major.

94
95 Many of the listed uses will remain the same. Some of the uses are old and out of date,
96 and we'll be updating those, and some of them are just confusing or there are two listed
97 uses that have names that are similar, and we're going to clarify some of that. But, for
98 the most part, one-family dwellings will still be one-family dwellings. Townhouses will still
99 be townhouses. Multi-family, you know, all these uses are going to remain the same.
100 The biggest changes in the labels will be in the manufacturing and industrial uses.

101
102 So a lot of this will work the same but it won't look the same. And you've heard us talk
103 about this several times, too: We're adding a lot more graphics to the code and
104 reorganizing in a major way. Right now under each district you have the list of permitted
105 uses, and then later on in the code you have a table that gives you all the dimensional
106 standards. And in a way what we're doing is swapping that.

107
108 In this code, as you'll see when you get into it, for each district you have an image -- you
109 have a purpose statement, and then some images kind of showing you what that district
110 means, what you can expect that district to look like. And then the dimensional standards
111 for each district. But what you don't have on each of these two-page spreads is the uses
112 that are permitted. Those are all going to be in a table at the end, which is going to look
113 something like that.

114
115 So the permitted uses will be separated from the districts, and will be presented to you in
116 this table format. And the great thing about this is that you can read it in either of two
117 ways, you can look at a specific use, for example cultural facility, the third one down there,
118 and you can scan across and see exactly which districts that use is allowed in. That's the
119 thing that's difficult to do with our code today.

120
121 Alternatively if you're wondering, "Well, I've got property that's zoned B-3, what uses are
122 allowed?" Then you can find the B-3 column and you can scan down that column and
123 see in that way which uses are allowed in the district. So it's just a different way of
124 formatting.

125
126 We've actually tried to do this kind of thing for internal staff use, but with our current code
127 it was very difficult because of the way the code is structured. So this way the code will
128 be built on this table, and that's probably the single biggest change that you're going to
129 see as you open up the ordinance and start reading through it.

130
131 You'll also see the far-right column of that table has section numbers under it, so for many
132 permitted uses there are some specific standards for that use. And in the electronic
133 version of the code you'll be able to click on that and you'll jump right to the standards for
134 that use. Hit your back button and you're right back where you were. Which will save a
135 lot of trouble and a lot of confusion. Because right now some of those standards are in
136 each individual district, and some of them are later in the code, broken out by the use.

137
138 It gets very difficult to see where all of the standards that you need to look at might be.
139 It's very easy to overlook it. And we're hoping that by organizing it this way, you'll go to

the district, you'll go to the use, you'll see whether or not it's permitted, you'll see whether there are specific standards. If there are, you click on the link and these standards pop right up.

So we're hoping that this -- once everybody gets familiar with it -- will be a whole lot easier to navigate. But the tricky thing is that it will take some time for everyone to get used to it.

Another point that each person that's reviewed this draft has said, "Wait a minute, what's happening here? I don't understand this." We wanted to just tell you beforehand to prepare you so that you'll be ready for it when you see it. The definitions of the uses are categorized by classification. So, for example, industrial uses are all grouped together. Then within the industrial uses all of the manufacturing uses are in one group, all of the automobile-related uses are in another group. All of the warehousing uses are in another group. And then within the categories you have each specific use.

So back where I was a second ago, on the use table you kind of see that this is the commercial use, so; you know, all adult uses, they're all grouped together anyway; but animal care, you have each kind of animal care use; and then eating establishment. And obviously this runs on to the next page so that the group -- they're not strictly alphabetical, they're grouped more logically. And then when you get into the standards and the definitions, they're done the same way.

All the commercial-use standards are together. All the residential-use standards are together. All the industrial-use standards are together, rather than having them separated out alphabetically. So, there is an example. Industrial broken out into manufacturing: light, general and heavy. Broken out into warehousing: cold storage, mini warehouse freight terminals.

So -- if you're trying to find, "what are the standards for different warehouse groups" and "where is the line between a mini warehouse and just a regular warehouse," -- those uses are all grouped together. Today you would have to flip to different sections in the code and different areas to try to compare that. So once you get used to it that makes a lot of sense, but it does take some getting used to. So we just wanted you to be prepared for that. And the first time you look through it you're going to find that you want to have the table that shows all the uses and where they're allowed, and the standards that give you more of a description of the uses, and the definitions of the uses -- you want to be looking at all of those together. And then you'll get used to the format and how the pieces fit together.

But once we get used to this it makes the districts a lot more concise. Organizing the uses by table is much more clear. There's a lot less duplication. Right now you have the same text repeated in a lot of different places in the code, and -- in some cases there are very subtle changes that are very easy to overlook. And until you really get used to, you know, how all these pieces fit together, it can be very confusing and very misleading. And

185 we're hoping that this code will be easier for people to work with once you can get used
186 to it.

187
188 Everybody's eating and not asking questions, so I'm just going to keep forging ahead
189 here till somebody interrupts us.

190
191 Mr. Archer - You're doing a good job.

192
193 Mrs. Thornton - Any of the verbiage change?

194
195 Mr. Blankinship - Sorry?

196
197 Mrs. Thornton - Any of the verbiage? So, like, when you went back in your --
198 in, like all that. Are you changing any of that?

199
200 Mr. Blankinship - Yes. A lot of the standards will be brought up to date.

201
202 Mrs. Thornton - Okay. I didn't know if you were just telling us in general this
203 is what's going on --

204
205 Mr. Blankinship - Yeah. I'm trying to right now prepare you for what you're
206 going to find when you first open the ordinance, start reading through it. Everyone has
207 had some common confusions if they didn't know what to expect when they started. So
208 that would be the first thing; you look in the districts and think, "Where are the uses?"

209
210 Mrs. Thornton - Right.

211
212 Mr. Blankinship - And so we just wanted you to be prepared for where you need
213 to look.

214
215 I mentioned at the beginning that most of the districts are remaining the same, and there
216 will be a very few changes to the districts. This is one. As you know, since 2002 there
217 has not been any way to rezone to R-3A, R-4, and R-4A. And the way the market was in
218 2002, that seemed to be the right way to go. But, of course, the market has shifted a lot
219 since then and the consultant has suggested, and we agree wholeheartedly, that it's time
220 to bring those districts back. So the R-3A, R-4 and R-4A will be available to rezoning.

221
222 The R-5A district when it was originally designed, had the smaller lots, and one option
223 was to build the houses on the zero-lot-line. And over time, again as the market changed,
224 the code was amended to only allow detached dwellings on zero lots lines in R-5. And
225 we have found over time that that creates a lot of problems and created others.

226
227 So, as you know, we did an amendment just last year to allow that by PUP: allow the
228 detached dwellings on the R-5A lots, not necessarily on zero-lot-lines. And the PUP was
229 a way of us making sure we were comfortable with that while the code updates was
230 underway. But we knew we were going to be recommending -- or we thought we would

be recommending to allow the original intent of the R-5A district, which is to allow those detached dwellings either on the zero-lot-line or in the middle of a lot, whatever suits the product that the developer was trying to build.

We are also, and you heard this I think for the first time at the Board Retreat, we are also introducing in this draft a new district which we're calling R-4B, which would allow even smaller lots than the R-5A. So this would be a new district for us that would allow lots as small as 3000-square-feet which is something you would more commonly see in cities than in a suburban county. But as some of our -- and many of our older lots are 25-feet wide in areas like Bungalow City. They're all historically 25-foot-wide lots. And there are some areas that have developed with 35-foot-wide lots in the county. So it's not unheard of to us. And -- this obviously would not be appropriate just everywhere.

Then again, we're not planning at this point to put that on the map. It would take a rezoning to that district. So if somebody had a particular spot in mind where they thought that was appropriate, they had a particular plan, a particular proposal that they thought would work well in that particular location, they could bring that before you as a rezoning case. It's not going to fit everywhere. We do think there are some opportunities where that would help with, again, this refill concept. Redevelopment, infill development, trying to bring investment back to areas of the county that have not seen as much investment lately.

Mr. Emerson - I think of it as a rowhouse. Attached unit, rectangular lots. Narrower, deeper frontage. A townhouse lot is, what, 19 or 20 feet wide?

Mr. Blankinship - Yes.

Mr. Emerson - So those are attached, so this is 11 feet wider than a townhouse lot, so it allows a Rowhouse style of development. And we've had a request from the building community for something like this. It would require a Plan of Development, correct?

Mr. Blankinship - Right.

Mr. Emerson - So you would know where the building envelope was for each house when you approved it. So you could make sure the separation distance is what they need to be, and it gives you a different style of development. I personally think it's a pretty good thing.

Mr. Mackey - Would that allow for a higher density?

Mr. Emerson - It would, yes, sir.

Mr. Blankinship - Yeah. We think about 10 units per acre could be possible. So it's, again, comparable to a townhouse development.

277 Mr. Emerson - And you're getting this with so many urban mixed-use
 278 developments now.

279

280 Mrs. Thornton - Right, like Greengate. They're close.

281

282 Mr. Emerson - Right, they are.

283

284 Mrs. Thornton - They're big, but close.

285

286 Mr. Baka - And looking back.

287

288 Mr. Baka - Why did they eliminate the R-3A, R-4A years ago?

289

290 Mr. Emerson - Well, I wasn't here. Mr. Archer might be able to explain that.

291

292 Mr. Archer - Not very well, because I was opposed to it. They -- the
 293 reasoning that was given was that the density was getting out of hand because we had
 294 these smaller lots and smaller houses. At that point the developer invented townhouses,
 295 and that's when the density really got out of hand, so it looks like it's gone full circle to me
 296 in (indiscernible). I didn't -- I thought we should have left them in there. I think I was
 297 always personally uncomfortable with taking them out.

298

299 Mr. Emerson - You have quite a few nice R-4 and R-4A developments in the
 300 county, and R-3A too. So it's just another option.

301

302 Mr. Archer Mm-hmm. One of the heaviest used back then I think was R-
 303 4 and R-3A, at least when I came on board. Because the defense differentiation was that
 304 the lots were smaller. But it allowed people to have smaller, not quite as expensive,
 305 single-family homes.

306

307 Mr. Baka - Thank you.

308

309 Mr. Witte - Well, when you first came here there wasn't any zoning, was
 310 there?

311

312 Mr. Archer - There weren't even houses when I first came.

313

314 Mr. Blankinship - Another thing that you'll notice when you start flipping through
 315 that some people have found confusing at first, is that there are now two UMU districts.
 316 And I do want to develop, or explain, a little bit more why that happened. What we heard
 317 from the development community when they were first given that opportunity to tell us,
 318 "What would you like to see differently in our codes?" A lot of them that had worked with
 319 the UMU said that it puts them in a double bind in that up front it requires a lot of
 320 investment in terms of the Master Plan, the Pattern Book, all of the different studies that
 321 they have to do.

322

And then once that's adopted there are still a lot of very specific regulations in the code that prevented them from really using the flexibility that they thought was built into their Master Plan. And so they were still, even though they'd gone through all that, they were still bumping up against the restrictions written into the code. And their suggestion was it should be one way or the other.

Either give us a district in the code that allows us to do urban mixed-use development according to those pre-written standards so that we don't have to go through all of the Pattern Book and Master Plan and all that investment, we can just take what you've given us and start straight to POD. Or let us go through the Master Plan process, the Pattern Book, all that, but then don't give us any code standards, just let that take the place of the standards. Once that's adopted that's what we'll work with.

And the tool for doing that is a Planned Development District. Chesterfield's been using these for years. They've been in use around the country and across Virginia for many years. Henrico has not adopted them previously, partly because we used the UMU to meet that need. But, as I said, the development community came to us and said, "This really needs to go one way or the other." So that's what we have now in your -- the first few pages of districts after you get through the residential districts you'll hit the UMU district, and it is something that a developer could take what's written in our code and basically go straight to POD. They could just go ahead and start designing within that.

And then, after that, you will find four new districts, planned development districts, one of them is the new UMU district. But there are now four different kinds of planned development districts, and in any of these they require a large piece of land and a big idea. But if a developer has, you know, some kind of a specific vision for a particular piece of property they can do that whole Pattern Book kind of exercise, the Master Planning exercise, and bring that before the county. And if the county approves it then those plans become the zoning ordinance for that property.

So the four that we drafted -- the suburban residential, mixed use, comes out of the Comprehensive Plan that you know is one of our land use categories in the Comp Plan now. And we don't have any specific zoning district now that matches up with that. And so this district would give you -- this is a little screenshot up at the top right here of a part of Wyndham where, you know, there's some R-3, there's some R-2, there's some R-4, I think there's some R-5 in here, and I think that in the middle is R-5, there's some R-TH.

And all of that was zoned before any of the road network was built. So they're able to go in and say, "This is generally how we want to see the districts align." But then when you go in and put the roads on the ground, obviously things are going to shift a little bit, they're going to move around. And the suburban mixed-use zoning would allow them to make those changes later and not have to go back through the zoning process if they decide that the R-3, R-4 line should shift 100 feet to the west. Because, you know, that way we can save a copse of trees, or something. They'd be able to do that without going back through the rezoning process.

369 If they, 10 years into the project, they realize that they're selling more of one style home
370 and less of a different style they could make those changes on the fly without having to
371 come back through rezoning. As long as it was within their overall approval to begin with.
372 And it would also allow for some mixed use, some neighborhood-scale of commercial
373 uses that would fit in well with the suburban kind of setting.
374

375 And then there's traditional neighborhood development, which I know you've all heard a
376 lot about. There's a little diagram there of what it looks like. More of a walkable
377 community with a town center built around some kind of a green space or a civic use, you
378 know, an elementary school or a place of worship, something like that becomes the focal
379 point. They typically have grid streets, alleys, typically go along with traditional
380 neighborhood development. So, again, if the developer comes to us with a specific plan
381 that meets those criteria, the plan will be approved and then would become the zoning
382 district for that development.
383

384 Urban mixed use we've been talking about. And then the light industrial mixed-use district
385 will be something new to us, but it would allow something like the Westwood Development
386 that we've envisioned that we've talked to you about. Something like what we're seeing
387 coming out of Scott's Addition in the city.
388

389 The drawing I took actually is of part of Rocketts Landing, which of course is a UMU, but
390 it's got kind of that more industrial feel: the old warehouse buildings converted to
391 residential uses. So this might allow live/work units, where there's a shop of some kind
392 on the ground floor and an apartment above it and you live above your own place of
393 business.
394

395 Mr. Baka - So does this change the future Land Use Plan designations
396 on the Comp Plan? Would it change since there's four types of a use?
397

398 Mr. Blankinship - We do anticipate --
399

400 Mr. Baka - Sorry, can of worms there.
401

402 Mr. Emerson - Because of the length of time between the adoption of the
403 Comp Plan and our time being able to get started on this, we are doing some things in
404 the code that we will come back and adjust the Land Use Plan sort of after the fact.
405

406 But we're expecting our proposals on the Comp Plan Update this Friday, supposed to be
407 in by 3:00 p.m. so hopefully we'll have a consultant on board on that fairly quickly. So
408 coming directly behind this will be the Comp Plan Update that will help right some of these
409 things. And then at the end of that process if there's any adjustments we needed to make
410 to the code again we'll come back and do that. But obviously we won't be doing this huge
411 overhaul of the code we're doing now. So it's, again, you know, been 60 years since we
412 touched this in totality, so it has a lot of work that's needed.
413

414 Mr. Witte - Is there no concern as far as these developers having carte
 415 blanche to change things as they deem fit?
 416

417 Mr. Emerson - Well, they have to come to you for a rezoning, so I'm counting
 418 on the Planning Commission and the Board to be the gatekeepers.
 419

420 Unknown Speaker - We got the old guy here.
 421

422 Mrs. Thornton - But let's just say they come and we do it for a suburban mixed
 423 residential. Okay. And then we give them a mixed use and they're like, yeah, not really,
 424 we're going to do all R-4.
 425

426 Mrs. Thornton - They can?
 427

428 Mr. Blankinship - You can turn them down. It depends. You can -- well on that
 429 case --
 430

431 Mrs. Thornton - No but they get approved, because he just said once they're
 432 approved then they can deem whatever they feel like is necessary once they start selling.
 433

434 Mr. Blankinship - As you'll see when you read the text, yeah, there are some
 435 limitations on it. But, for example, they would have to have at least three different types
 436 of housing. And there are ratios, so you have to have at least some percentage.
 437

438 Mr. Emerson - So they would be able to make some shifts, but not just --
 439

440 Mrs. Thornton - Okay. Because I was like, that would be a sneaky way to get
 441 that around our --
 442

443 Mr. Blankinship - No. They're not going to put up a sign that says, "Will build to
 444 suit."
 445

446 Mr. Emerson - It will still be heavily proffered.
 447

448 Mr. Blankinship - All that'll be spelled out for you.
 449

450 Ms. Moore - And, as Ben mentioned, it really was, like, we've been using
 451 urban mixed-use and kind of tailoring it to do exactly these things.
 452

453 Because they're not always really urban mixed-use. It's a hybrid, but that was the only
 454 tool we had. So this kind of just puts it in the right realm and we just still have overall
 455 caps and things like that. Yeah.
 456

457 Mr. Witte - Well I can see a possibility of people buying and -- on these
 458 large developments and having things change on them and coming to the supervisor's
 459 meeting wanting to know why they were taken advantage of. And, you know, they bought

460 this nice house and now they're putting zero-lot-line and small houses right next to them
461 and there's no control to stop it.

462
463 Mr. Blankinship - Well, yeah, there will be some control. It's not going to be just
464 draw the line and say, you know, now you have SMX Zoning, go build whatever houses
465 you want. It will still be -- it's like a Concept Plan, you know, where you always have that
466 language that says there will be some tweaking when we got to POD. It'll be more along
467 those lines, that there will be some flexibility to say, like I said, "We want this line to be
468 100 feet farther west." Not, "We're just going to do all townhouses rather than single
469 families." But, you know, if they decide that, you know, if the R-5A on the zero-lot-line
470 suddenly come back into vogue and they want to do that where they had shown zero-lot-
471 lines or R-5As off of zero-lot-lines, they'd be able to make that kind of adjustment. They
472 will still have to go to the POD. They're still going to have to show us plans.

473
474 Mr. Emerson - You'll still have control and you'll know where those lines are
475 drawn.

476
477 Mr. Baka - So for those four districts why would a minimum developable
478 area be important? In other words, I have often seen the types of planned unit
479 development communities having pretty small minimums in other areas or jurisdictions or
480 even in other states. So is a 5, 10, or 15-acre minimum important to have? Or what's a
481 disadvantage of having very small PUDs?

482
483 Mr. Blankinship - Those are certainly conversations we'll have as we go through
484 this process. And there are different opinions about that, and different approaches. Now
485 I think the answer is, if you're going to make a large project work, you have to have a sort
486 of a critical mass. You have to have, for example, enough rooftops to support whatever
487 commercial use you put in here. So if you try to design a mixed-use that has some
488 commercial and some residential but you don't build the residential component, then
489 there's nobody to shop in the stores. So, you know, you've got to have at least enough
490 of a plan to make the economics work.

491
492 Mr. Baka - And, I mean, like the economics, commercial might be
493 affected by pass-through traffic rather than just new trip generation from houses.

494
495 Mr. Blankinship - And we do have other tools like the new Provisional Use
496 Permit for the mixed-use community in R-6. So if somebody has a small site and an idea
497 for a small site there will be other alternatives to try their --

498
499 Mr. Emerson - There are other tools to fill those holes. And that has to be
500 less than 10 acres to use that, so there are varying different tools available for each type
501 of development.

502
503 Mr. Blankinship - So I did mention there would be few, but some, districts going
504 away. Right now we have O/S and an O/S-2. Office Service and Office Service 2.
505 There's only one parcel in the County that's zoned O/S-2, and it's right there: 7986 Villa

506 Park Drive. And really it's compatible with all of the O/S in Villa Park Drive, so we don't
507 really see a need to have a separate zoning category that has only been used once. So
508 it just is a way of simplifying the code we're going to consolidate those.

509
510 The planned industrial district was developed in the '70s before proffers, and it allowed
511 us to do things that we now do through proffers. So ever since proffers were added to
512 the code nobody's done a PMD this way. It has a minimum area of 20 acres, and there
513 are only two sites in the county, and neither of them is 20 acres today because they were
514 both larger sites that have been whittled away by other rezonings.

515
516 So it's a tool that has served its time, and we're going to be phasing it out with this code.
517 So I said that there will be some things removed, those are the only two things that we
518 are looking at removing at this time, in this draft.

519
520 So picking back up on the point of the Comp Plan following close upon our heels, we do
521 want to get this process -- it's been a long time getting to this point, but now that we are
522 at the point of starting to put things on the table in front of you, we are hoping that we can
523 move expeditiously through this.

524
525 We do want you to have the opportunity to review every word. We want you to have the
526 opportunity to ask us all of your questions and discuss all of your concerns and make
527 sure that you're comfortable with everything here. But we want to do that as expeditiously
528 as we can. So we are going to at least put in front of you a fairly aggressive schedule,
529 and I hope that we'll be able to work within that and, to the degree that other priorities
530 arrives, we'll have to make adjustments.

531
532 But this is what we're hoping: Module 1, as I said, is three articles, Article 3, 4 and 8. So
533 we would like you to go ahead and familiarize yourself with all of that and then over the
534 next month review Article 3, the district descriptions, carefully. Make notes and let us
535 know in advance, if you can, all of the concerns or questions that you have on Article 3--
536 the district definitions.

537
538 And, again, a major part of that is the use of graphics. All those graphics are a work in
539 progress. Right now we have, at a staff level, we're going through each of them and
540 carefully checking. You'll notice some things right away, like building height is measured
541 to the ridge of the roof, whereas we measure it to the midline. So little things like that,
542 that we'll be picking up.

543
544 Don't concern yourself whether you like or don't like a particular photograph. We would
545 like to have your opinion but we are, at the same time, going through that process
546 ourselves, and we're going to be adjusting the quality of the graphics. So that's all going
547 hand in hand. But we would like you to review Article 3, and we would like to come back
548 next month, March 12th, and have another work session to discuss all of your questions
549 and comments on Article 3.

551 And if that works, then we'd like to meet at least once a month on each of the articles.
552 And Articles 1 and 7 are both fairly short, and this is, projecting that we will have Module
553 2 delivered fairly soon in the Public Review Draft. So while we, as a group, are working
554 through Module 1, we will also be holding meetings with staff and with our development
555 community and other stakeholders to get their comments on Module 2 which, again is the
556 development review process. So the entire subdivision ordinance is in Module 2. And
557 then the POD ordinance, what is now the POD ordinance. The process for rezonings and
558 provisional use permits, the process for Board of Zoning Appeals cases - all those
559 process-related items are all in Module 2. So that will be Article 2, which we would see in
560 June, and then in July Articles 1 and 7 are the administrative sort of penalties and, you
561 know, basically the state code enabling language and all that kind of thing. So that'll be
562 coming up in July.

563
564 And then we'll see Module 3 as soon as we can, and our target is by the end of summer
565 to be through all of it. So, again, that's anticipating that we need to move this along to
566 the Board of Supervisors so that we can begin the Comp Plan.

567
568 Mr. Archer - Mr. Blankinship.

569
570 Mr. Blankinship - Yes, sir.

571
572 Mr. Archer - In looking at some things that we've done fairly recently, is this
573 something that somebody in the General Assembly could come along and quash?

574
575 Mr. Blankinship - Well, they could certainly come along and give us different
576 direction from what we have been working with, but that happens every year. So, you
577 know, every year we have to just take that in stride and review the whatever new comes
578 out. We're a Dillon Rule state and so we will have to accommodate whatever regulations
579 they put on us.

580
581 But we did have a lot of those conversations. Still are having a lot of those conversations
582 at the staff level with this year's legislation. You know, "How does that affect not only
583 what we have in place, how is that going to affect things that are in the draft? Will we still
584 be able to do what we want to do?" So that's just going to be an ongoing process, like it
585 always is.

586
587 Mr. Emerson - But right now I don't think there are any pending bills, Mr.
588 Archer, that would impact anything you're doing here.

589
590 Mr. Baka - What happened to the duplex bill that was introduced?

591
592 Mr. Blankinship - It's dead.

593
594 Mr. Witte - I think Mrs. Thornton has an issue with those dates you
595 indicated.

597 Mrs. Thornton - I just need to know what time. Only in April. I will not be here,
598 remember.
599

600 Mr. Emerson - Right. That's okay. That's okay. We don't expect all of you
601 to be able to attend every time.
602

603 Mrs. Thornton - Otherwise I'll be here.
604

605 Mr. Nelson - So but we're going to be doing these type of meetings every
606 month?
607

608 Mr. Emerson - Yes, sir.
609

610 Mr. Witte - Oh, that's Easter Week.
611

612 Mr. Nelson - So can we get some sandwiches without mayo?
613

614 Mr. Emerson - Yes, we can.
615

616 Mr. Nelson - It's my only request.
617

618 Mr. Emerson - Not a problem.
619

620 Mr. Witte - (indiscernible) so you know where I stand. See these
621 (Indiscernible)?
622

623 Mr. Blankinship - Well one time I was at a board meeting when they had
624 Ronnie's BBQ. That was a delight.
625

626 Mr. Emerson - Yeah, it's a little heavy when you have to just sit through an
627 entire meeting and you have to stay awake.
628

629 Mr. Blankinship - You'll all be snoring by 8 o'clock, is that it?
630

631 Mr. Emerson - Especially if you have to get up and make a presentation it's
632 even more challenging. That's mainly just to get out of the chair, you know.
633

634 Mrs. Thornton - Okay, so in March we'll discuss --
635

636 Mr. Emerson - And tonight, yes, we'll schedule that one as far as the 12th.
637 What time works for the Commission? I don't know how much time we'll --
638

639 Mrs. Thornton - How much time do you need?
640

641 Mr. Emerson - Well, that's, I think that's kind of up to the group.
642

643 Mrs. Thornton - This the only thing we're going to be doing?
644
645 Mr. Emerson - It's the only thing you're going to be doing, yes.
646
647 Mr. Witte - 3:30?
648
649 Mr. Emerson - 3:30? I can do whenever, I'm here.
650
651 Mr. Mackey - I don't care.
652
653 Mr. Emerson - I always say 5:30, that gives you an hour and a half. You think
654 that's good?
655
656 Mr. Baka - Let's try that, see how it goes.
657
658 Mr. Emerson - We'll formally schedule it publicly downstairs. But if 5:30
659 works, I don't have a time on there yet on the agenda right now for it.
660
661 Ms. Moore - And this Commission, I mean, like Joe said, if you think about
662 how -- the last time this was done, I mean, this has kind of really put you guys on the
663 table.
664
665 Mr. Emerson - It's a big -- it's a big deal.
666
667 Ms. Moore - It's a huge deal that's going to mark the county for decades to
668 come. So I know it's hard and seems daunting, but roll up your sleeves and we look
669 forward to your comments.
670
671 Mr. Emerson - And one thing I wanted to get through this process, I hope
672 we'll be able to impress upon everyone the need. You're supposed to redo your Comp
673 Plan every five years, review it. But we really need to be doing the same thing with the
674 zoning code and subdivision ordinance. You know, yes, we make changes when the
675 general assembly tells us that we need to do different things or we run into a particular
676 problem, but there's no reason why you can't update your codes.
677
678 You know, do your Comp Plan, update your codes, and get in a regular rhythm of doing
679 it. Because if you do that, then you don't get hit with a huge task of essentially having to
680 blow the whole code up and reconstruct it, and I can tell you right now the day after we
681 adopt this thing we will find problems with it. There's just no way until we start
682 implementing and administering it that we're going to know for sure there isn't stuff in here
683 we're going to trip over. There will be new uses. It's like buying a new iPhone and they
684 come out with, you know, the next iOS and, you know, it won't take it because it doesn't
685 have enough storage.
686
687 Mr. Witte - What you've got to do is take it to your granddaughter.
688

Mr. Emerson - Is that -- is that how you do it? But that's, I mean, no process is perfect, but I do think you have to get into a regular rhythm or cadence of reviewing these documents. You can't -- you can't just ignore them for 60 years. And I don't necessarily think the county ignored it. They tried to do it in the '80s, and it became such a gargantuan task. And I think the development community wasn't involved.

You know, this time we have all our control groups. We have another group the Board appointed that's made up of some of the development-community folks along with the fact we're just distributing it out to everyone. And we've done that through the entire process. So we want to bring some of those stakeholders in and talk to all of you about the things they see as important. There's some things we're not going to agree with them on. You know, because that's the difference between us and them.

You know, there's some of the land-use attorneys would like well, that would put them out of business. Some of the developers would like us to be like Texas with no zoning. The land-use attorneys want to keep just enough to keep them in business. So we're always going to have that, bit of back and forth to deal with. But I think we're getting some good spots. And, overall, the review group we've been working with our groups, I think we've gotten good input from them. And I think we've managed to rationalize back and forth some of our differences, haven't we Ben?

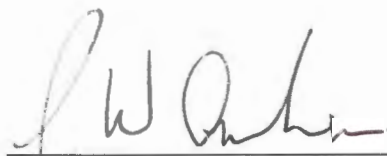
Mr. Blankinship - Very much so. Very much so. I mean, the outcome's going to be a little like the short-term rental thing where you have just irreconcilable differences between the two groups and you're just going to have to find the best middle path that you can to make everybody equally angry.

Mr. Archer - That's called a good compromise.

Mr. Emerson - That's exactly right. Well, with that said, Mr. Chairman, I did say we need to have a hard stop because we've got to get downstairs.

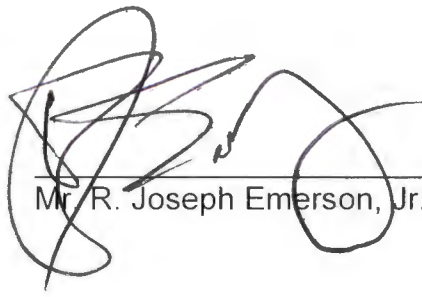
Mr. Archer - Okay. Let's recess and we'll reconvene when we're downstairs.

Mr. Blankinship - Thank you all very much.



Mr. C. W. Archer, Chairman

735
736
737
738

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

Mr. R. Joseph Emerson, Jr., Secretary

1 THE PLANNING COMMISSION RECONVENED AT 6:00 P.M. FOLLOWING
2 DINNER AND A WORK SESSION.

3
4 PUBLIC HEARING THE ON CAPITAL IMPROVEMENT PROGRAM:
5

6 Minutes of the Capital Improvement Program presentation held in the County
7 Administration Building in the Government Center at Parham and Hungary
8 Spring Roads, beginning at 6:00 p.m., Thursday, February 13, 2020. Display
9 Notices having been published in the Richmond Times-Dispatch on January 27,
10 2020 and February 3, 2020.
11

Members Present: Mr. C. W. Archer, C.P.C., Chairman (Fairfield)
Mr. William M. Mackey, Jr., Vice Chairman (Varina)
Mr. Gregory R. Baka (Tuckahoe)
Mr. Robert H. Witte, Jr. (Brookland)
Mrs. Melissa Thornton (Three Chopt)
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning
Secretary
Mr. Tyrone E. Nelson (Varina)
Board of Supervisors' Representative

Also Present: Mr. John A. Vithoulikas, County Manager
Mr. Justin Crawford, Budget Director
Other Department Heads and Key Officials
Ms. Jean Moore, Assistant Director of Planning
Mr. James P. Strauss, PLA, Senior Principal Planner
Mr. Ben Sehl, County Planner
Ms. Sylvia Ray, Recording Secretary

12
13 Mr. Archer - The meeting will come to order. Good evening everyone.

14
15 Mr. Witte - Good evening Mr. Chairman.
16

17 Mr. Archer - Good evening. We are here tonight earlier because it is time
18 for our annual budget presentation on the Capital Improvements by the County
19 Manager. And with that I will introduce the County Manager and he will introduce
20 anybody else he needs to introduce as we go along. Good evening, Sir.
21

22 Mr. Vithoulikas - Mr. Archer, Members of the Planning Commission, Mr.
23 Nelson, good evening and thank you for having staff and I. This is an annual
24 event, if you will, to highlight—Mr. Archer I hope you are feeling better. I
25 understand you were feeling a little under the weather.
26

27 Mr. Archer - Well, I'm feeling a lot under the weather—I'm not asking you
28 to rush but I'm just saying...

29 Mr. Vithoulkas - You don't have to apologize. There's a lot of going on—or
30 going around.

31
32 And, as I begin, I simply want to say thank you to the Agency Heads, all of the
33 County employees, the School employees and officials that have worked on this
34 five-year Capital Improvement Program. Tonight, I'm going to mention the five-
35 year Capital Improvement Program, but my focus is going to be on the one year;
36 the 1st year Capital Budget. And you will see that in the booklet that you have
37 starting on page 4. You'll see a column that says "Recommended." In there,
38 you'll see that 1-year column that says "Recommended" where the projects that
39 are recommended for funding are.

40
41 This 5-year Capital Improvement Program—or CIP for short, includes things like
42 routine maintenance for both education and general government facilities. It
43 includes projects that are vital to the County's economic growth and
44 development. You know we don't think about all of the water and sewer
45 infrastructure that we spend millions on to bury in the ground. And, as you can
46 see on this slide, this is what the 5-year Capital Improvement-CIP funding
47 requests look like by Department. And you can see that on your screen as well.
48 But you'll see a total of \$1.668 billion. Obviously, that is not possible to be funded
49 in a 5-year horizon. Basically, this request notes the requests, if you will, for
50 funding that have come forward for the Departments.

51
52 Of that, members of the Planning Commission, you'll see on this slide, this is
53 what is recommended for funding. So, within the education realm, you'll see a
54 total – and I'm going to go through each and every one of these. But you can see
55 the total this year, including water and sewer, is \$131.688 million. That is a
56 significant sum of money. The trend recently in the capital proposals has been
57 that the County is making significant investments or requests for infrastructure
58 funding. And you will see in each and every category there is a method to the
59 madness, if you will, and a need that comes about. And when we talk about
60 capital spending, you really can't talk about it without talking about schools. And
61 they are our top allocation, our top priority when it comes to the Capital Budget.
62 We have 72 facilities I believe it is now. But the recommendation for Education,
63 in the first year, includes obviously the Meals Tax funds, we have furniture and
64 fixtures funding that is being put forward for Highland Springs and Tucker High
65 Schools. But there is something new that is included in this proposed Capital
66 Budget and that is the VPSA bonds for two projects. Right now, our school
67 system is going through a redistricting effort and there seems to be an epicenter,
68 if you will, where you look and you'll see student population counts are clearly
69 beyond the norm. And that is in the area that abuts Fairfield and Brookland. So,
70 if you look at that area, the River Mill/Greenwood Road area, there is a
71 recommendation for \$34 million for a new Fairfield elementary school, this is
72 outside of any bond project. These are VPSA bonds that the County would issue
73 through the State. And there is also a recommendation for an addition to what is
74 labeled as Northwest Middle School, that is Hungary Creek Middle School.

75 So, with these two projects, and in consultation with the Superintendent, I believe
76 that the focus for the redistricting effort will be made—there will be much clarity
77 that could be obtained by the funding of these two projects, where student
78 capacity is obviously an issue and will be going forward.

79
80 So that is a change, if you will. Going through the rest of the education budget
81 you'll see a recommendation for roof replacements, mechanical improvements.
82 We've been doing this for many, many years. You'll see the furniture, fixtures
83 and equipment for both Tucker and Highland Springs, that are budgeted at
84 \$6.250 million. You will see a project for school security improvements. This is
85 something that the Superintendent and I have discussed many times and this
86 would be funded through the residual meals tax, over and above everything
87 that's been allocated to both high schools, as the meals tax continues to come in
88 at rates, I don't want to say unbelievable. But since we started the budget at \$18
89 million, and it's currently coming in at \$30. And that was just a number of years
90 ago.

91
92 Let me move on to Fire. So, within the Division of Fire, we have one project
93 recommended and that is Firehouse #20. This is a project that was in the Bond
94 Referendum. The recommendation here is that as we have gone into the design
95 of Firehouse #20, the recommendation is that we add a bay, if you will. Mr.
96 Witte, so this is—. Alec, can I say it? How many bays does this thing have?

97
98 Mr. Oughton - Four bays?

99
100 Mr. Vithoukas - So, Mr. Witte, I know, as a former firefighter, it is unbelievable
101 but there is equipment that we need to shelter, operational needs. And where
102 the station is to be located is on this campus, if you will, next to the funeral home.
103 The land has been acquired, and in addition to that, because of its location it will
104 take care of needs that arise from stormwater for a footprint that goes much
105 beyond the station itself. So, it's really taking care of some future governmental
106 needs. You'll see an allocation there for the Staples Mill Firehouse.

107
108 Staying within public safety, you will see that within Police, we have a
109 recommendation for a new south station on Airport Drive. The land—the Board of
110 Supervisors have made the appropriation, recently—the land has been acquired.
111 It is on the other side of the street from Fire Station #3 and closer to 295. It's a
112 beautiful piece of property—eleven acres and this would allocate \$7.8 million for
113 that project. This is going to be a very, very quick project delivery schedule that
114 we have for this project. In that we are asking—we are going to be putting out a
115 bid for design services and then ask the architect to come back with a design
116 within a certain period of months. That is an unusual approach, if you will, for us,
117 but we are in rental space and the lease is going to run out and we don't want to
118 pay anymore, if you will, in rental costs.

Our mainstay, if you will, when you talk about governmental facilities, is the Department of General Services and you will see a 1st year recommendation for \$5.7 million. Here, members of the Planning Commission, there is also something new. We have talked about space on campus for many, many years. We are actually at a point where the Courts are full—and the courts now, you will start seeing a migration into the building across the way where HR – our Human Resources Agency. They'll be moving out to accommodate new Commonwealth's Attorneys that are being brought on and new clerks that are being brought on for the General District Court. And we are going to begin—the recommendation is to begin what is called an in-fill bill. So, this Capital Budget will include the first two-year funding, we hope, to get this building done. We have had to move some folks around. But believe it or not this campus was designed with this in-fill building in mind.

The rest of the allocation for General Services you will see mainstay projects such as roof replacements, mechanical improvements, things like parking lot expansions, pavement rehabilitation, small projects, energy management. All of the things we need to do in order to maintain our infrastructure.

Then I'd like to shoot, if you will, to Information Technology which is becoming just like General Services. When it comes to IT projects it's just not possible to defer or delay. The software that is necessary, all of the technology, we need to stay on top of it. So, the Capital Budget recommends \$2.6 million—\$2.4 million in IT projects, and then \$150,000 in what we refer to as the GIS project which is an annual total agreement to \$2.6 million. I do want note, for the Planning Commission, I am assuming, you are becoming more and familiar with this Tidemark System that is going to replace a lot of what you see and do. Joe, the system that we have is how many years old?

Mr. Emerson - Probably close to 20.

Mr. Vithoulkas - So the system that is being implemented will allow for online submission of plans. Make the back and forth with the development community become more and more seamless. And this will allow a final allocation, as well as other Information Technology projects.

Now, within the world of Public Works, this is roadway projects, you're seeing stormwater projects in here. This is \$12.3 million of recommended funding would provide for funding for the Richmond-Henrico Turnpike project, funding to continue the I-64 North Gayton Road Interchange, and it really is that project—what we're doing is we're trying to move as quickly as we can within the barriers that are being put up by VDOT and the Federal Highway Administration. This is a very technical—it's going to be a very difficult project, in that bolting on an interchange after a bridge is built is infinitely for difficult, then had we undertaken that exercise initially.

166 Some of the other projects that you will see here within the Roads effort– a
167 million dollars for general road construction, \$2.5 million for pedestrian
168 improvements, those are sidewalks—that money that we use to draw down other
169 funding sources. You will see a County-wide engineering feasibility effort that
170 allows Mr. Yob and that group to continue many of their efforts. You’ll see \$2.8
171 for stormwater efforts. You will see in the Capital Budget, or in the actual Budget
172 detail, Mr. Nelson, that the Board gets in March, \$2.8 million is being allocated in
173 several different ways this year, in that we have built up a balance of over \$10
174 million to work on continued stormwater efforts.

175
176 We move over to Recreation and Parks. Again, when I talk about capital
177 spending, recently, a lot of the new capital spending has been within the realm of
178 Recreation and Parks. You’ll see \$9.8 million for Taylor Park, Deep Run Park, as
179 well as the continuation of the facility rehabilitation program. These are dollars
180 that are allocated annually. If you wonder why sometimes when you go into our
181 parks, why they look—why Mr. Luther has kept them in such good shape, it is
182 because of annual funding that has been provided for basically, small
183 infrastructure repair.

184
185 I mentioned economic development. So, the Utility recommended Capital Budget
186 this year comes in at \$27.5 million. That is split between sewer projects of \$19.7
187 million, and water projects of \$7.3 million, significant infrastructure that is being
188 undertaken. You’ll see new sewer connections, sewer pump station
189 improvements, sewer relocations. You’ll see the Strawberry Hill Basin Sewer
190 Rehabilitation Project continuing, Almond Creek Pump Station, Rudy Branch.
191 And then on water side you’ll see a number of water connections.

192
193 (Coughing) I hope, I didn’t get what you have Mr. Archer.

194
195 Mr. Archer - I did have it first.

196
197 Mr. Vithoulkas - So, I want to, at this point, just close. Again, you can
198 see the Capital Budget on the pages that I referenced. And should you have any
199 questions Mr. Chairman, Members of the Planning Commission, I and staff are
200 ready to discuss any of these projects with you.

201
202 Mr. Archer - Thank you, Mr. Manager. Does anybody have any
203 questions for the staff that Mr. Manager has brought that are sitting behind him
204 just waiting to answer questions?

205
206 Mr. Witte - I think everything has been pretty well explained. But
207 if anyone happens to know the next set of winning numbers for the Powerball,
208 please see me after this.

209
210 Mr. Baka - Mr. Archer I have a question.

212 Mr. Archer - Please go ahead.
 213
 214 Mr. Baka - Mr. Manager, part of this has covered drainage. So,
 215 Mr. Manager, how do they typically determine the Department priorities?
 216 [indiscernible] I saw those were 1 – 5 and there are some priorities that repeat.
 217 How does that work with the CIP? And then, secondly, let me start with that one.
 218
 219 Mr. Vithoulkas - Let's start with that one because Mr. Yob has spent
 220 quite a lot of time on this and as you answer the question, maybe reference
 221 some of the new efforts that are being undertaken as well.
 222
 223 Mr. Yob - Yes sir, Mr. Baka, a lot of those projects have been
 224 on our books for quite awhile. We're trying to prioritize them based on the ones
 225 that appear most feasible to do at this time. It is always a challenge to cobble
 226 together funding. And we have used a variety of means to get some of that done
 227 including the board members have largely contributed to that. But we've also
 228 gotten some DEQ grants as well. We are also considering, where we have
 229 drainage problems that aren't fixable, we just bought a home recently—that's the
 230 first time we've done that. Well, we've done it before but because we can't really
 231 fix the problem, we've taken the homeowner out of the situation. We're looking
 232 at a variety of needs and we try to do it as economically as possible with the very
 233 small amount of funding we have today for that purpose.
 234
 235 Mr. Baka - And that acquisition of real property of a frequently
 236 flooded parcel was something you spoke about at the Retreat at the Glen Allen
 237 Community Arts. The second question I had regarding drainage then was—do we
 238 typically have a neighborhood community meeting prior to going in and having
 239 these engineering plans finalized with the community, as part of the process? I
 240 wasn't aware—
 241
 242 Mr. Yob - Oh, absolutely. We have to. In fact, over in your
 243 District, Mrs. O'Bannon is helping us out with the one over in Glenbrook Circle.
 244 We have had quite a few meetings with the neighbors over there and that project
 245 is moving along towards bidding right now.
 246
 247 Mr. Baka - Thank you very much.
 248
 249 Mr. Archer - Mr. Yob, before you go back, let me ask you a couple
 250 of questions. I can remember several years ago, many years ago there was a
 251 flooding problem in the Bloomingdale area, and it seems to me as if the County
 252 bought several houses. Am I remembering that correctly?
 253
 254 Mr. Yob - Yes, sir, you are, that was down near I-95, Lakeside
 255 Avenue.
 256
 257 Mr. Archer - Thank you. Anybody else with questions for Mr. Yob?

258
 259 Mr. Yob - Thank you.
 260
 261 Mr. Archer - Thank you, sir.
 262
 263 Mr. Witte - I have a question about Fire. I may have
 264 misunderstood it but I thought the Manager said that the replacement for Fire
 265 Station #6, the land had been purchased.
 266
 267 Mr. Vithoulkas - It has not been purchased yet. We are getting closer
 268 to—we've zeroed in on a parcel.
 269
 270 Mr. Witte - Good. I was just confused because it says
 271 recommended zero and requested money. I just misunderstood it.
 272
 273 Mr. Vithoulkas - No. We have a Capital Reserve, over and above what
 274 you have seen allocated in this Capital Budget. Should we be successful in
 275 negotiating with the owner, we would bring that acquisition to the [indiscernible]
 276
 277 Mr. Witte - I like my fire stations, they're my favorite.
 278
 279 Mr. Vithoulkas - Yes.
 280
 281 Mr. Archer - Anyone else with a question? Well, it seems that you
 282 have done a magnificent job, as you usually do.
 283
 284 Mr. Vithoulkas - As you can see, the "Dream Team" behind me—so a
 285 lot of work goes into this before—
 286
 287 Mr. Archer - Well, we thank you, sir. If we have questions, we'll
 288 call you.
 289
 290 Mr. Vithoulkas - Thank you Mr. Chairman, Members of the Planning
 291 Commission.
 292
 293 Mr. Emerson - Mr. Chairman this is a public hearing, so you do need
 294 to open and, ask for comment, and then close the public hearing, prior to making
 295 a motion.
 296
 297 Mr. Archer - Are there people in the audience from the general
 298 public who would like to ask a question? Or make a statement? Seems to be no
 299 one. Alright, at this point we can adjourn.
 300
 301 Mr. Emerson - You need a motion.
 302

303 Mr. Baka - I'd be willing to do that. On behalf of the Commission,
304 I'd like to take the time to thank each and every one of the staff who put a great
305 deal of effort and due diligence and research, planning and design just to get the
306 book to come before us tonight. So, thank you all for what you and your staffs
307 do.

308
309 Mr. Chairman, I would move that we recommend approval of Resolution PCR-2-
310 20, Capital Improvements Program, FY20-21 through FY24-25.

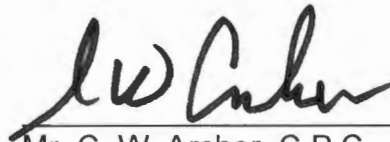
311
312 Mrs. Thornton - Second.

313
314 Mr. Archer - Motion made by Mr. Baka, seconded by Mrs.
315 Thornton. All in favor of the motion, say aye. Anyone opposed, say no. The
316 ayes have it.

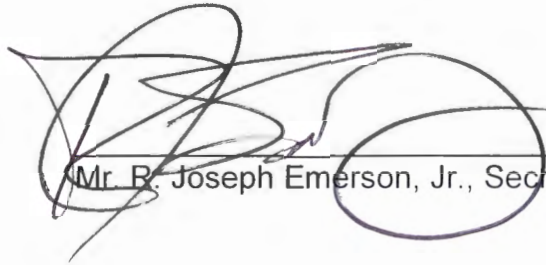
317
318 Mr. Emerson - Mr. Chairman, it would now be appropriate to recess
319 your meeting until 7:00 p.m.

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321 Mr. Archer - We are adjourned until 7:00 p.m.

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



Mr. B. Joseph Emerson, Jr., Secretary