

1 Minutes of the regular monthly meeting of the Planning Commission of the
2 County of Henrico held in the County Administration Building in the Government
3 Center at Parham and Hungary Spring Roads, beginning at 7:00 p.m. March 10,
4 2016. Display Notice having been published in the Richmond Times-Dispatch on
5 February 22, 2016 and February 29, 2016.
6

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. R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary
Mr. Frank J. Thornton (Fairfield)
Board of Supervisors' Representative

Member Absent: Mr. Robert H. Witte, Jr., (Brookland)

Also Present: Ms. Jean M. Moore, Assistant Director of Planning
Mr. James P. Strauss, PLA, Senior Principal Planner
Mr. Seth Humphreys, County Planner
Mrs. Lisa Blankinship, County Planner
Mr. William Moffett, County Planner
Ms. Erin Puckett, County Planner
Mr. John Cejka, County Traffic Engineer, Public Works
Ms. Sylvia Ray, Recording Secretary

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

10
11 Mr. Archer - The meeting will come to order. Good evening,
12 everyone, and welcome to the March 10, 2016, meeting of the Henrico County
13 Planning Commission, which is the night that we discuss rezoning and so forth.
14 Before we start, I would like to ask everyone to please silence your telephones
15 and stand with me, please, and let's salute the flag.
16

17 Thank you. I'd like to first recognize Mr. Frank J. Thornton, who is the adjunct
18 from the Board of Supervisors this year. Welcome, sir. Good to have you.
19

20 Mr. Thornton - Thank you.

21
22 Mr. Archer - And I'd also like to introduce a new person from the
23 *Richmond-Times Dispatch*, Mr. Elliott Robinson. How are you, Mr. Robinson? Is
24 there anyone else here from the media? Doesn't look like it.
25

26 Mr. Secretary, I'll turn it over to you, and we can get started.
27

Mr. Emerson - Yes sir, Mr. Chairman. First on your agenda this evening is the presentation of a resolution.

RESOLUTION PCR-1-16: Presentation of a Resolution of Appreciation to Mr. Thomas M. Branin in recognition of his service on the Planning Commission.

Mr. Emerson - I believe that is your honor.

Mr. Archer - Thank you, sir. Mr. Branin, if you will meet me down at the podium, I'd appreciate it, sir.

I will read the resolution of appreciation to Mr. Thomas Branin.

WHEREAS, it is the desire of the Henrico County Planning Commission to acknowledge and show appreciation to individuals who have provided invaluable service; and

WHEREAS, Thomas "Tommy" M. Branin, a native of Henrico County, and graduate of Freeman High School, entered public service to continue his devotion to the County; and

WHEREAS, Tommy was appointed to the Planning Commission on March 8, 2005, and worked diligently to serve the citizens of Henrico County's Three Chopt Magisterial District for ten years; and

WHEREAS, shortly after his appointment, Tommy served as Chairman of the Planning Commission in 2007 and again in 2012; and

WHEREAS, Tommy's experience and knowledge of planning and development is rooted in his family's construction supply business, where he now serves as vice president of National and International Sales; and

WHEREAS, in addition to his service on the Planning Commission, Tommy shares his knowledge and experience as a member of the State Water Quality Control Board, the Virginia Soil and Water Conservation Board, the Richmond Regional Planning Commission, and is past chairman of the Henrico County Republican Committee; and

WHEREAS, Tommy provided invaluable guidance during a time of economic hardship and was instrumental in some of the largest and most successful developments that benefited the Three Chopt community; and

WHEREAS, over the course of his tenure, Tommy Branin was key in the formulation of the 2026 Comprehensive Plan and the Innsbrook Area Study, and the advancement of West Broad Village, West Broad Marketplace, Broad Hill Centre, and the GreenGate developments; and

74
75 **WHEREAS**, Tommy served as a steward of the County and emphasized
76 upholding the principles of its Comprehensive Plan and Smart Growth initiatives
77 by supporting high quality and mixed-use developments with an emphasis on
78 pedestrian and bike-friendly service areas; and
79

80 **WHEREAS**, Tommy was consistently well prepared to discuss cases that came
81 before the Planning Commission, sharing his knowledge of the Zoning Ordinance
82 and planning principles with other members;
83

84 **NOW, THEREFORE, BE IT RESOLVED**, that the Henrico County Planning
85 Commission, along with the support of Planning Department staff, does hereby
86 convey its deepest and sincere gratitude and appreciation to Tommy Branin for
87 his service and leadership, and offers best wishes on his future endeavors and
88 service as the Three Chopt Magisterial District Supervisor.
89

90 Mr. Archer - We'd like a few words from you, sir.
91

92 Mr. Branin - I thought I'd be able to slip out. To my fellow
93 commissioners, best ten years ever. I got to see some people that helped raise
94 me and had a hand in guiding and helping others. And I hope my experience that
95 I brought to the Commission was used and was valid and good. Henrico's a great
96 place. Unbelievable County. I'm proud that I got to spend ten years here and
97 continue to serve. So thank you.
98

99 Mr. Emerson - We do have an empty seat.
100

101 Mr. Branin - And I'm sure Mr. Glover would appreciate me
102 straightening out the Brookland District in one night.
103

104 Mr. Archer - Thank you, Mr. Branin. And on behalf of all the
105 Commission members, I would like to convey to you that Three Chopt is not
106 necessarily the best district in the County, but you always say that.
107

108 Mr. Branin - And I have left you in fantastic hands. Ms. Marshall is
109 going to outdo me five times over.
110

111 Mr. Archer - Thank you, sir.
112

113 Mr. Emerson - Mr. Chairman, we now move on to the next item on
114 your agenda, the Requests for Withdrawals and Deferrals. Those will be
115 presented by Mr. Jim Strauss.
116

117 Mr. Archer - How are you, Mr. Strauss?
118

Mr. Strauss - Very good, thank you. And thank you members of the Commission. Thank you, Mr. Secretary. We do have three requests for deferral this evening. The first one is in the Brookland District. It's on page 1 of the agenda. That would be PUP2014-00001, Mr. Bobby Marchetti. And the applicant is requesting deferral to July 14, 2016 meeting.

(Deferred from the September 10, 2015 Meeting)

PUP2014-00001 Malachi M. Mills for Bobby Marchetti: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow outdoor dining for a proposed restaurant on part of Parcel 767-757-6829 located 95' east of the east line of Hungary Spring Road approximately 1,025' south of its intersection with Staples Mill Road (U.S. Route 33). The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration and Office.

Mr. Archer - All right, thank you. Is there anyone present who is opposed to the deferment of PUP2014-00001, Malachi M. Mills for Bobby Marchetti? I see none.

Ms. Jones - Then I would like to move the deferral of PUP2014-00001, Malachi M. Mills for Bobby Marchetti, to the July 14, 2016 meeting.

Mr. Leabough - Second.

Mr. Archer - Okay. Motion by Ms. Jones and seconded by Mr. Leabough. All in favor of the motion say aye. Those opposed say no. The ayes have it, and the motion passes.

At the request of the applicant, the Planning Commission deferred PUP2014-00001, Malachi M. Mills for Bobby Marchetti, to its meeting on July 14, 2016.

Mr. Strauss - We also have a recommendation for deferral of SIA2015-00002, Osborne Turnpike. That's the Dominion Virginia substation proposal. That's on page 1 of the agenda. It's in the Varina District. Staff is recommending deferral to the June 9, 2016 meeting.

(Deferred from the October 15, 2015 Meeting)

SIA2015-00002 Osborne Turnpike - Dominion Virginia Power Electric Substation: The Department of Planning has received a request from Dominion Virginia Power to initiate a Substantially In Accord study of a proposed site for an electric substation. The proposed substation site would use 1.53 acres of part of Parcel 798-696-8886 located along the west line of Osborne Turnpike approximately 1,150 feet south of Equestrian Way. The existing zoning of the subject area is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Traditional Neighborhood Development.

165
166 Mr. Archer - Okay. Is there anybody who is opposed to the
167 recommended deferral of SIA2016-00002, Osborne Turnpike – Dominion Virginia
168 Power Electric Substation to the June 9th meeting?

169
170 Mr. Leabough - There being no opposition, Mr. Chair, I move that
171 SIA2016-00002, Osborne Turnpike – Dominion Virginia Power Electric
172 Substation, be deferred at the request of the applicant to the June 9, 2016
173 meeting.

174
175 Mrs. Marshall - Second.

176
177 Mr. Archer - Motion by Mr. Leabough, seconded by Ms. Marshall.
178 All in favor of the motion say aye. Those opposed say no. The ayes have it; that
179 motion passes.

180
181 At the request of the applicant, the Planning Commission deferred SIA2016-
182 00002, Osborne Turnpike – Dominion Virginia Power Electric Substation, to its
183 meeting on June 9, 2016.

184
185 Mr. Strauss - And finally, the third request for deferral this evening
186 is in the Three Chopt District. It's on page 2 of the agenda. REZ2016-00001,
187 Windsor Enterprises Corporation. The applicant is requesting a deferral to the
188 July 14, 2016 meeting.

189
190 **REZ2016-00001 Andrew M. Condlin for Windsor Enterprises Corp.:**
191 Request to conditionally rezone from A-1 Agricultural District and R-2AC One-
192 Family Residence District (Conditional) to R-2AC One-Family Residence District
193 (Conditional) Parcels 741-771-6359, -3734, -2432, and part of Parcels 740-771-
194 9736, 741-772-9212, -5941, -4776, and -0892 containing 25.37 acres located at
195 the terminus of Ellis Meadows Lane and along portions of the eastern and
196 northern property boundaries of the Estates at Grey Oaks. The applicant
197 proposes a maximum of 50 single-family residences. The R-2A District allows a
198 minimum lot area of 13,500 square feet and a maximum gross density of 3.22
199 units per acre. The use will be controlled by proffered conditions and zoning
200 ordinance regulations. The 2026 Comprehensive Plan recommends Suburban
201 Residential 1, density should not exceed 2.4 units per acre and Environmental
202 Protection Area.

203
204 Mr. Archer - Is there opposition to the deferral of REZ2016-00001,
205 Andrew M. Condlin for Windsor Enterprises Corp? No opposition. Ms. Marshall.

206
207 Mrs. Marshall - Mr. Chairman, I move that REZ2016-00001, Andrew
208 M. Condlin for Windsor Enterprises Corporation, be deferred to July 14, 2016, at
209 the request of the applicant.

211 Mr. Leabough - Second.
212
213 Mr. Archer - Motion by Ms. Marshall and seconded by
214 Mr. Leabough. All in favor of the motion say aye. Those opposed say no. The
215 ayes have it; that motion passes.
216
217 At the request of the applicant, the Planning Commission deferred REZ2016-
218 00001, Andrew M. Condlin for Windsor Enterprises Corp, to its meeting on July
219 14, 2016.
220
221 Mr. Emerson - Mr. Chairman, if the Commission has no further
222 deferrals to bring forward this evening, we now move on to the requests for
223 expedited items. Those will also be presented by Mr. Jim Strauss.
224
225 Mr. Strauss - Thank you, Mr. Secretary. The first request for
226 approval on the expedited agenda this evening is in the Three Chopt District. It's
227 on page 2 of the agenda. That would be REZ2016-00003, Starwood Corporation.
228 With the proffers dated March 1, 2016, which were handed out this evening, staff
229 is recommending approval. And staff is not aware of any opposition this evening.
230
231 **REZ2016-00003 F.P. Parker for Starwood Corp.:** Request to
232 conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence
233 District (Conditional) Parcels 735-755-9450 and 735-755-8657 containing 1.011
234 acres located on the north line of Church Road approximately 80' west of its
235 intersection with Waterford Way East. The applicant proposes 2 single-family
236 residences. The R-3 District allows a minimum lot area of 11,000 square feet and
237 a maximum gross density of 3.96 units per acre. The use will be controlled by
238 proffered conditions and zoning ordinance regulations. The 2026 Comprehensive
239 Plan recommends Suburban Residential 2, density should not exceed 3.4 units
240 per acre, and Environmental Protection Area.
241
242 Mr. Archer - Thank you, sir. Is there opposition to this case,
243 REZ2016-00003, F.P. Parker for Starwood Corporation? I see no opposition.
244 Mrs. Marshall.
245
246 Mrs. Marshall - Mr. Chairman, I move that we follow the
247 recommendation of the Planning staff and approve case number REZ2016-
248 00003, F.P. Parker for Starwood Corporation, to conditionally rezone from A-1,
249 Agricultural District, to R-3C, One-Family Residence District, parcels 735-755-
250 9450 and 735-755-8657. The use will be controlled by proffered conditions and
251 Zoning Ordinance regulations.
252
253 Mr. Leabough - Second.
254

Mr. Archer - All right. Motion by Ms. Marshall and seconded by Mr. Leabough. All those in favor of the motion say aye. Those opposed say no. The ayes have it; the motion passes.

REASON - Acting on a motion by Mrs. Marshall, seconded by Mr. Leabough, the Planning Commission voted 4-0 (one absent, one abstention) to recommend the Board of Supervisors grant the request because it is appropriate residential zoning at this location and the proffered conditions will provide appropriate quality assurances not otherwise possible.

Mr. Strauss - The second request for approval on the expedited agenda this evening is on page 3 of the agenda. It's also in the Three Chopt District. This is REZ2016-00004, Windsor Enterprises. This is a request to rezone from R-2A One-Family Residence District to C-1 Conservation District, as required in the original rezoning case. Staff is recommending approval of this request. Again, we're not aware of any opposition.

REZ2016-00004 Andrew M. Condlin for Windsor Enterprises: Request to rezone from R-2AC One-Family Residence District (Conditional) to C-1 Conservation District part of Parcels 739-774-2846, 739-774-8240, 739-774-9656, 740-772-1643, 740-772-1934, 740-772-3171, 740-772-5076, 740-772-5158, 740-773-6853, 740-774-7338, 740-774-9829, 741-774-2056, and 741-775-2516 containing 14.0 acres located within the special flood hazard areas throughout various portions of the Grey Oaks subdivision generally between Grey Oaks Park Road and the northwest line of Grey Oaks Park Drive and Grey Oaks Park Lane and the east line of Grey Oaks Park Drive. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, and Environmental Protection Area.

Mr. Archer - All right. Is anyone present who is opposed to REZ2016-00004, Andrew M. Condlin, Windsor Enterprises Corp.? There is no opposition. Ms. Marshall. I'm sorry. Is there opposition?

Male - [Off microphone; inaudible.]

Mr. Archer - Can you come up to the microphone, please? State your name for the record, if you would.

Mr. Richardson - My name is John Gregory Richardson. I'm a resident for a year now in Henrico County, homeowner.

Mr. Archer - What is your opposition?

300 Mr. Richardson - I'm 30-year military veteran, and this is one of those
301 things where you would say I don't know what I don't know. And in this particular
302 case, this notice that we have, it's written in a language that I have no idea what
303 it actually conveys. I'm happy as a County resident. I'm grateful as a 100-percent
304 disabled veteran. Don't look at me and judge. The folks that have taken care of
305 my wife and our transition retiring here have been fantastic. We have visited this
306 building, and the folks have taken very good care of us. And we very much
307 appreciate County employees.

308
309 However, my issue is that we have absolutely no voice in our community. The
310 developers still run our community. The homeowners' association really does not
311 represent us. So in this particular case, I really don't know what I don't know. I
312 have photographs here of a tree that fell once that if there had been a school bus
313 or something, it would have been very deadly consequences for whoever the
314 passenger was in the vehicle.

315
316 Again, the association does not speak for us right now. We are still controlled by
317 the developer as a community. So when it comes to issues like this and we get a
318 notice we don't necessarily understand, I don't know what else to do because
319 we're at a complete disadvantage.

320
321 Mr. Archer - Mr. Richardson, I think what we probably should do in
322 this case—first of all, thank you for your service—

323
324 Mr. Richardson - Thank you.

325
326 Mr. Archer - —is pull this off the expedited agenda. And we'll just
327 hear it as it comes up on the agenda. And that way, you'll be able to familiarize
328 yourself with what's going on and be able to respond.

329
330 Mr. Richardson - Yes sir. Okay.

331
332 Mr. Archer - Okay? Have a seat, and we'll get to it in due time.

333
334 Mr. Richardson - And by the way, I was told to say this. My supervisor,
335 Tommy Branin, is the coolest supervisor in the world.

336
337 Mr. Archer - We can about guess who told you to say that.

338
339 Ms. Jones - Yes, we wonder who told you.

340
341 Mr. Archer - Okay, we'll hear that at the regular time instead of
342 being on the expedited agenda. Anything further, Mr. Secretary.

343
344 Mr. Emerson - No sir, Mr. Chairman, that completes the expedited
345 items, I believe. So that takes us to the first item on your agenda, which appears

on page 2. It is REZ2016-00002, James W. Theobald for HHHunt. The staff report will be presented by Mr. Seth Humphreys.

REZ2016-00002 James W. Theobald for HHHunt: Request to conditionally rezone from A-1 Agricultural District and R-2AC One-Family Residence District (Conditional) to R-3C One-Family Residence District (Conditional) (31.938 acres), R-5AC General Residence District (Conditional) (142.165 acres), R-5C General Residence District (Conditional) (21.76 acres), and RTHC Residential Townhouse District (Conditional) (53.4 acres), Parcels 779-773-9041, 780-771-0875, 780-772-9071, Parcels 780-773-2718, -3673, 780-774-2957, 781-773-3186, and part of Parcels 782-772-1447 and 778-772-7200 containing 249.26 acres located approximately 400' west of the intersection of Brook Road (U.S. Route 1) and Magnolia Ridge Drive. The applicant proposes a residential development consisting of a maximum of 50 single-family residences, 400 single-family residences on zero-lot lines, 300 townhome units, and 285 multifamily units. The R-3 District allows a minimum lot area of 11,000 square feet and a maximum gross density of 3.96 units per acre. The R-5AC District allows a minimum lot area of 5,625 square feet and a maximum gross density of 6 units per acre. The R-5C District allows a maximum gross density of 14.52 units per acre. The RTHC District allows a maximum gross density of 9 units per acre. The uses will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, Suburban Residential 2, density should not exceed 3.4 units per acre, Office, and Environmental Protection Area.

Mr. Archer - All right. Thank you, Mr. Secretary. Is there any opposition to REZ2016-00002, James W. Theobald for HHHunt? Okay, we'll get to you. Thank you. Mr. Humphreys.

Mr. Humphreys - Good evening, Mr. Chairman, members of the Planning Commission. In addition to its location 500 feet from the intersection of Brook Road and Magnolia Ridge Drive, the northern property line abuts the Chickahominy River and Henrico County's border with Hanover County. A power line easement bisects the northern portion of the property. The remainder of the property is predominantly wooded with deciduous trees and evergreens.

The existing Magnolia Ridge subdivision and some acreage parcels are located south of the proposal. More acreage parcels and A Thyme to Plant Herb Farm border the request to the west. A commercial development, Virginia Center Marketplace, containing a Martin's and a Target store as anchors is east of the development along with an assisted living facility, Verena at Virginia Center. A portion of the property was zoned R-2AC with rezoning case C-6C-05 for a 147-lot subdivision; however, the proposed subdivision, Sweetbay Hill, was never constructed.

The property is recommended for Suburban Residential 1, Suburban Residential 2, Office and Environmental Protection Area in the 2026 Comprehensive Plan. The Office-designated portion of the parcel is also part of Prime Economic Development Site #7. This request is not fully consistent with the land use recommendations of the 2026 Comprehensive Plan. While the majority of the development would be consistent with the Suburban Residential designations in terms of being detached dwelling units, the overall density of 4.15 units per acre is higher than the density recommendation ranging up to 3.4 units per acre. Additionally, this request is not consistent with the recommendation of Office and the designation as a Prime Economic Development Site on the eastern portion of the site. While the request is not entirely consistent with all the recommendations, it is generally consistent with the existing pattern of development which has occurred in the vicinity.

The 2026 Comprehensive Plan also contains the county's plans for existing and future road network via the Major Thoroughfare Plan. The MTP shows a Minor Arterial, Concept Road 133, designated roadway crossing the property to extend Woodman Road from its current termination at Greenwood Road to Brook Road (U.S. Route 1). Generally this alignment. This concept road is essential in providing an adequate road network to serve the planned growth in this area of the county and to relieve Brook Road and provide an alternate point of access to I-295. The conceptual plan proffered with this request shows the extension of Woodman Road through the property. That alignment would be consistent with the general alignment desired by the County. An additional proffer outlines the phasing for construction of different lengths of Woodman Road Extended in conjunction with the phasing of the proposed development.

In addition to the conceptual plan, the applicant has proffered a maximum number of units, as previously stated. The proffers submitted with the original application as they appeared in the staff report also addressed the following:

- Road phasing
- Trails
- Greenbelts
- Sidewalks
- Architectural elevations
- Minimum lot widths for the zero-lot-line units
- Entrance features
- Street trees
- Exterior materials
- Foundations
- Garages
- Amenities for the apartments
- Lighting

436 Since the staff report was published, the applicant has submitted revised proffers.
437 Those were handed out to you tonight and would not require a waiver of the proffer
438 time limits. These include the following:

- 439
- 440 • A prohibition on construction on Sundays,
- 441 • Minimum unit size of 2,200 square feet for the R-3C units, 1,700 square feet
442 for the zero-lot-line units, and 1,400 for the townhouse units,
- 443 • Emergency access to be provided consistent with the requirements of the
444 County,
- 445 • Amenities for the owner occupied units would consist of a minimum of a
446 clubhouse, pool, and other recreational amenities,
- 447 • A clarification on the lot width proffer, and
- 448 • Street trees, landscaping, and lighting for the townhouse portion of the
449 development.

450 The proposed development is located within the Greenwood Elementary,
451 Hungary Creek Middle, and Glen Allen High school attendance zones. Henrico
452 County Public School Department has indicated these schools are currently
453 operating at 92 percent, 105 percent, and 92 percent of functional capacity
454 respectively. The School Department has submitted revised comments stating
455 that with Hungary Creek Middle School already overcapacity, Henrico County
456 Public Schools staff will be presenting the School Board with several relief
457 options in the fall of 2016. If the proposed development is approved, the
458 development's impact will be considered as relief options for Hungary Creek as
459 they are developed. Additionally, they would continue to work with the Planning
460 Department to monitor the situation and make any other adjustments that would
461 be needed.

462

463 Cultural resources have been identified on the property by the Department of
464 Recreation and Parks. In addition to the remnants of an old mill adjacent to the
465 Chickahominy River, they identified a family cemetery, a domestic Native
466 American camp, and part of the Yellow Tavern Battlefield core area. The
467 applicant has not submitted any information regarding a Cultural Resource Plan
468 or other method of addressing the identified sites.

469

470 As noted in the staff report, the applicant submitted a traffic impact analysis to
471 the County and VDOT on February 1st. Since the publication of the staff report,
472 VDOT comments have been received by the County, and the applicant has met
473 with the Department of Public Works, and responded to County comments
474 regarding the TIA.

475

476 Due to its density, the proposed development is not entirely consistent with the
477 residential recommendations of the 2026 Comprehensive Plan. While also not
478 consistent with the Office and Prime Economic Development Site
479 recommendations, it is generally consistent with the existing pattern of
480 development which has occurred in the vicinity. The revised proffers submitted

481 with this request would provide several conditions which outline the intent of the
482 developer. At this time, staff recognizes the merits of the proposal and
483 recommends approval of the request.

484
485 This ends my presentation and I would be happy to answer any questions you
486 may have.

487
488 Mr. Archer - All right. Thank you, Mr. Humphreys. Are there
489 questions for Mr. Humphreys from the Planning Commission?

490
491 Mr. Thornton - Mr. Chairman, I don't have a question for him, but one
492 for Mr. Emerson. Mr. Emerson, would you be so kind as to give a brief discussion
493 about how the Comprehensive Plan works? It's referred to many times when we
494 have cases. Just show that maybe from time to time everything doesn't apply
495 directly to that, but it's used as a blueprint. Would you mention that? I think it
496 would be helpful to some who may not know the impact of that.

497
498 Mr. Emerson - Certainly, Mr. Thornton. As you noted, the
499 Comprehensive Plan is a guide. The County is required by the Code of Virginia
500 to have and adopt a Comprehensive Plan to serve as a guide for the
501 consideration of growth in the County. In this case, you have several different
502 designations in this area. They're primarily residential. You can see them on the
503 map in front of you. You have SR-1 and SR-2, and you also have some Office
504 designations.

505
506 The plan is a guide. And you also are to consider prevailing growth patterns and
507 also the demand for certain types of uses. And of course those change over time.
508 The Board and the Planning Commission do have the leeway to make decisions
509 based on the prevailing growth patterns in the area, but normally you stay fairly
510 close to your plan.

511
512 In this case, this is primarily a residential development, but there is quite a bit of
513 commercial-designated property in this area and potential redevelopment
514 property, and the demand for Office isn't what it once was. So staff feels that a
515 residential development in this area would create more rooftops and provide
516 more demand to assist in revitalizing some of the commercial areas in this
517 vicinity is in keeping with the plan.

518
519 Mr. Thornton - Thank you, Mr. Emerson. Would you also be so kind
520 as to say a few words about the importance, the impact of zero-lot-lines?

521
522 Mr. Emerson - This development has what we call a zero-lot-line
523 type of development proposed. You have your normal detached R-3, which has
524 setbacks on both sides. It has to set off the property line on either side a certain
525 amount. I think normally it's 18 and 12 for a total of 30. In a zero-lot-line situation,
526 you have a narrower lot. And the structure is actually allowed to reside directly on

527 the lot line, leaving additional area on one side. So each house will—if one house
528 starts out on the right lot line, the next house will be on the right lot line. Equal
529 cadence will stay equally apart. One side of the building will sit directly on the
530 property line. In our case, normally they are a foot or two off in order to allow for
531 maintenance. That in essence is a zero-lot-line style of housing. And we do have
532 it in many areas of the County.

533
534 Mr. Thornton - Thank you very much. Sometimes people come to the
535 commissions and we use terminology. So I just wanted to kind of define a few of
536 them.

537
538 Mr. Emerson - Sure. That is the R-5A product, the zero-lot-line.

539
540 Mr. Archer - All right. Any further questions from the Commission?
541 Thank you, Mr. Humphreys. I have none as of now.

542
543 Lately we have been hearing from the opposition first and then from the
544 applicant. In this case, I think I'd like to have a few minutes from the applicant,
545 and then he can reserve some time to respond to the opposition.

546
547 Mr. Secretary, would you go over the ten-minute rule please?

548
549 Mr. Emerson - Yes sir, Mr. Chairman. As you noted, the Planning
550 Commission does have rules and regulations regarding the conduct of their
551 public hearings, and they are as follows: The applicant is allowed ten minutes to
552 present the request, and time may be reserved for responses to testimony. The
553 opposition is allowed a cumulative ten minutes to present its concerns, meaning
554 all the comments need to be contained within that ten-minute period, not ten
555 minutes per individual. Commission questions do not count into the time limits.
556 The Commission may waive the time limits for either party at its discretion. And
557 the comments must be directly related to the case under consideration.

558
559 Mr. Archer - Okay, thank you. Mr. Theobald, would you like to
560 reserve some time?

561
562 Mr. Theobald - Two minutes, please.

563
564 Mr. Archer - Two minutes? Okay. For response. Go right ahead,
565 sir.

566
567 Mr. Theobald - Thank you. Well Mr. Chairman, ladies and gentlemen,
568 I'm Jim Theobald, and I'm pleased to be here tonight on behalf of HHHunt, the
569 proposed developers of River Mill which, if approved, will undoubtedly be another
570 award-winning HHHunt community.

572 This is a request to rezone about 250 acres for a variety of residential homes
573 with substantial proffered conditions. As an HHHunt community, it will exhibit the
574 same attention to detail and quality as all of the other Hunt communities:
575 pedestrian trails, community amenities, open space, greenbelts, landscaping,
576 and strong residential covenants and development standards to assure the
577 sustainability of River Mill.

578
579 The site borders the Chickahominy River and Hanover County on the north. The
580 Magnolia Ridge community is basically to the south. To the east, you can see the
581 Route 1 corridor and the Martin's and the Target, and the Chick-fil-A over in this
582 area. And to the west, close to Greenwood Park, an 88-acre park that the County
583 is currently in the process of programming. It's going to be just a terrific resource
584 for that part of the County.

585
586 This is the concept plan showing the various development pods. But this slide
587 emphasizes the amenities that will be attended to River Mill. The area along
588 Chickahominy River is just spectacular with the bluffs and will be used for a river
589 trail and a park. This area is truly, truly special. A clubhouse and pool area with
590 the normal amenities will serve the townhome and the single-family-detached
591 community. There is a separate set of amenities for the multi-family
592 development.

593
594 The VEPCO transmission line easement in here, we have been able to utilize
595 these for passive and active recreation in our other communities with their
596 permission. We believe will be able to do so again at River Mill. You'll note a
597 number of pocket parks and green areas spread throughout River Mill, walking
598 and bicycle trails along Woodman Road and the areas along here. And so highly
599 amenitized. Sidewalks throughout. Entrance features. A 25-foot greenbelt—
600 which you see in just about every Hunt community from Twin Hickory to
601 Wyndham to Wellesley—along Woodman Road extended.

602
603 The apartment parcel is outlined here in yellow, and you'll see some of the
604 proffered exterior elevations on this slide. Those proffers include that there will be
605 no more than 285 units; 35 percent brick or stone on the building fronts in the
606 aggregate; sound coefficient ratings in between units; and parking lot lighting no
607 higher than 20 feet and directed to minimize glare on public roads and adjacent
608 properties. And again, separate recreational amenities.

609
610 The townhome portion is in this area. And you'll note that we're moving in a
611 transition away from the more active uses along Route 1. So we're transitioning
612 our uses back from the Martin's and the Target with the multi-family and now the
613 townhome community. You'll see elevations that have been made part of the
614 case here to the right. Proffers include:

- 615
- 616 • A minimum of 1400 square feet of finished floor area
- 617 • No more than 300 townhomes

- Fifty percent of them have to have 15 percent brick or stone on the fronts
- All have a minimum of a one-car garage with decorative garage door features
- No more than six in a row
- Street trees
- Plantings that wrap around the corners
- Decorative lighting at the entrance doors.

The single-family component is the largest. The R-3 community is up at the top. Again, we're transitioning back from Route 1. And the balance is in the R-5A zero-lot-line category. You'll see elevations depicted that have been made part of the case. Those proffers include for the R-3 portion a minimum of 2200 square feet of finished floor area and a maximum of 50 homes. For the zero-lot-line product, a minimum of 1700 square feet. And 65 percent of those lots have to have a minimum lot width of 60 feet. The minimum lot width in an R-5A district is 50 feet. Twenty-five percent of them have a minimum lot width of 70 feet. These categories are exclusive, so if you did the math, worse case only 35 percent could be 50-foot-wide lots. But 25 percent of the units have to have 25 percent brick or stone fronts and a minimum of two-car garages on our single-family-detached product. And again, street trees and foundation plantings.

The road network in this area is interestingly one that has been planned for probably over 50 years. There's right of way dedicated for Woodman Road Extended through the Little Five Azalea Farm, extending just about all the way over to Greenwood Road. This will really be the first opportunity to start the connection of that roadway to provide some relief and another route from Route 1 over to Greenwood Road. So with our first stage of development, you'll note coming off of the road here, along this area, this is Magnolia Ridge Drive. We've committed to extend the road from Route 1 to here—it ends now currently behind the shopping center—and at least past our first entrance.

Now, importantly at this connection with Magnolia Ridge Drive, we have mixed reviews from the community of Magnolia Ridge as to whether that should be connected initially or only when Woodman Road Extended goes all the way. We are prepared to barricade the road at this point. We've had discussions with Public Works about it. I think they're not yet prepared to weigh in on whether or not that's a good idea, but they committed to basically involve the community, the Magnolia Ridge community in those discussions as to whether it makes more sense to barricade it until the road system is completed or let it come in. There are people who feel both ways about it in terms of being able to get back out in an alternate way to Route 1.

Phase 2, Woodman Road Extended would be extended additionally up through an additional part past two more entrances into our community. Phases 3 through 7 are basically the internal road networks in River Mill. The final extension would be Woodman Road over to Greenwood Road. And this is a

664 project that County is planning to undertake. They're beginning the design, I
665 think, shortly. They believe that it would be in the nature of four to six years for
666 completion. When that's done, you'll be able to get all the way over to 295.

667
668 So with Hunt's proven track record, I think you can absolutely rely on that River
669 Mill will be a quality development. We believe our proposal to be generally
670 consistent with your Land Use Plan and that it will provide a major spark to
671 revitalization in this area. In addition, the County will finally fulfill its long-plan
672 road network, while providing for large-tract development, which is rare to
673 accomplish in Henrico anymore.

674
675 For all these reasons, we would respectfully ask that you recommend approval of
676 this case to the Board of Supervisors. And I'd be happy to answer any questions.

677
678 Mr. Archer - Thank you, sir. Are there questions for Mr. Theobald?
679 I have a couple, but I'll let the Commission go first.

680
681 Mr. Thornton - Mr. Theobald, you mentioned phases 1 and 2. What
682 idea do you have relative to the build-out if this was to go through? What's the
683 amount of time we're talking about?

684
685 Mr. Theobald - It's about a nine-year—nine-to-ten-year build-out for
686 the community.

687
688 Mr. Thornton - Nine to ten years?

689
690 Mr. Theobald - Yes sir.

691
692 Mr. Theobald - And we tried to phase our road improvements
693 consistent with that build-out. Our traffic, coming back to Route 1, but we'll also
694 connect to Jeb Stewart Parkway. And build, if you remember, back in the Attack
695 case, there's a bridge that needs to go across some serious wetlands. We'll
696 actually have two ways to get back to Route 1.

697
698 Mr. Thornton - Thank you.

699
700 Mr. Archer - Anybody else?

701
702 Ms. Jones - I did want to just follow up with a concern that some
703 citizens e-mailed, and it's about the traffic situation. The Woodman Road
704 Extension, right there in your very first phase behind Martin's and Target there,
705 you said that road could possibly be barricaded off until such time as everybody
706 agrees that—but it would definitely occur.

707
708 Mr. Theobald - Yes.

710 Ms. Jones - Everybody understands this is not going to be
 711 barricaded off forever.
 712
 713 Mr. Theobald - Correct.
 714
 715 Ms. Jones - The traffic situation concerns me. Also, the roadway
 716 that was referenced—you may know about this or I can ask our Traffic folks. The
 717 proposed roadway extension, putting a four-lane parkway immediately behind the
 718 properties at the north end of Pruett Court here, being used to route semi-trucks
 719 from Woodman Road north off of I-295 and US 1. Do you have any comment
 720 about the commercial traffic routing along there?
 721
 722 Mr. Theobald - No.
 723
 724 Ms. Jones - Okay.
 725
 726 Mr. Theobald - I really don't. The traffic coming off of 295 will sort of
 727 go in that direction. Whether they'll be utilizing Woodman Road, which is
 728 designed to be a four-lane road, it's hard to say.
 729
 730 Mr. Emerson - Ms. Jones, I think the answer to that is the road will
 731 be designed to where it could handle that type of traffic. It wouldn't necessarily be
 732 routed.
 733
 734 Ms. Jones - Okay.
 735
 736 Mr. Emerson - But if a truck wanted to traverse that, certainly it would
 737 be built to the point where it could accept it. I don't think it would be prohibited.
 738
 739 Mr. Theobald - I think the commercial traffic is going to continue to
 740 get off on Route 1. In fact, we think that when Woodman Road Extended goes
 741 through, it'll actually take some traffic off of Route 1 because you'll now have an
 742 alternate way to get all the way over to the west end into 295. And so we still
 743 believe commercial traffic, for the most part, will go 295 and north on Route 1 to
 744 serve that commercial area.
 745
 746 Ms. Jones - But this road is really well equipped to take care of
 747 commercial traffic should—
 748
 749 Mr. Theobald - Yes. And long-planned. And most of the right of way
 750 is in place.
 751
 752 Ms. Jones - Well that was my understanding, but I wanted to
 753 double-check with that. I have some other questions about schools and other
 754 cultural items that staff has brought up. Do you want to address those now or?
 755

756 Mr. Theobald - Sure.
757
758 Ms. Jones - Okay. When I read the staff report, there are things on
759 these big properties that have been there for many, many years. And I think it's
760 respectful and correct that we pay attention to what they are and evaluate how to
761 move forward. The ones that were mentioned in the staff report were the old mill
762 adjacent to the Chickahominy River, the cemetery, the Native American camp,
763 and part of a battlefield area. Can you just go over those and how your client's
764 going to handle this?
765
766 Mr. Theobald - Yes, I can. Let me sort of preface that by saying we're
767 going to need to disturb some minor amount of wetlands in this project. So we
768 will be required by the federal government to do a complete cultural resource
769 inventory of all of these things. That will better identify exactly what is and is not
770 there. We know there's an old Schimmerhorn, cemetery. We're not a hundred
771 percent sure if it's on our property. We've had at least two other folks suggest
772 that maybe—it's right close to the line. Until it's finally surveyed, I don't know. But
773 if it's on our property, it'll be preserved. Not relocated, but preserved.
774
775 Ms. Jones - Preserved. Okay.
776
777 Mr. Theobald - And along the river—you know, every river in Virginia
778 has Indian encampments. Again, that will come out during the historic resources.
779 We can't really disturb that area down in there because it's going to be flood
780 plain, wetlands, etc. The mill, I believe there's not a lot left of the mill, if I'm
781 correct. But again, that'll all be assessed during that time. The Battle of Yellow
782 Tavern I believe was referenced. That's a huge footprint. I think this has cropped
783 up in cases I've done in Hanover County and elsewhere. Not much I can say
784 about that.
785
786 Ms. Jones - When is that cultural study done?
787
788 Mr. Theobald - When we submit for a permit to disturb wetlands,
789 which comes up pretty much very early in the process.
790
791 Ms. Jones - And obviously has to be completed before you can
792 move forward with your site plans.
793
794 Mr. Theobald - With any disturbance of wetlands, right. I'm not sure
795 there are any wetlands in the apartment phase. Nor is that near any of the
796 cultural resources.
797
798 Mr. Archer - Mr. Theobald, when the cultural resource study is
799 completed, could there be anything in it that would have an impact on the
800 development?
801

802 Mr. Theobald - I'm not aware of anything, no.
803

804 Mr. Archer - Okay. You understand what I'm asking.
805

806 Mr. Theobald - I do.
807

808 Mr. Archer - Would you have to do something differently.
809

810 Mr. Theobald - These areas are pretty much well defined and pretty
811 confined to the area along the river. And the cemetery is on one of the very
812 edges of the development, so it would not interfere with that development. Civil
813 War battles are another thing; they're everywhere.
814

815 Mr. Archer - Okay. Any other questions?
816

817 Mr. Leabough - One quick question, if you don't mind, Mr. Chair.
818

819 Mr. Archer - Yes, go right ahead.
820

821 Mr. Leabough - As far as the timing of the amenities, can you speak
822 to the phasing of that? And is that consistent with how development progresses
823 through the project? Or is that all back-end loaded? Can you speak to that,
824 please?
825

826 Mr. Theobald - There is no timeline with regard to the amenity
827 package I believe in the homes back here. We have found that it's very
828 challenging to commit to a certain number of homes, then build a major facility to
829 support this whole community, then put the burden of that on 20 or 30 lots. But
830 it's in our interest to build that as soon as possible, because that's what sells lots
831 and homes. That's a hallmark of an HHHunt community. So I think that will take
832 care of itself without fail. And the apartments, I don't know whether we had a
833 timeline in here or not, but I believe they go in with the first phase, again so we
834 can market.
835

836 Mr. Archer - Anyone else?
837

838 Mr. Theobald - And if I misspeak, you'll stop me over there, right?
839 Okay, thank you.
840

841 Mr. Archer - Okay. Mr. Theobald, I'm sure you'll have to come
842 back to answer some questions after the opposition speaks, but thank you for
843 that, sir.
844

845 Mr. Theobald - We may have someone who would like to speak in
846 favor.
847

848 Mr. Archer - Okay. I'll let you determine when to call them.
849
850 Mr. Theobald - I'm not sure if they're here or not.
851
852 Mr. Archer - Okay.
853
854 Mr. Theobald - There he is.
855
856 Mr. Archer - Before the opposition comes forward, how many
857 people attended the community meeting that was held at the recreation center a
858 couple weeks ago? How many people didn't?
859
860 Ms. Morrow - [Off microphone.] How many people were aware of
861 the community meeting?
862
863 Mr. Archer - Good question. Thank you for asking it. Okay. Well,
864 before she speaks, have you all had any other kind of communication concerning
865 this development that would not have been at the meeting? You can answer,
866 ma'am.
867
868 Ms. Morrow - [Off microphone.] There was a sign up for this
869 meeting, which is why I'm here. I saw a sign a day or two ago on the back side of
870 Martin's parking lot.
871
872 Mr. Archer - I just need a short answer because you're supposed
873 to be at the microphone. Is there anyone here who represents the homeowners'
874 association for Magnolia Ridge? You do, sir?
875
876 Male - [Off microphone.] Yes.
877
878 Mr. Archer - Okay. Thank you. All right. Go ahead, ma'am.
879
880 Ms. Harlow - Hi. Good evening, Commissioners. My name is Selma
881 Harlow. I am the executive director at Verena at Virginia Center, which is the
882 118-apartment, independent senior living building, which is right on Brook Road,
883 which this development will be behind. We have had communication with the
884 applicant, and we have no problem with the development. We look forward to it.
885 Our seniors are restricted in their travel, and we've noticed that the area around
886 Verena has actually gone downhill. The mall area is no longer really safe for
887 them to conduct business. They need additional amenities. They need more
888 shopping, more dining experiences. Once you are north of Verena—granted, that
889 is Hanover County, but that's where Henrico and Hanover are. And we feel that
890 the development would do nothing but add value. In Hanover County, Kings
891 Charter is right across the road. So I think that a lot of people would benefit. Our
892 residents are actually looking forward to it and have no problem whatsoever with
893 the development.

894
 895 Mr. Archer - So you're not in opposition.
 896
 897 Ms. Harlow - No we're not.
 898
 899 Mr. Archer - Okay. Thank you.
 900
 901 Ms. Harlow - Looking forward to it.
 902
 903 Mr. Archer - All right. Mr. Secretary, I don't know if we should
 904 count her time as opposition time or not.
 905
 906 Mr. Emerson - Sure.
 907
 908 Mr. Archer - Well it was only like a minute or so.
 909
 910 Mr. Emerson - Right.
 911
 912 Mr. Archer - Okay. Those in opposition, you still have ten
 913 cumulative minutes, so whoever would like to come forward and speak. Come
 914 forward, sir. Opposition now.
 915
 916 Mr. Heyel - Good evening. My name is John Heyel. I'm a 17-year-
 917 resident of Magnolia Ridge and member of the Magnolia Ridge Board of
 918 Directors.
 919
 920 I first want to say that HHHunt has been very good partners in engaging with our
 921 board and community with information about the River Mill development. My
 922 concern with the zoning actions under discussion is that the community
 923 continues to approve rezoning which allows for single-family and high-density
 924 residential living without having a clear plan on how to deal with already
 925 overcrowded schools. Page 7 of the HHHunt staff report prepared for the
 926 Commission highlights what is already well known, which is simply that this
 927 development alone, without even considering other development in the area, will
 928 cause unacceptable overcrowding at all the schools in questions. Additionally, I
 929 suspect that these estimates and others by the County understate the student
 930 impact. This is best evidenced by the current overcrowding issue already
 931 mentioned at Hungary Creek Middle School. That issue has the County
 932 backpedaling and working to find a solution that won't be discussed until this fall
 933 and resolved in at least twelve months. Additionally, there are no public plans of
 934 adding new schools to address any of these issues.
 935
 936 This zoning decision is critical because it may mean significant financial impact
 937 on the residents of Magnolia Ridge. This development represents a heightened
 938 risk that Magnolia Ridge will be remapped to alternative schools in the area.
 939 Without significant investment by the County, the alternative schools simply do

not meet the same academic standards as the current schools our children attend. Magnolia Ridge residents have been purchasing homes over the last ten years with the belief that our neighborhood will attend Greenwood Elementary, Hungary Creek Middle School, and Glen Allen High School. This zoning decision makes the school situation very uncertain, and a change in the school lineup will likely result in a material drop in the home value for all residents as families choose to move to an area of a higher standard of education for their children. And it will likely mean that fewer homebuyers will consider our neighborhood for a purchase, leading to depressed home values for a significant period of time.

Myself, the residents of Magnolia Ridge, and our board of directors find this outcome simply unacceptable. When the very successful HHHunt communities at Twin Hickory and Wyndham were developed, the schools were an integral part of the planning and integrated into the community. Thus we urge the Commission to work across departments in the County to resolve the school questions before this land is approved for residential development.

Thank you.

Mr. Archer - Mr. Heyel, are you saying that your board of directors is in opposition to this?

Mr. Heyel - We're in opposition to the timing of this. We think there needs to be some serious questions answered about the schools before this moves forward. We think this would be much like the Verena residential things. We think this could add value to the general area, but we think some school questions need to be addressed first before we go forward and approve over 1,000 homes that will populate this area.

Mr. Archer - Okay. Thank you, sir. Any questions for him before he takes a seat? Thank you, Mr. Heyel. Next?

Mr. Letourneau - Good evening. My name is Brian Letourneau, and I've been a resident of Magnolia Ridge since—

Mr. Archer - I'm sorry. Say your name again?

Mr. Letourneau - Brian Letourneau. L-e-t-o-u-r-n-e-a-u. I've been a resident of Magnolia Ridge since 2009. Like the representative from our board, I'm not wholly opposed to River Mill. HHHunt builds very nice homes. I'm sure the division itself when constructed will be very nice. But like John, I'm very concerned about the schools. My wife and I, when we were looking for homes in 2008 and 2009 did not consider Magnolia Ridge until Henrico County schools rezoned and changed at the middle school and high school level from Brookland and Hermitage to Hungary Creek and Glen Allen. That was more appealing to us. It also meant that the home we wanted to buy increased in value by almost

986 \$20,000. A change in a different direction would have an equally negative impact.
987 Which again I think John addressed those concerns as well. So very concerned
988 about the schools.

989
990 I'm also on Peterfield Lane, which like Pruett Court that was mentioned earlier,
991 it's one of the roads that's closest to this new subdivision. We would go from
992 having wooded land behind us to having essentially Twin Hickory Lane behind
993 us. That's a major change. HHHunt has their 25-foot greenbelt, which is a lot of
994 shrubs, but it's just not going to cut it with the noise and increased traffic. Some
995 type of earthen berm would be a much better division between our neighborhood
996 and the road and the new subdivision.

997
998 And finally, living on that end of the community, we'd like to keep that barricade
999 between the new version of Magnolia Ridge running behind Target and Martin's
1000 and the Magnolia Ridge neighborhood up as long as possible. Connecting that
1001 road while I understand from a traffic engineering standpoint makes it fluid, it also
1002 makes our neighborhood cut-through. There's no other purpose. We're wholly
1003 residential. There are no other outlets. All that does is add more traffic. We don't
1004 have a capacity problem getting out of our neighborhood. I don't have to wait ten
1005 minutes to turn. We may have a speed problem, but that's our own fault. The cut-
1006 through, however, all it does is add traffic to our neighborhood. And it takes cars
1007 that are trying to cut through to save time and most likely speeding right by our
1008 common area, our pool, bus stops in the morning, and bus stops in the
1009 afternoon. I understand from a traffic engineering standpoint it makes sense, but
1010 from a practical standpoint of living in that neighborhood, connecting that road I
1011 think ultimately is not a good idea. I appreciate it being barricaded for as long as
1012 it possibly can.

1013
1014 Thank you.

1015
1016 Mr. Archer - Thank you, sir. Any questions for Mr. Letourneau?
1017 Good evening, ma'am.

1018
1019 Ms. Gulasky - Hello. My name is Michele Gulasky. I am also a
1020 resident of Magnolia Ridge and a resident on Peterfield Lane. I was one of the
1021 first residents to move onto that street. I picked that street because of the serene
1022 wooded line in the back yard of my home and was promised that I would have a
1023 good 25 feet of at least a tree line as a buffer if anything were to ever be built
1024 behind my home.

1025
1026 Mr. Archer - Excuse me. Ms. Gulasky. Who made that promise to
1027 you?

1028
1029 Ms. Gulasky - Ryan Homes.

1030
1031 Mr. Archer - Oh they did. Okay.

1032 Ms. Gulasky - In addition, I feel like not all residents in the
1033 neighborhood were adequately notified. The residents on Peterfield Lane were;
1034 however, the rest of the neighborhood was not adequately notified.
1035

1036
1037 There are going to be issues with the neighborhood with the view of the parkway
1038 and apartments instead of nice nature, scenic trees, impacting our stress levels,
1039 keeping us feeling good versus listening to traffic when we can already hear the
1040 traffic on Brook Road, 295, and 95.
1041

1042 The trees that are left—according to the HHHunt plan—are the ones that are
1043 going to be for the new neighborhoods and not the existing residents of Magnolia
1044 Ridge. So the build-out is completely impacting us, leaving a very flat
1045 neighborhood without many mature trees anyway to be completely plowed down,
1046 the few that are there behind my street. This is going to have a direct impact on
1047 home values. I cannot put my house up for sale. No one wants to buy a house
1048 that has such severe traffic and a parkway behind it. The crime rates are also
1049 higher, much higher in transient areas where there are a higher number of
1050 apartment residents.
1051

1052 The density of the new neighborhood, the land that it's being built on, seems like
1053 there are too many homes and residences for the amount of space that's there. I
1054 know that the study has been done. I'm not an expert. But it seems like a
1055 thousand additional people is a lot for the number of acres that are being
1056 proposed, plus a parkway, plus other streets, and a park and everything else.
1057

1058 I think Brian already alluded to the fact that it makes our neighborhood a cut-
1059 through with unwarranted traffic. We don't have really bad traffic issues right
1060 now. Brook Road is not normally a problem, from my experience. Again, I've
1061 lived there for 15 years. But I think the addition of a thousand new residents will
1062 impact that traffic. The noise level is going to be an issue. There is going to be no
1063 buffer around our neighborhood.
1064

1065 And of course the immediate constraint on the schools, given the fact that the
1066 apartment is in the first phase. That has the most residents in it. And that would
1067 be done before any additional school planning could be in the works. So we're of
1068 course very concerned about that. I have three young boys that are currently
1069 school. They're technically in trailers, but they're calling them *learning cottages*. I
1070 don't think that we can have many more *learning cottages* on these school
1071 properties.
1072

1073 That's my feedback. Thank you for listening.
1074

1075 Mr. Archer - Thank you, Ms. Gulasky. Ms. Gulasky, we hear this
1076 all the time, and I'm always curious. Do you have anything in writing in your deed
1077 or anything that says 25 feet of wooded area would be left behind your property?

1078
1079 Ms. Gulasky - Not that I'm aware of, but I will validate that and
1080 confirm. Those were the promises that were made by our realtor when we first
1081 built the home.
1082
1083 Mr. Archer - But they didn't put it in your contract?
1084
1085 Ms. Gulasky - Fifteen years ago. I think at some point we found that
1086 either there was an amendment to it or new information that was brought to light
1087 that the 25-feet of wooded property was actually a 20-foot bare easement that
1088 could not be built on, so there's no sound or environmental or noise buffer
1089 between us and anything that would be built. So although that was a promise that
1090 was made in the beginning, I have since learned that the 25-feet of a wooded line
1091 has turned into a 20-foot bare easement.
1092
1093 Mr. Archer - A bare easement.
1094
1095 Ms. Gulasky - Yes.
1096
1097 Mr. Archer - But there's nothing contractual that was conveyed at
1098 the time you purchased your property that conveyed this property to you in any
1099 way?
1100
1101 Ms. Gulasky - No. But like I said, I haven't looked at it in 15 years.
1102
1103 Mr. Archer - I understand that.
1104
1105 Ms. Gulasky - So I'll have to go back and double-check.
1106
1107 Mr. Archer - I'm asking because we hear it so often, that people
1108 were promised that the woods would never go away or this would never go away.
1109 But we can't ever find anybody that actually has that in a contract that specifies it
1110 and makes it a legal, binding order.
1111
1112 Ms. Gulasky - Right.
1113
1114 Mr. Archer - You understand what I'm saying.
1115
1116 Ms. Gulasky - Yes, absolutely.
1117
1118 Mr. Archer - Okay.
1119
1120 Ms. Gulasky - It's what we were promised by our agent. Like I said, I
1121 don't recall the exact language that was put into the contract, but I can go back
1122 and confirm that.
1123

1124 Mr. Archer - Okay. Thank you. Anybody else have questions?
 1125 Thank you, Ms. Gulasky.
 1126
 1127 Ms. Gulasky - Thank you.
 1128
 1129 Mr. Archer - How much time do we have left, Mr. Secretary?
 1130
 1131 Mr. Emerson - Mr. Chairman, you have approximately two minutes.
 1132 Okay. Anyone else want to speak?
 1133
 1134 Ms. Acker - Hi, my name is Jennifer Acker, and I live in the
 1135 Brookland District. Although my daughter does go to Glen Allen Elementary, the
 1136 density of this development—I'm not opposed to the development—would
 1137 severely impact her education. Right now she's in a trailer or a learning cottage
 1138 at Glen Allen Elementary, and just looking in a year to go to Hungary Creek
 1139 where there are already four learning cottages. I believe Glen Allen High School
 1140 is already at 90 percent capacity. Last time I checked.
 1141
 1142 So again, my specific concern is how this is going to impact the schools that are
 1143 already near capacity or over capacity, and how that will be addressed.
 1144
 1145 Mr. Archer - Okay. And what was your last name again, ma'am?
 1146
 1147 Ms. Acker - Acker. A-c-k-e-r.
 1148
 1149 Mr. Archer - Thank you so much. Any questions for Ms. Acker?
 1150 Okay. Thank you, ma'am.
 1151
 1152 Ms. Acker - Thank you.
 1153
 1154 Ms. Morrow - My name is Sue Morrow. M-o-r-r-o-w.
 1155
 1156 Mr. Archer - Good evening, Ms. Morrow.
 1157
 1158 Ms. Morrow - I've got a couple questions for the County. If we're
 1159 going to build this road—I applaud the park; that's just fabulous. One of my
 1160 issues is how are people going to get from this wonderful development to the
 1161 park over the road and all that. We're still a society built with cars. It would be
 1162 nice to get the pedestrians there.
 1163
 1164 The second question or point I have, the wetlands—oh, the wetlands, they have
 1165 extensive wetlands to go over. That is not something to blow off. The Civil War
 1166 battle—oh, they're everywhere; we don't have to worry about them. I take offense
 1167 to that. My father donated an extensive amount of land to provide a park for the
 1168 Civil War park system. It's not something to just to blow off.
 1169

1170 Another thing is street trees. What are street trees? You have a bunch of trees.
1171 Why not save the trees and build around them? You have a resource that you
1172 are not going to use because you're going to plow down everything and then
1173 rebuild. That is very un-environmentally safe.

1174

1175 That's it.

1176

1177 Mr. Archer - Thank you, ma'am. Any questions? Would you state
1178 your address for the record, please, ma'am?

1179

1180 Ms. Morrow - Beg pardon?

1181

1182 Mr. Archer - What is your address?

1183

1184 Ms. Morrow - My address. I'm in Patriot Circle, which is not in the
1185 Ridge. We are surrounded by the Ridge. And one of the main thoroughfares is
1186 going to go right past our house. It's right beside Target. We are by the wetlands.
1187 I am very, very sensitive to the wetlands. Just blowing them off is not—that's just
1188 not something that should be done. I'm asking for a deferral or whatever we can
1189 do to just wait and see what we can figure out before we say oh yeah, go for it.

1190

1191 I was not told that there was a community meeting. Patriot Circle was not told
1192 there was a community meeting. I went around this week and asked people, hey,
1193 did you know that there was a meeting about this. The manager—the head
1194 manager at Martin's had no idea what was going on. And that's Martin's, you
1195 know, on that map. I talked to one person who said, "Well, the County's going to
1196 do whatever the County does." I talked to several people that said, "Oh man, I
1197 wish we'd known about this beforehand." That's Patriot Circle, which is very
1198 involved in this matter.

1199

1200 Mr. Archer - Can you show us on the map where Patriot Circle is?
1201 Can somebody help her, please?

1202

1203 Ms. Morrow - It's right in the UR. Yes.

1204

1205 Mr. Emerson - Ms. Morrow, is your neighborhood part of the
1206 Magnolia Ridge Homeowners' Association?

1207

1208 Ms. Morrow - No sir. We're condominiums. We have a
1209 homeowners' whatever, but it's not that active. A lot of people are in their 60s,
1210 70s, and 80s. And I guess they'll just take this is as oh well, can't do anything
1211 about it. There are more younger people moving into those homes. And I'm sure
1212 they would like an active part of this. The sign, parked behind the truck, not
1213 visible advertising this meeting was dirty pool. And I don't know who did it. It was
1214 an accident, I'm sure. But that was dirty pool. How else do we know about it?

1215 Why were there not multiple signs about this? This is extensive. This is going to
1216 affect a lot of people.

1217
1218 As soon as you build this, then Hanover's going to take off. And your trucks that
1219 come off of Woodman and go across to Route 1. If you have an accident on 295
1220 and 95, which happens a good bit, then they're going to come 295 off Woodman
1221 and straight up 95. If there is an accident on 95, they come off onto Brook Road
1222 and go straight up.

1223
1224 Thank you. Any questions?

1225
1226 Mr. Archer - Any questions before she takes a seat? Okay, I think
1227 we're about out of time, but I can listen to another person if someone has a short
1228 comment to make. Yes ma'am.

1229
1230 Male - [Off microphone.] She's in support.

1231
1232 Mr. Archer - Well come on down. I think Mr. Theobald will probably
1233 want to hear from you.

1234
1235 Ms. Gammon - Hello. My name is Sharon Gammon. I reside on
1236 Mountain Road in Glen Allen. I, along with my husband Stuart and his Uncle
1237 Herman Fletcher, own part of the property being discussed tonight known as the
1238 Little Five Azalea Farm.

1239
1240 Little Five is a third-generation family-owned nursery that has served the Glen
1241 Allen and greater Richmond community for 66 years. Through all these years, we
1242 were respectful of the property rights of others. We did not complain or speak in
1243 opposition when our neighbors chose to sell their property, which is, what is now,
1244 Magnolia Ridge. Nor did we speak in opposition to the zoning application for all
1245 of the commercial development along the Route 1 corridor. While those
1246 developments greatly changed the landscape of our property and impacted us
1247 personally, we respected the rights of others and trusted Henrico County to
1248 ensure that the roads and public services were adequate for the development.

1249
1250 The County has done a great job in this, going so far as to ensure access to our
1251 property by purchasing the Woodman Road Extension right-of-way through our
1252 property in roughly 1958—which was about 58 years ago—knowing that it would
1253 be needed. There is no reason to believe the County would not continue in this
1254 regard going forward.

1255
1256 My husband, Stuart, and his Uncle Herman, who is 81 years old, have had many
1257 offers in the past from people and companies who wanted to buy our property.
1258 When they decided it was time to sell, they were drawn to HHHunt's impressive
1259 vision for the area, a vision my husband believed would help many other property
1260 owners, including those selling their land, and those owning land and homes

1261 nearby. If you look at HHHunt's track record, you see that where they have built
1262 communities, property values have improved, and there has been a revitalization
1263 in the area, the likes of which is sorely needed along the Route 1 corridor.

1264
1265 I would have much preferred that my husband, Stuart, be here to address you
1266 this evening. He worked with his uncle at Little Five for 33 years. Unfortunately,
1267 Stuart was diagnosed with cancer in 2013 and passed away this past July at the
1268 young age of 51. He fully knew that his business could not sustain itself and
1269 continue to be viable into the future without him. Stuart did not live to see the end
1270 result of his hard work, so I am left to see his plan through.

1271
1272 As much as it saddens us to see our business come to an end and see the
1273 disappointment in our many customers, we know that our memory will carry on in
1274 the many plants that have been provided to Henrico County's parks and all
1275 throughout the community. Stuart made sure to see this plan to fruition before he
1276 passed away. Without Stuart here with us in the future, this sale would provide
1277 future security for myself and my two daughters and also retirement for his uncle,
1278 which at 81 is well deserved.

1279
1280 So members of the Planning Commission, it's our time. And to further burden this
1281 case or deny us our time would be a true disappointment to my husband, Stuart.
1282 What is proposed is consistent with the spirit of the County's Comprehensive
1283 Plan with sensitivity to revitalizing the declining Route 1 corridor uses,
1284 connections that were contemplated and a matter of public record prior to any of
1285 the adjacent homes being developed and sold, and is enhanced with HHHunt's
1286 commitment to quality and responsible development principles. This community
1287 deserves the future improvements and revitalization of this corridor.

1288
1289 I respectfully request your recommendation for approval this evening. Thank you
1290 for your consideration.

1291
1292 Mr. Archer - Thank you, Ms. Gammon. I'm sorry for your loss.

1293
1294 Ms. Gammon - Thank you.

1295
1296 Mr. Archer - Any questions for her before she takes her seat?
1297 Okay. I know we're being a little bit fast and loose with the time rules tonight, but
1298 I want to make sure that everybody's heard that has something valid to say. So, I
1299 apologize for that, but I think it's important.

1300
1301 Okay. Since she spoke in favor of, I did ask if there was anyone else in
1302 opposition who wanted to make a short statement. Is there anyone else? Okay,
1303 Mr. Theobald, I think you have some questions to answer. I'll let you get started.

1304
1305 Mr. Theobald - Fred, can I have the PowerPoint back up please?

1307 I must say I'm a little surprised at the tenor of Mr. Heyel's comments. We spoke
1308 with the Magnolia Ridge HOA just yesterday. And while he did express that the
1309 community has questions and concerns about schools, he also said that he
1310 thought the community was generally satisfied with having the HHHunt
1311 development next door. That's not the impression I got with Mr. Heyel's
1312 comments, so I don't know what the disconnect is there exactly. It was my
1313 understanding that their board did not take a formal vote on this matter.

1314
1315 I should say that we met with the HOA board back in January before we met with
1316 anybody else. Sat down, showed them our plans. As a result of that, that plan
1317 was posted on their Facebook page, which is the way I understand they
1318 communicate with their residents.

1319
1320 When we planned our community meeting, not only did we send notices to
1321 adjacent property owners and some beyond, the HOA again posted notice of the
1322 meeting on their Facebook page. There was a very large article in the *Richmond*
1323 *Times-Dispatch* about this project. There was another big article in *Richmond*
1324 *BizSense* about this. I can't speak to the posting of signage, but I'm positive staff
1325 complied with all the laws attending to that. We had 40-some people at the
1326 community meeting and had a full discussion of the plan.

1327
1328 With regard to schools, I can't make that issue go away. Roads, utilities, and
1329 schools don't happen until development happens. I think Henrico County does
1330 some of the best job of any jurisdiction around in anticipating that. As you heard
1331 by the School's published comments this evening, they're already looking into the
1332 overcrowding. I know they've got some money in the CIP plan for certain
1333 expansions and renovations of some schools. I'm not sure they're necessarily
1334 these schools. That's something the School Board is well attuned to. And we all
1335 who work with planning and development on a daily basis understand how that
1336 process works.

1337
1338 Here's Peterfield Lane you can see here that was the subject of comments by
1339 two of the speakers. I have no idea what, if anything, Ryan Homes told these
1340 folks. This right of way has been there—the dedicated right of way has been
1341 there, been on the map since 1958. This is one where people should have
1342 known, had an opportunity to know. You can see that the homes are pulled back
1343 from the rear yards. There is about 180-plus feet between the rear of their homes
1344 and the first building that you can see in this area here.

1345
1346 We have a very similar situation is Twin Hickory, which HHHunt developed. They
1347 decided where to put the single-family homes and where to put the apartments.
1348 This is extremely similar. What you'll see in this graphic is basically the rear of
1349 the homes to the back of the lot to the area that's in the right of way. It's a two-
1350 lane divided road system with a planted median in between, and pedestrian
1351 areas, walkways. And then the apartment side is literally ten feet lower than then
1352 grade of this road. This is an area where there's a transitional buffer and

1353 additional landscaping. This is an area when we come with a landscape for the
1354 multi-family units that will deserve special attention. And it will get special
1355 attention like it does in all of the Hunt communities.

1356
1357 I don't believe apartments produce crime. I hear that often. These are serious
1358 rents for these units. In fact, we think that the provision of River Mill will actually
1359 reduce crime in the area. River Mill will lift up all of the areas around it. We
1360 believe it will preserve and enhance the property values of Magnolia Ridge,
1361 which was a beautifully designed neighborhood, still is, but exists in an oasis. An
1362 absolute oasis. It's not that often you get an opportunity to master plan a
1363 community of 250 acres and guarantee the quality, not only through the proffered
1364 conditions, but having a developer with a track record, and significant restrictive
1365 covenants, and homeowner association governance, and development standards
1366 that far exceed any proffer that we've ever put on a case. So we honestly believe
1367 the areas where HHHunt has developed have been pulled up and transformed.
1368 We believe that will happen here.

1369
1370 I've tried to hit the points that I heard. I'll be happy to answer any more questions.

1371
1372 Mr. Archer - Thank you, sir. Are there questions for Mr. Theobald?

1373
1374 Ms. Gulasky - [Off microphone.] I have a question.

1375
1376 Mr. Archer - Come on up to the microphone, ma'am.

1377
1378 Ms. Gulasky - I'm just wondering if the intent was to make sure that
1379 all of—

1380
1381 Mr. Emerson - Ma'am, would you restate your name for the record,
1382 please?

1383
1384 Ms. Gulasky - Michele Gulasky, Magnolia Ridge, Peterfield Lane.
1385 I'm just wondering if the intent to inform all of the residents was really there. Why
1386 were only some sent a notification through the mail and not the whole
1387 neighborhood or not everybody that was impacted by this? Not everybody reads
1388 the paper now. Not everybody is on Facebook. Not everyone even has an e-mail
1389 account. My two next door neighbors are 75 years old. And yes, they had the
1390 opportunity to come to one of the meetings at Hunton, but a lot of these meetings
1391 were scheduled so quickly with very little time to plan changes in our schedules
1392 so that everybody could be represented.

1393
1394 I went to a school function tonight for my son. And I saw other people there from
1395 my neighborhood who have kids, and I told them where I was going, and asked
1396 them if they were planning to come. And they knew nothing about this. They
1397 don't have Facebook. They didn't come to the recent HOA meeting. So not
1398 everybody has been properly information. I think that we need to take some time,

1399 make sure that the full community is informed about this, has a chance to voice
1400 their opinion. It seems like these plans are fully laid out. Looking at this
1401 landscape—yeah, it looks nice, it's helpful. But taking new trees to replace
1402 mature trees doesn't have the same impact on carbon uptake and noise barrier
1403 as something that's been there for hundreds of years.

1404
1405 It would be very appreciated if we could have a little bit more time for more
1406 proper information, to read the staff report, which I understand just came out, to
1407 really get a better understanding of how all of this is going to impact people. And
1408 I'm not discounting that River Mill looks like a beautiful community, and maybe
1409 there is an upside to it. But there's also a severe downside to the current plan as
1410 it stands now.

1411
1412 Mr. Archer - Thank you, ma'am. Ma'am, we're out of time. Did you
1413 have something you wanted to say very quickly?

1414
1415 Ms. Morrow - I just wanted to say we have faith in you all. You are
1416 going to do the right thing, we all hope. I hope you do a deferral so that we can
1417 do more notification. The other thing is, if you look at that landscape, you have
1418 trees, you have shrubs, you have everything. You have fertilizer, you have
1419 pesticides and all that stuff. And the Chickahominy's where? Like right there. And
1420 the runoff. And it's beautiful, but it will not be what will protect the Chickahominy.

1421
1422 I'm not totally opposed, but I'm not totally for it. I think we need more study.
1423 Thank you.

1424
1425 Mr. Archer - Thank you, ma'am. I think we've about utilized
1426 enough time. I think we've heard from everybody from both directions.

1427
1428 As far as the notification for this meeting is concerned, Mr. Secretary, will you
1429 explain how these meetings are notified? They're not done on Facebook. I don't
1430 think we do.

1431
1432 Mr. Emerson - No sir, no sir. We have a series of different types of
1433 notifications that are going on here. First you have the community meeting. That
1434 was sponsored by the developer. It's my understanding that they had two of
1435 those. Am I correct? Yes. And they did a broader notification than we would have
1436 done. And they also notified the homeowners' association, who we're all
1437 dependent upon to get information out to those residents within those
1438 communities.

1439
1440 For a public hearing, the Code of Virginia spells out very clearly whom you notify
1441 for a public meeting. Essentially, these are the folks who are directly adjacent to
1442 the property being considered for rezoning. Now, I don't believe we have our
1443 map of notification loaded in this slide show. In Henrico, we always go a little bit
1444 deeper. Would we notify the entire community of Magnolia Ridge? No, we

wouldn't do that because we notify the homeowners' association, we run ads in the newspaper, which is required by the Code of Virginia. And of course we do post signs. We can't explain why somebody would park a vehicle next to a sign and block its view. We don't have control over that.

Excuse me?

Ms. Morrow - [Off microphone] Where were the other signs?

Mr. Emerson - Ma'am, I'd have to pull the file and tell you where there were, but there were several. You can come by our office, and it's open for your review. But there were several signs posted, including the one that I understand was blocked by the truck. We don't have any control over that.

But that is our normal mode of notifying people. And it historically has worked very well. And of course it's the method prescribed by the Code of Virginia.

Mr. Archer - Thank you. Okay. I have to make a decision tonight to do one thing or the other, but I have a few things I'd like to say before I get started.

One is that—Mr. Secretary, I guess you can back me up on this. We got very mixed signals from the homeowners' association. This is the first time I've heard that the homeowners' association was almost diametrically opposed to this.

Mr. Emerson - Yes sir.

Mr. Archer - In fact, we heard almost exactly the opposite. There are a few things that I wrote down as comments that I'm going to try to touch on all of them. If I do it a little randomly, you'll have to forgive me.

The thing about schools. As Mr. Theobald said, we're looking at a nine- to ten-year build-out of this if it were pass the Board of Supervisors. A nine- to ten-year build-out, which means that a child who is in elementary school now, who may be six years old, would be well through high school by the time this is done. A child that's already in high school would probably be married and have children of their own at that point of time in ten years. Things change a lot in ten years.

As far as school overcrowding is concerned, it's a condition that we have to listen to practically all of the time. Any time anything is built anywhere that will bring families, it's going to have an impact on schools. It's going to have an impact on roads. All of us in here have houses, we have cars, and we have an impact on roads. We hear a lot about cut-through traffic. I'm not a person who speaks in favor of cut-through traffic, but I bet all of us in here cut through somewhere in a day going wherever we have to go. It's just the way the road network is.

1491 Home values? There are arguments that can be made for home values on both
1492 sides. In this particular instance, one thing that is beginning to disturb me very
1493 much is the deterioration and decline of the Virginia Center Commons. Anybody
1494 who has visited there recently knows that Virginia Center Commons is really
1495 heading in a downward spiral, by my estimation. And I would think that having
1496 more rooftops in that area would probably be something that would be a
1497 significant benefit to them in rebuilding themselves somewhere near their former
1498 glory. At one time, it was one of the destination shopping centers to go to. So you
1499 can look at both sides of the issue there.

1500
1501 I was impressed by Ms. Gammon's comments at the Little Five Azalea Farm.

1502
1503 The cultural resources, I think Mr. Theobald answered as well as he could about
1504 what would happen once that study has been made.

1505
1506 The other thing that we all get disturbed by up here is when people buy houses
1507 and somebody makes promises to them that whatever is here now will be here
1508 forever. Unless they sell you the particular piece of land that they're discussing,
1509 that's not ever going to happen. I regret that it does, because I think anybody
1510 who buys from a realtor expects that the person that they buy from is telling them
1511 the truth. And, you know, they want to sell the house.

1512
1513 I think there are some other things here that probably I could touch on, but I do
1514 want to make everybody understand that regardless of how we vote on this
1515 tonight, there will be another hearing on it in 30 days when the Board of
1516 Supervisors has to take this up. Looking at this project in its completeness,
1517 there's a lot. A thousand residences is a lot. But at what point in time do we just
1518 say well we can't build anything else until such time as the people who already
1519 here have moved on and gone somewhere else. It does not work in the scheme
1520 of things. We don't plan by favoritism. We try to plan by good, sound planning
1521 principles things that would be in the best interest of everybody concerned on the
1522 whole and not just a few people. We're sympathetic to what everybody has to
1523 say. But at the same time, there's only so much that you can do without taking
1524 people's land from them and just saying, "Well you just can't build anything here
1525 until some other time in the future."

1526
1527 As far as traffic is concerned, the roadway network would be completed to
1528 something, as Mr. Secretary said, that has been desired by the County for well
1529 over 20 years, before Magnolia Ridge was built. I've been on this Commission for
1530 20 years now. And one of the first things that I was welcomed with when I came
1531 over here was the Woodman Road Extension. Everybody had wanted to do it,
1532 but it has never happened. I don't see how that could really be much less than a
1533 benefit to anybody who had to use that corridor.

1534
1535 So I'm probably not saying enough to satisfy everybody, but between now and
1536 the time the Board meets—which would be when, Mr. Secretary?

1537
1538 Mr. Emerson - I believe that would be April 12th, Mr. Chairman.
1539

1540 Mr. Archer - Okay. Perhaps the applicant would like to have
1541 another community meeting to discuss some of these issues with you. But they
1542 have been very helpful to us in the things that we have done to help them to
1543 revise their proffers and get this case to a place where it is suitable. And I don't
1544 see very much that could be gained by deferring it out beyond another 30-day
1545 period. They would have the option, if they wanted to, between now and the time
1546 the Board meets, if they felt like there were issues that they had not covered
1547 tonight, they could defer it again if they wanted to. And of course when it gets to
1548 the Board, they have the option of also doing that.
1549

1550 But for right now, what I'm seeing is an overall value to the community. And when
1551 I say the community, I mean the community at large, and that includes the
1552 shopping centers that are there, the houses that are there, and the people who
1553 may have the benefit of having a place to live in the future. There's something
1554 here for everybody. There are apartments for people who are just getting started.
1555 There are townhouses for people who want to move up or, in some cases, senior
1556 citizens who want to move down. There are single-family residences for those
1557 who want to better the housing situation that they're in.
1558

1559 Bear in mind that not everybody who moves into a new subdivision comes from
1560 somewhere outside of Henrico. A lot of people move within the County, which
1561 means that if they have children, they're already in the school system.
1562

1563 So I guess I'm tired of hearing myself talk now. Anyway. With that, I hope that
1564 you will see fit to discuss this with the developer at another time if you want to
1565 have some of your questions answered. But for now, my motion would be to
1566 move to send this to the Board of Supervisors with a recommendation for
1567 approval.
1568

1569 Ms. Jones - Second.
1570

1571 Mr. Archer - Motion by Mr. Archer, seconded by Ms. Jones. All in
1572 favor of the motion say aye. Those opposed say no. The ayes have it; the motion
1573 passes. The Board will meet again when, Mr. Secretary?
1574

1575 **REASON -** Acting on a motion by Mr. Archer, seconded by Ms.
1576 Jones, the Planning Commission voted 4-0 (one absent, one abstention) to
1577 recommend the Board of Supervisors grant the request because it reflects the
1578 type of residential growth in the area.
1579

1580 Mr. Emerson - On April the 12th.
1581

1582 Mr. Archer - April the 12th. In this room. Thank you for coming.

1583
1584 Mr. Emerson - Mr. Chairman, we now move on to REZ2016-00004,
1585 Andrew M. Condlin for Windsor Enterprises. The staff report will be presented by
1586 Ms. Erin Puckett.

1587
1588 **REZ2016-00004 Andrew M. Condlin for Windsor Enterprises:**
1589 Request to rezone from R-2AC One-Family Residence District (Conditional) to C-
1590 1 Conservation District part of Parcels 739-774-2846, 739-774-8240, 739-774-
1591 9656, 740-772-1643, 740-772-1934, 740-772-3171, 740-772-5076, 740-772-
1592 5158, 740-773-6853, 740-774-7338, 740-774-9829, 741-774-2056, and 741-775-
1593 2516 containing 14.0 acres located within the special flood hazard areas
1594 throughout various portions of the Grey Oaks subdivision generally between
1595 Grey Oaks Park Road and the northwest line of Grey Oaks Park Drive and Grey
1596 Oaks Park Lane and the east line of Grey Oaks Park Drive. The applicant
1597 proposes a conservation district. The use will be controlled by zoning ordinance
1598 regulations. The 2026 Comprehensive Plan recommends Suburban Residential
1599 1, density should not exceed 2.4 units per acre, and Environmental Protection
1600 Area.

1601
1602 Mr. Archer - Hi, Ms. Puckett. Is there anyone here who is opposed
1603 to this case, REZ2016-00004, Andrew M. Condlin for Windsor Enterprises? Sir,
1604 is this the one you had questions about? Okay. Well maybe you'll understand a
1605 little bit better after we go through our process. All right. Thank you, sir.
1606 Ms. Puckett, how are you, ma'am?

1607
1608 Ms. Puckett - I'm good. How are you?

1609
1610 Mr. Archer - Pretty good.

1611
1612 Ms. Puckett - Thank you Mr. Chairman, members of the
1613 Commission.

1614
1615 The applicant is requesting to rezone 14 acres from R-2AC One-Family
1616 Residence District (Conditional) to C-1 Conservation District. This request is to
1617 comply with Proffer 15 accepted with rezoning case C-015C-03, which requires
1618 areas within the 100-year floodplain to be rezoned to a Conservation District. The
1619 subject acreage contains a portion of the Grey Oaks subdivision common area
1620 located within the 100-year floodplain. This area traverses multiple sections of
1621 the subdivision and includes portions of 13 parcels.

1622
1623 Proffer 15 from the 2003 rezoning case specifies that the request to rezone the
1624 floodplain area to C-1 must be made no later than the time of recordation of the
1625 final subdivision plat for the development. At this time, a plat for the final phase
1626 has been submitted to the Planning Department for review, but has not yet been
1627 recorded.

1629 The 2026 Comprehensive Plan's recommended future land use for the impacted
1630 portions of the subject parcels is Environmental Protection Area, with a small
1631 portion of the subject property in Suburban Residential 1. This request is
1632 consistent with the Plan's recommendations and would fulfill a proffered
1633 requirement. Therefore, staff supports this request.
1634

1635 This concludes my presentation and I would be happy to answer any questions.
1636

1637 Mr. Archer - Thank you, ma'am. Any questions for Ms. Puckett
1638 from the Commission?
1639

1640 Mrs. Marshall - I do. Ms. Puckett, I think it would help the
1641 Richardsons if you could explain to them what you mean by conservation, exactly
1642 what that means, what can go on there, what can't go on there. I think that what
1643 the people from the neighborhood received from Mr. Condlin, it used a lot of big
1644 terms. And so I think it would be helpful for them to understand the use of this.
1645

1646 Ms. Puckett - Certainly. We know there has been a little bit of
1647 confusion because there have also been a couple of different rezoning cases
1648 going on in this area. This one specifically, rezoning to this Conservation District,
1649 essentially what happened in 2003 when the developer came in to rezone the
1650 entire subdivision to a Residential District, they volunteered or proffered a
1651 condition that they would come back in and rezone the central common area of
1652 flood plain areas to our C-1 District.
1653

1654 Essentially, it's not really physically changing anything in the area. That is
1655 currently a 100-year-flood-plain area, so nothing can really be constructed in
1656 there anyway. Essentially, this is an extra layer of land-use protection, that this
1657 would be explicitly putting it into a Conservation District where really you couldn't
1658 construct much of anything. The C-1 District does allow some low-impact uses as
1659 a principal use, but with the odd shape and the narrowness of this area that's
1660 being rezoned, essentially the intent is to keep it as common space and
1661 Environmental Protection Area.
1662

1663 Ms. Jones - Just another thing. This is commonly done for our
1664 rezoning cases.
1665

1666 Ms. Puckett - Yes.
1667

1668 Ms. Jones - This is nothing unusual, even though the
1669 gobbledygook in the notices is very scary language. We do understand that this
1670 is part of a lot of rezoning cases. And I guess it might be helpful to mention why
1671 this is usually done at the end of the process versus right in the beginning when
1672 they're coming in with their initial plans.
1673

1674 Ms. Puckett - Sure. And I know that part of the reason they held up
 1675 to the end for this one is because there are some small areas of that 100-year
 1676 flood plain that do fall into the rear of the some of these single-family properties.
 1677 Those areas are not included in this rezoning. They waited until the end so they
 1678 have those designated common area lots. And those are the only areas that are
 1679 falling into the rezoning at this time.
 1680
 1681 Mr. Emerson - And also, we don't have the detailed engineering at
 1682 the time of rezoning. Once the subdivision has gone through subdivision
 1683 planning, we have the actual detailed engineering. We know exactly where that
 1684 conservation area needs to lie.
 1685
 1686 Mr. Archer - Okay. Anyone else?
 1687
 1688 Mrs. Marshall - Is that helpful?
 1689
 1690 Male - [Off microphone.] It is. [Inaudible.]
 1691
 1692 Mr. Archer - Certainly, come on up.
 1693
 1694 Mr. Richardson - My name again is John Gregory Richardson.
 1695
 1696 Mr. Archer - Thank you, sir.
 1697
 1698 Mr. Richardson - My concern is not necessarily stopping what's
 1699 happening here. I would like to say in our particular case we have not had our
 1700 community turned over to us yet from the developers. So we're literally in this
 1701 limbo right now that is essentially—we have no representation, we have no voice
 1702 in this process. Just anecdotally, we've had someone call because the kids
 1703 sometimes come around and sell candy, it might be legitimate, it might be a
 1704 scam. Someone called our HOA to voice their concerns. And we were told that
 1705 the "no solicitation" signs at the entrances to our communities only apply to the
 1706 common areas. We've owned several homes. We've always served on the
 1707 homeowners' association wherever we lived. And I've never heard of such a
 1708 thing.
 1709
 1710 Again, I don't know if I'm allowed to do this, but I have photographs of a tree that
 1711 fell, and it was huge. It went from one side of the street and literally to the other
 1712 side. It was probably at least 12 inches in diameter. This would have killed
 1713 someone or heavily damaged a school bus. These are the kinds of issues, safety
 1714 issues, that we have no voice in right now. This situation is a good example of
 1715 that.
 1716
 1717 So my concern is, number one, I'm not quite grasping what's going on, but I am
 1718 very certain that we have absolutely no voice. The developers represent
 1719 continued building. And we're trying to navigate this process, and we really don't

1720 have anyone that's really sort of helping us through this as a community. And I'm
1721 very disappointed, but I'm not surprised that we're the only ones here. We're
1722 retired. We both served 65 years military and government service. Both of us are
1723 disabled veterans. The malaise that's in the community right now, that people
1724 just don't even care what's going on outside their front doors is just amazing to
1725 us. But I'm not surprised that we're here by ourselves.

1726
1727 That's primarily it. I've been a fixer in the military. I'm the person that gets the
1728 project that nobody wants turned over to them because everybody else has
1729 pretty much driven it into the toilet to begin with. That's what my background has
1730 been. That's also what my wife's background has been. She's much smarter at
1731 these kinds of things than I am.

1732
1733 My concern is, as you said, Mr. Chairman, the thing about the land will never be
1734 built on, that's happened to us right now. And this is our retirement home. So in
1735 my particular case, if this is continuing, then we need to get this addressed
1736 legislatively because it amounts to—I guess a breach of contract or fraud. And if
1737 it's happening this commonly, then as leaders we need someone to help us
1738 change the behavior of the people that are doing this sort of thing.

1739
1740 Supervisor Branin has been very helpful. Commissioner Sam, we met with you
1741 folks. We met with some of the Planning people. I'm extremely happy with how
1742 we've been treated as new residents to this County. And this is my only
1743 disappointment. And I'm not really disappointed because I don't know enough to
1744 be disappointed. I know that the hawks that we saw mating in one of our trees
1745 yesterday, red-shouldered hawks are there. Deer come in the back, the foxes.
1746 And after everything that I've gone through as a veteran—and it's not necessarily
1747 the stuff we deal with, it's the betrayal we have to deal with when we come home
1748 that is really the toughest part to get over. The things that I watch out my back
1749 window are what are helping to heal me. And now potentially I'm going to lose
1750 that if they decide to build into this area. Supervisor Branin was very right. He
1751 said that before you were here, someone else didn't want you here. So I
1752 understand that progress and commerce and all that has to continue.

1753
1754 Is there anything I left out, Baby? I'm not sure.

1755
1756 Ms. Jones - May I ask where you live?

1757
1758 Mr. Richardson - Yes ma'am.

1759
1760 Ms. Jones - Right on this map.

1761
1762 Mr. Richardson - Yes. As a matter of fact, I even pointed that out to—
1763 I'm sorry, sir. Lot 51 or 52.

1764
1765 Ms. Jones - With the cursor, can you just show me?

1766
1767 Mr. Richardson - I'm sorry.
1768
1769 Mrs. Blankinship - No, you're fine.
1770
1771 Mr. Richardson - So we were just—in that particular cul-de-sac area,
1772 again, the owner of the home, the title company, the real estate broker—I mean,
1773 when we found out about this, there were a lot of people scrambling. I'm sure it's
1774 because of our reputations. We get involved when we have to get involved. But I
1775 know that we were told that there was old Army Corps of Engineer tape in the
1776 back. There's a creek that runs right in our back yard. There's also an obvious
1777 small swamp area. And farther back, there's an area that when we walked the
1778 property—
1779
1780 Mr. Archer - Excuse me. Mr. Richardson?
1781
1782 Mr. Richardson - Yes?
1783
1784 Mr. Archer - Move a little close to the microphone.
1785
1786 Mr. Richardson - I'm sorry. Yes.
1787
1788 Mr. Archer - That's all right. Go ahead.
1789
1790 Mr. Richardson - There's an area that was free of debris, so it had
1791 recently been washed out. And I know some of the folks at the other meeting
1792 showed the flooding that was literally encroaching onto their private lots. So the
1793 issue we have is it's safety, it's flooding, and then it also has to do with property
1794 values. The other homeowners who are not here—
1795
1796 Mr. Emerson - Mr. Richardson?
1797
1798 Mr. Richardson - Yes sir.
1799
1800 Mr. Emerson - Just as a point of clarification. You do understand that
1801 this is not the rezoning of the property to the rear of you. That case was deferred
1802 tonight. This is merely a protection of the environmental areas of which you're
1803 speaking. This is a C-1 zoning that would preclude any development within those
1804 areas.
1805
1806 Mr. Richardson - Yes sir, I do understand that. And I wandered through
1807 my explanation and kept going. But again, my point is that we—I understand
1808 what's happening here tonight, and I'm not opposed to that. But going forward, I
1809 do want you to know as a Planning Commission that we have no one that is
1810 speaking for us. We don't have a homeowners' association. I'm already a
1811 disabled veteran that has hired—I have attorneys that I'm paying right now

1812 because I was fired from my job because I was injured on my fifth deployment.
1813 And quite literally from a federal job. So you don't even want to know what I'm
1814 dealing with as a veteran.

1815
1816 And so—I'm sorry. Just sort of lost my point. I'm not opposed to what's going on
1817 tonight. But I am concerned about—coming from living in the project at Compton.
1818 Compton's real popular nowadays. I grew up in Compton. I lived in the projects at
1819 one point. The military is what made me the person that I am today. It's the same
1820 for my wife. She grew up in Dayton, Ohio. So it's really tough to start serving in
1821 1981—and I'm still serving right now in this moment—to get here and to think
1822 you've arrived at a place of peace and rest, and to find out that you've got to go
1823 right back into some sort of fight to preserve what you've purchased because
1824 people aren't being honest or they're not fully disclosing what the land around
1825 you represents. And I still think there's a legislative issue here that you commonly
1826 hear. And so I'm always one of those persons if you keep hearing the same
1827 problem, then go up stream or go down stream—go wherever and fix the
1828 problem.

1829
1830 So I think this is something that your regular everyday citizens probably need
1831 help with. I don't know how that starts, but I do think if you hear it that often, then
1832 there needs to be a legislative solution.

1833
1834 Mr. Archer - Mr. Richardson—and I don't mean to interrupt you.

1835
1836 Mr. Richardson - Yes sir.

1837
1838 Mr. Archer - The process that we go through here really doesn't
1839 have much of a civil aspect to it. What you're talking about is a civil case. And if
1840 someone has wronged you, then the courts will have to be the persons to decide
1841 or the person to decide if you've been wronged and what punitive measures
1842 could be brought because of it.

1843
1844 Mr. Richardson - Yes sir.

1845
1846 Mr. Archer - But here, we're in the process of rezoning cases and
1847 trying to make sure that the zonings are lived up to when we do the plan of
1848 development process.

1849
1850 Mr. Richardson - Yes sir.

1851
1852 Mr. Archer - But we're not—we hear people who say what you
1853 say. But we're not in a position that we can legislate anything. We are more of an
1854 advisory board. We make recommendations to the Board of Supervisors as they
1855 pertain to zoning.

1856
1857 Mr. Richardson - Yes sir.

1858
1859 Mr. Archer - But I hear what you're saying, and I'm very
1860 sympathetic. I think we all are. I just don't know what the right course of action is
1861 to bring against those people who make you promises and then don't keep them,
1862 except in civil court.
1863
1864 Mr. Richardson - Understood. Again, I thank you. I'm very happy with
1865 the services that we've been provided. And anytime you see someone, especially
1866 nowadays, that has that disabled veteran license plate, they should get a medal
1867 just for getting that license plate on their car because you have no idea what we
1868 have to go through. Coming down to this building and having people help us, it
1869 was easy, it was great. And I appreciate it. Thank you for listening.
1870
1871 Mr. Archer - Well we thank you for your stewardship, sir. Thank
1872 you.
1873
1874 Sir, you want to speak to the case? Come on up.
1875
1876 Mr. Baker - My name's Mark Baker. I'm with Roth Doner Jackson.
1877 I'm here on behalf of Windsor Enterprises.
1878
1879 Ms. Jones - Could you speak a little closer to the microphone?
1880 You're so tall.
1881
1882 Mr. Baker - I'm sorry. It's the tall—yeah, the height thing. Mark
1883 Baker from Roth Doner Jackson. I'm here on behalf of Windsor Enterprises. I
1884 think staff did a good job summarizing the case at hand, and I think there's been
1885 some good discussion. It sounded like some misunderstanding as to what this
1886 case is about, so I didn't really intend to get up here at this point to talk about it.
1887 But what I did want to say is with regard to the case that has been continued. I
1888 am sympathetic to the gentleman's concerns. And I'm willing, certainly, to sit
1889 down with you and hear your concerns right now, as well as to get your
1890 information, make sure you have mine, and to make sure you are included in that
1891 ongoing discussion as we move forward towards what would now be a July
1892 hearing. But I certainly want to offer that.
1893
1894 I don't know that in terms of discussion of the case tonight that there's much
1895 more I can offer, but if you have any questions.
1896
1897 Mr. Archer - Thank you, sir. Any questions? And I apologize for
1898 overlooking you, sir. I got enthralled in Mr. Richardson's story.
1899
1900 Mr. Baker - No worries.
1901
1902 Mrs. Marshall - I think his wife has something she wants to say.
1903

1904 Mr. Archer - Ms. Richardson, did you want to say something?
1905
1906 Ms. Richardson - [Off microphone; inaudible.]
1907
1908 Mr. Archer - Yes ma'am. He says you're smarter than he is.
1909
1910 Ms. Richardson - [Off microphone; inaudible.] I'm Tara Richardson,
1911 Grey Oaks Estates Court. This is the concern or the issue, if you will, that I have
1912 with the two concurrent and separate zoning requests. One is for this
1913 conservation area, which is a good thing. I agree with that, and my husband and I
1914 don't really oppose that. The concern is there's another area that's adjacent and
1915 right behind our home that is a wetlands area and may be a conservation area. I
1916 don't know. We don't know that. So my concern was taking a piecemeal
1917 approach rather than considering the community as a whole in these new deals
1918 that are going on.
1919
1920 So one of the examples that I can offer to you is something that happened
1921 recently in the Wyndham community that we just learned of. They had a rezoning
1922 request. The builder did something very similar and promised the committee,
1923 Planning committee—and this is what we were told by a Wyndham resident—
1924 that we'll do this backroom deal with the Commission, and we'll reserve a piece
1925 of property for conservation wetlands and then this other piece we'll build upon.
1926 Well the other piece they did build upon and, in the homeowner's view, ruined
1927 some of these other areas. But that was the deal.
1928
1929 So I'm concerned with—not to say that there's a deal being made here, but
1930 immediately I thought about that example that was relayed to us recently. I don't
1931 want this zoning request, this initial request, made and then there's a deal later
1932 that well we have enough wetlands area in this particular community or in this
1933 particular area. I'm ignorant to how that works and if there is a requirement to
1934 have a certain acreage that should be conservation. I don't know. I'm a total
1935 novice at these types of discussions, so excuse my ignorance in that.
1936
1937 But that was my concern when I saw this request coming through and some of
1938 the other neighbors, we talked about it. And then the Wyndham example was
1939 brought up. I fear of an okey doke coming later on. That's my only concern. And
1940 perhaps they can address that later.
1941
1942 As much land as they can conserve, great. But if we're having a problem in the
1943 wetlands area, some of the wetlands area already—and that's what my husband
1944 was getting to with the trees falling down. On our property alone, we've had to
1945 bear the expense of removing a few trees that have fallen and work with the
1946 builder in the common area to take down some trees because they were a
1947 danger to the surrounding area and to some of the children who play in the
1948 common area.
1949

1950 That, again, is my concern with the different rezoning requests that are coming
1951 instead of taking a holistic approach with the community.

1952
1953 Mr. Archer - Thank you, Ms. Richardson.

1954
1955 Ms. Richardson - Thank you.

1956
1957 Mr. Archer - Does anybody have any comment to make to speak
1958 to what she's saying? I realize these zoning cases have to be handled on an
1959 individual basis.

1960
1961 Ms. Jones - And this is from a 2003 zoning case.

1962
1963 Mr. Emerson - Correct, correct. And of course our environmentally
1964 protected areas that come back for rezoning, once they have been through the
1965 subdivision and—in some cases plan of development when it's an R-5A or an
1966 RTH case, that's when we actually have the true data regarding what needs to
1967 be protected. There is no specific amount of wetlands to be preserved. It is
1968 basically what is there and what meets the criteria. In this case, it's flood plains.
1969 And this really isn't a piecemeal approach. It's a fairly large portion. It was a large
1970 planned property. As far as the land in the future, again, once a development
1971 plan comes forward on it, these areas would be delineated and they would be
1972 preserved and are protected as provided by state and federal law. That's the
1973 criteria that we're bound to follow.

1974
1975 Mr. Archer - I know we didn't answer everything that you all
1976 wanted to hear tonight. Don't beat up on yourselves for being, as you said,
1977 ignorant about the process. You're really not. Nobody who sits out there, unless
1978 they've been through one of these processes before, knows exactly what's going
1979 on. But there are a lot of departments within the County who can give you that
1980 information and are more than willing to help you with just a phone call. I hope
1981 you get that worked out. Thank you for coming again.

1982
1983 All right, Ms. Marshall, I guess you have to make a motion, don't you?

1984
1985 Mrs. Marshall - All right. Mr. Chairman, I move that we file the
1986 recommendation of the Planning staff and approve case REZ2016-00004, Mark
1987 Baker for Windsor Enterprises Corporation, to rezone from R-2AC One-Family
1988 Residence District (Conditional) to C-1 Conservation District part of Parcels 739-
1989 774-2846, 739-774-8240, 739-774-9656, 740-772-1643, 740-772-1934, 740-772-
1990 3171, 740-772-5076, 740-772-5158, 740-773-6853, 740-774-7338, 740-774-
1991 9829, 741-774-2056, and 741-775-2516 containing 14.0 acres located within the
1992 special flood hazard areas throughout various portions of the Grey Oaks
1993 subdivision generally between Grey Oaks Park Road and the northwest line of
1994 Grey Oaks Park Drive and Grey Oaks Park Lane and the east line of Grey Oaks

1995 Park Drive. The applicant proposes a conservation district. The use will be
1996 controlled by zoning ordinance regulations.

1997
1998 Mr. Leabough - Second.

1999
2000 Mr. Archer - Okay. Motion by Ms. Marshall and seconded by
2001 Mr. Leabough. All in favor of the motion say aye. Those opposed say no. The
2002 ayes have it; the motion passes.

2003
2004 **REASON -** Acting on a motion by Mrs. Marshall, seconded by Mr.
2005 Leabough, the Planning Commission voted 4-0 (one absent, one abstention) to
2006 recommend the Board of Supervisors **grant** the request because it conforms to
2007 the objectives and intent of the County's Comprehensive Plan.

2008
2009 Mr. Emerson - Mr. Chairman, the next item on your agenda would be
2010 the consideration of approval of your minutes from your February 11th, meeting.
2011 You also do have an errata sheet that was at your seat when you came in this
2012 evening.

2013
2014 Mr. Archer - Okay. Is there a motion on the minutes?

2015
2016 Ms. Jones - So move the minutes as corrected.

2017
2018 Mr. Archer - Thank you. Second?

2019
2020 Mr. Leabough - Second.


2021
2022 Mr. Archer - Motion by Ms. Jones, seconded by Mr. Leabough.
2023 The minutes stand approved.

2024
2025 Mr. Emerson - Mr. Chairman, I have nothing further for the
2026 Commission this evening.


2027
2028 Mr. Archer - All right. Anybody else have anything further?

2029
2030 Mr. Leabough - I move for adjournment, Mr. Chair.

2031
2032 Mr. Archer - So adjourned at 8:58 p.m.

2033
2034
2035
2036
2037
2038 
2039 Mr. C. W. Archer, C.P.C., Chairman
2040

2041
2042
2043

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

Mr. Joseph Emerson, Jr., Secretary