

1 Minutes of a work session of the Planning Commission of the County of Henrico
2 held in the County Manager's Conference Room, Administration Building in the
3 Government Center at Parham and Hungary Spring Roads, beginning at 5:30
4 p.m. October 9, 2014.
5

Members Present: Mr. Eric S. Leabough, C.P.C., Chairman (Varina)
Mr. Robert H. Witte, Jr., Vice-Chairman (Brookland)
Mr. C. W. Archer, C.P.C. (Fairfield)
Mr. R. Joseph Emerson, Jr., AICP,
Director of Planning, Secretary
Mr. David A. Kaechele,
Board of Supervisors' Representative

Members Absent: Mr. Tommy Branin (Three Chopt)
Mrs. Bonnie-Leigh Jones, C.P.C., (Tuckahoe)

Also Present: Ms. Jean M. Moore, Assistant Director of Planning
Mr. James P. Strauss, PLA, Principal Planner
Ms. Leslie News, PLA, Principal Planner
Mr. Benjamin Sehl, County Planner
Ms. Aimee Crady, County Planner
Ms. Sylvia Ray, Recording Secretary

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8 **Mr. David A. Kaechele, the Board of Supervisors' representative, abstains**
9 **on all cases unless otherwise noted.**

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11 Mr. Leabough - This is our October 9, 2014, work session. Next I
12 would like to turn over the agenda to our secretary, Mr. Joe Emerson

13
14 Mr. Emerson - Thank you, Mr. Chairman.
15

16 The Commission convened a work session in the County Manager's Conference
17 Room at 5:30 p.m. to discuss proffers and conditions typically accepted and
18 approved with cases. This presentation and compilation of information has been
19 put together by Mr. Ben Sehl and Ms. Aimee Crady.
20

21 The Commission reconvened at 7:00 p.m. for the public hearing.
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Minutes of the regular monthly meeting of the Planning Commission of the County of Henrico held in the County Administration Building in the Government Center at Parham and Hungary Spring Roads, beginning at 7:00 p.m. October 9, 2014. Display Notice having been published in the Richmond Times-Dispatch on September 22, 2014 and September 29, 2014.

Members Present: Mr. Eric S. Leabough, C.P.C., Chairman (Varina)
Mr. Robert H. Witte, Jr., Vice-Chairman (Brookland)
Mr. C. W. Archer, C.P.C. (Fairfield)
Mr. R. Joseph Emerson, Jr., AICP,
Director of Planning, Secretary
Mr. David A. Kaechele,
Board of Supervisors' Representative

Members Absent: Mrs. Bonnie-Leigh Jones, C.P.C., (Tuckahoe)
Mr. Tommy Branin (Three Chopt)

Also Present: Ms. Jean M. Moore, Assistant Director of Planning
Mr. James P. Strauss, PLA, Principal Planner
Ms. Rosemary D. Deemer, AICP, County Planner
Mr. Benjamin Sehl, County Planner
Mr. Livingston Lewis, County Planner
Mr. John Cejka, Traffic Engineer, Public Works
Ms. Sylvia Ray, Recording Secretary

Mr. David A. Kaechele, the Board of Supervisors' representative, abstains on all cases unless otherwise noted.

THE PLANNING COMMISSION RECONVENED

Mr. Leabough - I reconvene the Henrico County Planning Commission meeting. Earlier this evening we had a work session where we discussed items related to proffered conditions and subdivision conditions and provisional use conditions as well.

With that I'd like to welcome you to our meeting. I ask that you mute or silence your cell phones. And as you do that, would you please rise with the Commission for the Pledge of Allegiance.

Next I'd like to recognize any news media in the audience. I don't see any, I don't believe. No, there's no news media.

With that I'd like to turn the agenda over to our secretary, Mr. Joe Emerson. Before I do that, though, I would like to acknowledge that we have two Planning Commission members absent tonight. Mrs. Jones and Mr. Branin are not able to be with us, but we do have a quorum and we can conduct business. I'd like to

53 also point out that we have Mr. Kaechele from the Board of Supervisors who's
54 sitting with us this year. Thank you for being here, sir.

55
56 Mr. Kaechele - Mr. Chairman, as you know, representing the Board I
57 usually abstain on votes that subsequently come before the Board. But if you
58 need a vote for a quorum tonight, let me know.

59
60 Mr. Leabough - Thank you sir, and so noted. Okay, I would now like to
61 turn the agenda over to Mr. Emerson.

62
63 Mr. Emerson - Thank you, Mr. Chairman. As you noted we do have
64 two commissioners absent tonight with personal reasons that they couldn't be
65 here. As far as a quorum, you do have a quorum. Mr. Kaechele, unless we don't
66 have a majority vote, you will be fine without voting.

67
68 Mr. Kaechele - Okay.

69
70 Mr. Emerson - I don't anticipate that there will be any split votes this
71 evening, so I believe you're fine with abstaining.

72
73 Mr. Kaechele - Thank you.

74
75 Mr. Emerson - With that, Mr. Chairman, first on your agenda are
76 requests for withdrawals and deferrals. Those will be presented by Mr. Jim
77 Strauss.

78
79 Mr. Strauss - Thank you, Mr. Secretary. We have no withdrawals
80 this evening; however, we do have several deferrals I'd like to go over. The first
81 deferral is in the Brookland district on page 2 of the agenda. It is REZ2014-
82 00021, Riverview Green Investors, LLC. The applicant is requesting deferral to
83 the December 11, 2014 meeting.

84
85 **(Deferred from the July 10, 2014 Meeting)**

86 **REZ2014-00021 James W. Theobald for Riverview Green**
87 **Investors, LLC:** Request to amend proffered conditions accepted with Rezoning
88 cases C-2C-09 and C-18C-08 on Parcel 775-771-7259 located in the northwest
89 quadrant of Greenwood and Bent Pine Roads. The applicant proposes to amend
90 proffers related to age restriction, the conceptual plan, amenities, emergency
91 access, parking, recreational vehicles, tree save area, entrance feature,
92 condominiums, architectural exhibits, land for park and recreation, number of
93 units, and hours of construction. The existing zoning is R-5AC General
94 Residence District (Conditional) and R-6C General Residence District
95 (Conditional). The 2026 Comprehensive Plan recommends Suburban Residential
96 2, density should not exceed 3.4 units per acre.

Mr. Leabough - Is there anyone in the audience in opposition to the deferral request for REZ2014-00021, James W. Theobald for Riverview Green Investors, LLC? There is no opposition to the deferral.

Mr. Witte - Mr. Chairman, I move for deferral of case REZ2014-00021, James W. Theobald for Riverview Green Investors, LLC, to the December 11, 2014 meeting at the request of the applicant.

Mr. Archer - Second.

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

At the request of the applicant, the Planning Commission deferred REZ2014-00021, James W. Theobald for Riverview Green Investors, LLC, to its meeting on November 11, 2014.

Mr. Strauss - The next request for deferral, also in the Brookland district, page 2 of the agenda, is PUP2014-00001, Mr. Bobby Marchetti. The applicant is requesting a deferral to the January 15, 2015 meeting.

(Deferred from the July 10, 2014 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 767-757-8360 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. Leabough - Do we have anyone in opposition to PUP2014-00001, Malachi M. Mills for Bobby Marchetti? There is no opposition.

Mr. Witte - Mr. Chairman, I move for deferral of PUP2014-00001, Malachi M. Mills for Bobby Marchetti, to the January 15, 2015 meeting at the request of the applicant.

Mr. Archer - Second.

Mr. Leabough - We have a motion by Mr. Witte, a second by Mr. Archer. All in favor say aye. All opposed say no. The ayes have it; 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 January 15, 2015.

Mr. Strauss - Staff just became aware of two additional deferrals this evening. They are also in the Brookland district on page 3 of the agenda. The first one is REZ2014-00005, Mr. Andy Condlin for Nobility Investments, LLC. The Commission is requesting a deferral of this case to the November 13th meeting.

(Deferred from the August 14, 2014 Meeting)

REZ2014-00005 Andrew M. Condlin for Nobility Investments, LLC:
Request to amend proffered conditions accepted with Rezoning Cases C-46C-83, C-11C-07 and C-23C-09 on parts of Parcels 768-747-0824 and 767-747-9248 located on the north line of Glenside Drive approximately 420' west of its intersection with Bethlehem Road. The applicant proposes to replace all proffers accepted with C-46C-83, C-11C-07 and C-23C-09 to allow a new hotel. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial.

Mr. Leabough - Okay. Is there anyone in the audience in opposition to the deferral of REZ2014-00005, Andrew M. Condlin for Nobility Investments, LLC? There is no opposition.

Mr. Witte - Mr. Chairman, I move for deferral of case REZ2014-00005, Andrew M. Condlin for Nobility Investments, LLC, to the November 13, 2014 meeting at the request of the Commission.

Mr. Archer - Second.

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

At the request of the Commission, the Planning Commission deferred REZ2014-00005, Andrew M. Condlin for Nobility Investments, LLC, to its meeting on November 13, 2014.

Mr. Strauss - And lastly, again in the Brookland district, REZ2014-00042, Mr. Andy Condlin for Nobility Investments, LLC. And again, the Commission is requesting a deferral to the November 13th meeting.

REZ2014-00042 Andrew M. Condlin for Nobility Investments, LLC:
Request to amend proffered conditions accepted with Rezoning Cases C-46C-83, C-11C-07 and C-23C-09 on parts of Parcels 768-747-0824 and 767-747-9248 located on the north line of Glenside Drive approximately 315' west of its intersection with Bethlehem Road. The applicant proposes to replace all proffers

accepted with C-46C-83 and amend proffers accepted with C-11C-07 and C-23C-09 related to sidewalks, conceptual plan, landscaping, buffers, and shared access and parking to allow reconfiguration of the property. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial and Office.

Mr. Leabough - Is there anyone in the audience in opposition to REZ2014-00042, Andrew M. Condlin for Nobility Investments, LLC? There is no opposition, Mr. Witte.

Mr. Witte - Mr. Chairman, I move for deferral of case REZ2014-00042, Andrew M. Condlin for Nobility Investments, LLC, to the November 13, 2014 meeting at the request of the commission.

Mr. Archer - Second.

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

At the request of the Commission, the Planning Commission deferred REZ2014-00042, Andrew M. Condlin for Nobility Investments, LLC, to its meeting on November 13, 2014.

Mr. Emerson - Mr. Chairman, that completes the requests for withdrawals and deferrals. Next on your agenda are requests for expedited, and there are none of those this evening. So now we move to your first case of the evening, REZ2014-00044. And there is a companion case that I'm going to call at the same time. When you vote on these, you do need to call them separately.

REZ2014-00044 Martin and Paula Ramirez/Life Enterprises Corp.:
Request to rezone from A-1 Agricultural District, M-1 Light Industrial District, and M-2 General Industrial District to A-1 Agricultural District Parcel 817-720-4176 and part of Parcel 817-720-2092 containing 3.05 acres, located on the north and south lines of Oakleys Lane approximately 800' east of its intersection with Oakleys Place. The applicant proposes to expand an existing bed and breakfast and events. The A-1 District allows a minimum lot size of 43,560 square feet and a maximum gross density of 1.0 unit per acre. The use will be controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. The site is located in the Airport Safety Overlay District.

PUP2014-00016 Martin and Paula Ramirez/Life Enterprises Corp.:
Request to expand an existing bed and breakfast and to amend conditions approved with Provisional Use Permit P-6-05 for a bed and breakfast under sections 24-51.1(c), 24-120 and 24-122.1 of Chapter 24 of the County Code on

parcels 817-720-2092 and 817-720-4176 located on the north and south lines of Oakleys Lane approximately 800' east of its intersection with Oakleys Place. The applicant proposes to include an additional parcel for an existing bed and breakfast and events. The existing zoning is A-1 Agricultural District, M-1 Light Industrial District, and M-2 General Industrial District. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. The site is located in the Airport Safety Overlay District and part of the site is located in the Enterprise Zone. The staff report will be presented by Mr. Ben Sehl.

Mr. Leabough - Is there anyone in opposition to REZ2014-00044, Martin and Paula Ramirez/Life Enterprises Corp? There is no opposition. Good evening again, Mr. Sehl.

Mr. Sehl - Thank you, Mr. Chairman.

These companion cases would allow the expansion of the Mankin Mansion bed and breakfast. The rezoning request would allow a consistent A-1 zoning for all of the properties owned by the applicant in the area, and would allow consideration of the companion PUP request, which proposes to incorporate the property currently zoned M-1 and M-2 into the bed and breakfast operation.

In 2005, the Board of Supervisors approved PUP request P-6-05, which allowed the operation of a bed and breakfast facility that can accommodate up to twenty-six guests within the principal building and three existing cottages.

That PUP approval also allowed the applicant to host up to twenty-five wedding receptions and similar events throughout the year. These events currently include outdoor areas at the rear and sides of the property, as well as a large tent that is used for the various events. Overflow parking is provided on the M-2 portion of the site that's located here.

The applicant now proposes to incorporate the existing overflow parking site, which also includes a former auto service garage, into the PUP approval for the bed and breakfast and events. They also propose to revise certain conditions imposed as part of P-6-05, and allow for an additional guest cottage accommodating up to two more guests.

In addition to the additional guest cottage, the applicant proposes to revise the conditions of P-6-05 to allow on-site meal preparation for events held at the facility—the current conditions prohibit any on-site meal preparation except for guests of the bed and breakfast. Other proposed revisions would extend the permitted hours of operation one hour in the evening from 11 p.m. to midnight, allow up to twenty employees during events, extend the hours where amplified music is permitted, and allow for a new structure that would accommodate indoor and outdoor events.

281
282 The applicant also proposes to remove the current limit of twenty-five events per
283 year that was imposed as part of P-6-05.

284
285 As noted in the staff report, staff believes the requested revisions are generally
286 appropriate, and would not be anticipated to negatively impact adjacent
287 properties. However, staff did note some concern with removing the event
288 limitation in its entirety, and has proposed a limit of sixty events per year. This
289 limit would not apply to events that had fewer than fifty guests.

290
291 Overall, staff believes the requested rezoning and provisional use permit is
292 appropriate. The applicant has demonstrated that the current facility is well run,
293 and has generally not had negative impacts on the surrounding community. The
294 proposed rezoning would remove unconditional industrial zoning from the
295 property, and the PUP revisions would continue to provide adequate protection
296 for adjacent properties through the recommended conditions in the staff report.

297
298 For these reasons, staff supports these requests. I would note again, as
299 Mr. Emerson stated, that separate motions are required for these companion
300 cases. I'd be happy to try and answer any questions you might have.

301
302 Mr. Archer - I don't have any questions. Does anybody else?

303
304 Mr. Leabough - I have no questions either. Okay. Mr. Emerson, just
305 so that we're correct on terms of process, Mr. Archer is going to handle it from
306 my perspective. But I guess part of the property is in Varina and part of it's in
307 Fairfield?

308
309 Mr. Sehl - Yes sir, Mr. Leabough. The portion with the pond
310 north of Oakleys Lane is in the Varina district.

311
312 Mr. Leabough - Okay.

313
314 Mr. Sehl - So the remainder of the portion is in Fairfield.

315
316 Mr. Leabough - All right. Thank you.

317
318 Mr. Archer - But we'll let you have it.

319
320 Mr. Emerson - You do need to make two separate motions.

321
322 Mr. Archer - Yes sir. I don't have any other comments to add—
323 both Mr. and Mrs. Ramirez are here—except to say that I hope all you have, but I
324 visited the Mankin Mansion several times. You don't have to get up to answer
325 this, but is the sixty events okay with you all?

326

327 Ms. Ramirez - [Off microphone.] It's okay. . .
 328
 329 Mr. Archer - Better come up here.
 330
 331 Mr. Leabough - And these are recorded proceedings, so if you could
 332 state your name for the record.
 333
 334 Ms. Ramirez - Yes. Good evening. Paula Ramirez.
 335
 336 Mr. Ramirez - Martin Ramirez.
 337
 338 Ms. Ramirez - To answer your question, Mr. Archer, sixty events is
 339 acceptable; however, I would like to point out that when we were originally here
 340 for the PUP years ago, the Board actually asked why are you putting a limit of—
 341 the previous limit that we imposed.
 342
 343 Mr. Archer - Which was twenty-five, I believe.
 344
 345 Ms. Ramirez - Yes. And that was me trying to make sure that my
 346 husband didn't put too many events on our calendar. However, he was right in
 347 that it requires a lot of events to maintain such a property. So if a limit is needed,
 348 we're happy with sixty. We like no limit, but whatever you think is best is fine with
 349 us.
 350
 351 Mr. Archer - Okay. I think in order to satisfy what staff has sort of
 352 shown as what could be an impediment to it, the sixty is probably a good move.
 353
 354 Ms. Ramirez - Okay.
 355
 356 Mr. Archer - And if you do all those, it's going to be a lot of work.
 357
 358 Ms. Ramirez - Good point. Yes. We're fine with that.
 359
 360 Mr. Archer - Okay, just want to be sure. Thank you, ma'am.
 361
 362 Ms. Ramirez - Thank you.
 363
 364 Mr. Archer - Some of us, I guess, have visited the mansion prior to
 365 Mr. and Mrs. Ramirez coming here. And I must say that they have put quite a bit
 366 of blood, sweat, and tears, and probably money also, into making it what it is
 367 today. And it is a magnificent element that we have in the County. And I think it's
 368 probably one of the most significant things that we have in the County from a
 369 historical standpoint, and it's also very unique. And I consider it a treasure.
 370
 371 I also have to commend staff for assisting them in putting this in the form that it's
 372 in now, because it was presented a little bit differently when you all first made the

request. But with that, Mr. Chairman, I will move that we send REZ2014-00044, Martin and Paula Ramirez/Life Enterprises Corporation, to the Board with a recommendation of approval.

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

REASON - Acting on a motion by Mr. Archer, seconded by Mr. Leabough, the Planning Commission voted 3-0 (two absent, one abstention) to recommend the Board of Supervisors **grant** the request because it would provide for appropriate development and would not be expected to adversely affect the pattern of zoning and land use in the area.

Mr. Archer - All right, moving to the second case. And you can take all comments I made on the first one and apply them to this one. I will move for a recommendation for approval for PUP2014-00016, Martin and Paula Ramirez/Life Enterprises Corp.

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

REASON - Acting on a motion by Mr. Archer, seconded by Mr. Leabough, the Planning Commission voted 3-0 (two absent, one abstention) to recommend the Board of Supervisors **grant** the request because it would provide added services to the community and when properly developed and regulated by the recommended special conditions, it would not be detrimental to the public health, safety, welfare and values in the area.

(Deferred from the September 11, 2014)

REZ2014-00041 Bay Companies for Ample Storage Lake Worth, LLC: Request to rezone from R-5C General Residence District (Conditional) and B-2C Business District (Conditional) to M-1C Light Industrial District (Conditional) part of Parcels 804-737-1251, 804-737-7961 and 804-736-0481 containing 13.191 acres located on the east line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Evans Road. The applicant proposes a mini-storage facility. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration and Urban Residential. The site is located in the Airport Safety Overlay District. The staff report will be presented by Ms. Rosemary Deemer.

Mr. Leabough - Is there anyone in the audience in opposition to REZ2014-00041, Bay Companies for Ample Storage Lake Worth, LLC? There is no opposition. Ms. Deemer

Ms. Deemer - Good evening, Mr. Chairman, members of the Commission. As the chairman said, this request is to rezone 13.191 acres from R-5C General Residence District and B-2C Business District (Conditional) to M-1C Light Industrial District to permit the construction of a self storage facility.

The subject property is located on the east line of Mechanicsville Turnpike at its intersection with Evans Road. The Chickahominy National Battlefield site to the north is zoned A-1 Agricultural District, Fairmount Avenue Baptist Church, directly to the west, is zoned R-3 One-Family Residence District. There is a vacant wooded property to the east zoned R-5C General Residence District (Conditional), while the property directly to the south is zoned B-2C Business District (Conditional).

The subject property was part of an overall rezoning approved in 2005 to develop retail and office use on 7.12 acres along Mechanicsville Turnpike and up to 290 condominiums on 29.51 acres adjacent to the Orchard Glen subdivision. In 2009 the proffers on the case were amended to modify the residential building design from condos to townhouse style condominiums, change the concept plan and reduce the density to 260 units.

The Comprehensive Plan recommends the site for Commercial Concentration and Urban Residential, which is reflective of the zoning on the property. Never developed, the land went into foreclosure and part of the property was purchased by the applicant. The residual property could still be developed for townhouse style condominiums; however, the clubhouse, pool and second entrance depicted on the proffered concept plan approved by the Board of Supervisors cannot be developed as originally planned as that property is no longer part of the original development and is being requested for rezoning this evening.

The storage facility would be approximately 97,000 square feet. In addition to a proffered concept plan, as shown here, he has submitted proffers amended October 6, which include:

- elevations;
- building materials to include full standard brick, glass and prefinished metal siding;
- hours of operation from 6:00 a.m. to 10:00 p.m.;
- a fifty-foot landscape buffer adjacent to the Chickahominy National Battlefield supplemented by a Transitional Buffer 25 as approved by the Planning Commission at the time of POD; and
- a thirty-foot landscape buffer along Mechanicsville Turnpike equal to the West Broad Street Overlay District standards.

While not consistent with the Comprehensive Plan's designation of Commercial Concentration and Urban Residential, the request could be appropriate. With the latest proffer amendments addressing the issues in the staff report and

465 increasing the quality of the landscaping along the battlefield and Mechanicsville
466 Turnpike, staff can support this request. I'd be happy to answer any of your
467 questions.

468
469 Mr. Leabough - Are there questions for Ms. Deemer? No questions.
470 Mr. Archer?

471
472 Mr. Archer - I think I'd like to hear from the applicant,
473 Mr. Chairman.

474
475 Mr. Leabough - Would the applicant please come forward?

476
477 Mr. Caskie - Good evening. I'm Dan Caskie with Bay Companies.
478 Terry Wethington with the storage company is here as well.

479
480 Just a little bit of background on the storage company. They own all of the
481 facilities—they build, operate, and own all of the facilities. They have sixty-two
482 right now. They're based out of Carolina. They've been in business for thirty-two
483 years. It's a family-run operation. So they don't necessarily buy and flip—or build
484 and flip; they do this for the long term.

485
486 There are a couple of things that I wouldn't mind pointing out on our—they may
487 not be quite evident—on our site plan. The way that this site is laid out there is
488 kind of a tail to the site that tucks behind the National Park Service property.
489 Probably half of our site is tucked behind that and won't really be visible, I think,
490 from 360. We re-laid the site a few times, and the building frontage on 360 has
491 been broken up into shorter building distances so that there is not just this large
492 mass of buildings sitting out there.

493
494 We have a compound-style development, so there is a perimeter fence around
495 the back that completes the internal security of the facility. The buildings make up
496 the rest of it. We have black metal gates—two black metal gates, and everybody
497 that enters the facility and leaves the facility is tracked, including the duration of
498 time that they're there. So it's a very controlled situation.

499
500 As Rosemary mentioned, all the buildings that are visible from 360 are either
501 brick—our building elevations visible from 360 are either brick or brick and glass
502 with office-style architecture, as well as architectural treatments like different
503 color brick soldier courses and brick pilasters. There are also towers with green
504 metal roofs that have been added to provide some additional architectural
505 interest on the buildings. The elevation that's adjacent to the National Park
506 Service is entirely brick with those same soldier courses and brick pilasters. The
507 main brick colors are reddish brown, and the soldier courses are tan. Any metal
508 doors on the facility would be painted to match the brick color. The interior finish
509 to the prefinished metal that will be non-visible from anywhere except interior to

the site will be painted to match the brick color. They get it pre-painted and they pick a palette that's the same as the brick so it blends in.

We have provided a fifty-foot landscape buffer along the National Park Service property. The buffer is mostly wooded. And we're going to maintain as many of those trees as we can. Our interest is to keep that against a wooded buffer. But we will supplement the existing vegetation so that it meets the Transitional 25. We feel like the additional understory plantings will create a very dense buffer between our facility and the park.

We have also proposed a thirty-five-foot landscape buffer along 360, and we patterned that after the West Broad Overlay plantings. So we pulled wording right out of the ordinance for that. That's obviously going to include the large trees, ornamental trees, and the short evergreens. So we anticipate the large trees will be—the small trees will probably be dogwoods and things like that that kind of fit in with the park styling. And then maybe on the evergreens a mixture of azaleas and boxwoods.

We are also proposing a sidewalk along 360 to hopefully—our goal is to begin to establish pedestrian-friendly facilities in the area. Our goal would be as the other properties I guess upstream of us are developed that they would pick up on that same theme and we would get kind of a West Broad-looking theme for the place.

The remainder of our site that is not part of our compound is fully wooded and is to remain fully wooded with the exception of storm sewer and things like that, of course.

So I'd be happy to answer any questions.

Mr. Leabough - Any questions for Mr. Caskie? Okay.

Mr. Archer - Mr. Chairman, I need to thank Ms. Deemer and Mr. Strauss, and Mr. Secretary also. They put quite a bit of work into this. And there was some skepticism at first, and there may even be some now, but certainly not as much as there was before. The applicant has been very agreeable in working with Ms. Deemer and Mr. Strauss in getting this to the point where it could be receiving a favorable representation. We did have a community meeting. Fairly well attended. There were a few objections, not to the place itself, but most of them seemed to have been centered around traffic, which we were able to overcome.

Those of you who have been around here awhile know that over the years there have been a lot of proposals for uses on this whole site or a portion of it. None of it has ever played out to this point. We've also been assured that Ample Storage is a cut above the rest when it comes to storage places. And he also said that it's not the cheapest place around either. But there's a reason for it. It's a

556 temperature-controlled facility. I had sort of over the years developed the notion
557 that storage facilities represent a use that the community at large can benefit
558 from. One reason being—and anybody who lives in a house knows—I heard this
559 definition a long time ago: A house is a place where you keep your stuff. And the
560 more stuff you have, the bigger house you need. And then eventually you
561 outgrow that. So this gives people a place to keep their stuff.

562
563 I think this is an appropriate fit. It doesn't meet everything that was in the plan,
564 but overall I think this use will be one that will be a benefit to everybody.

565
566 With that I will move that we send REZ2014-00041, Bay Companies for Ample
567 Storage Lake Worth, LLC, to the Board of Supervisors with a recommendation
568 for approval.

569
570 Mr. Witte - Second.

571
572 Mr. Leabough - We have a motion by Mr. Archer, a second by
573 Mr. Witte. All in favor say aye. All opposed say no. The ayes have it; the motion
574 passes.

575
576 **REASON -** Acting on a motion by Mr. Archer, seconded by Mr.
577 Witte, the Planning Commission voted 3-0 (two absent, one abstention) to
578 recommend the Board of Supervisors grant the request because it is reasonable
579 and the proffered conditions should minimize the potential impacts on
580 surrounding land uses.

581
582 Mr. Emerson - Mr. Chairman, we now move along to the next item on
583 your agenda, which appears on page 3, which is the consideration for the
584 approval of your minutes from your September 11, 2014 meeting. You do have
585 an errata sheet that is at your seat with one change, one correction. And of
586 course we will entertain any other corrections that you may have.

587
588 Mr. Leabough - Are there other corrections for the minutes? If not, I'll
589 entertain a motion for approval.

590
591 Mr. Witte - So moved.

592
593 Mr. Archer - Second.

594
595 Mr. Leabough - We have a motion by Mr. Witte, a second by
596 Mr. Archer. All in favor say aye. All opposed say no. The ayes have it; the motion
597 passes.

598
599 Is there any other business for the Commission tonight, Mr. Secretary?
600

601 Mr. Emerson - Mr. Chairman, I have nothing further for the
602 Commission other than again my request for you to consider what we've done in
603 our last two work sessions. We'll discuss that at our next meeting this month and
604 determine the direction for the subsequent work session.

605
606 Mr. Leabough - Okay.

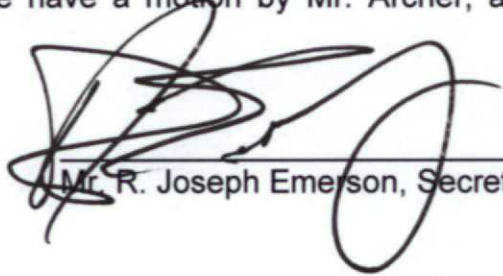
607
608 Mr. Archer - Mr. Chairman, Mr. Secretary is going to pass each
609 one of you all one of these green folders. I picked them up at a VDOT meeting
610 some time ago, so if you want to peruse them and think of something that we can
611 discuss at some point in time, we can take it up at another date.


612
613 Mr. Leabough - Thank you, sir. We'll definitely review it. All right. If
614 there's no other business, I'll entertain a motion for adjournment.

615
616 Mr. Archer - So moved.

617
618 Mr. Witte - Second.

619
620 Mr. Leabough - We have a motion by Mr. Archer, a second by Mr.
621 Witte. We're adjourned.

622
623
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625 
626 _____
627 Mr. R. Joseph Emerson, Secretary

628
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630 
631 _____
632 Mr. Eric S. Leabough, Chairman
633