

1 Minutes of the regular monthly meeting of the Planning Commission of Henrico County,
2 held in the Board Room of the County Administration Building in the Government Center
3 at Parham and Hungary Spring Roads, beginning at 9:00 a.m. Wednesday, February
4 28, 2007.

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Members Present: Mr. Tommy Branin, Chairperson (Three Chopt)
Mr. E. Ray Jernigan, C.P.C., Vice Chairperson (Varina)
Mr. C. W. Archer, C.P.C. (Fairfield)
Mr. Ernest B. Vanarsdall, C.P.C. (Brookland)
Mrs. Bonnie-Leigh Jones (Tuckahoe)
Mr. Frank Thornton (Fairfield)
Board of Supervisors Representative
Mr. Randall R. Silber, Director of Planning, Secretary

Others Present: Mr. David D. O'Kelly, Assistant Director of Planning
Ms. Leslie A. News, CLA, Principal Planner
Mr. James P. Strauss, CLA, County Planner
Mr. Kevin D. Wilhite, C.P.C., AICP, County Planner
Mr. Michael F. Kennedy, County Planner
Ms. Christina L. Goggin, AICP, County Planner
Mr. Tony Greulich, C.P.C., County Planner
Mr. Matt Ward, County Planner
Mr. Gregory Garrison, County Planner
Mr. Michael Jennings, Traffic Engineer
Ms. Diana B. Carver, Recording Secretary

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

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11 Mr. Branin - Welcome to the February 28, 2007 POD Meeting for Henrico
12 County. Good morning to the Commissioners and good morning to the audience. I
13 would like to welcome and introduce Frank Thornton who is our Board of Supervisors
14 member on the Committee. Mr. Silber.

15

16 Mr. Silber - Thank you, Mr. Chairman. We have all of the members of
17 the Planning Commission present this morning. First on the agenda would be
18 consideration of deferrals and withdrawals. I believe we have two deferrals and one
19 withdrawal. Is that correct, Ms. News?

20

21 Ms. News - Yes, that is correct. Good morning Mr. Chairman and
22 members of the Commission. The first request for deferral is found on page 15 of your
23 agenda and is located in the Three Chopt District. This is POD-12-07, Circuit City
24 Headquarters. The applicant has requested a deferral to the March 28, 2007 meeting.

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PLAN OF DEVELOPMENT

POD-12-07
Circuit City Headquarters
Additional Parking –
Terminus of Deep Rock
Road

Foster & Miller, P.C. for Circuit City Stores, Inc.: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a parking lot for an existing building. The 5.20-acre site is located at the terminus of Deep Rock Road, approximately 1,800 feet south of W. Broad Street (U.S. Route 250) on parcel 750-758-0974, part of 7092 and part of 3831. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

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Mr. Branin - Is there anyone in the audience in opposition to the deferral of POD-12-07, Circuit City Headquarters Additional Parking in the Three Chopt District? No opposition. Then I would like to move for deferral of POD-12-07 to the March 28, 2007 meeting, per the applicant’s request.

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Mrs. Jones - Second.

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Mr. Branin - Motion made by Mr. Branin and seconded by Mrs. Jones. All in favor say aye. All opposed say no. The motion carries.

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At the request of the applicant, the Planning Commission deferred POD-12-07, Circuit City Headquarters Additional Parking, to its March 28, 2007 meeting.

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Ms. News - The next item is found on page 22 of your agenda and is located in the Varina District. This is SUB-14-07, Village @ Olde Colony (February 2007 Plan). The applicant is requesting a deferral to the March 28, 2007 meeting.

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SUBDIVISION

SUB-14-07
Village @ Olde Colony
(February 2007 Plan) -
Harmony Avenue

Bay Design Group, P.C. for Shurm Construction, Inc. and Sydney and Sydney Development, LLC: The 3.5-acre site proposed for a subdivision of 7 single-family homes is located along the south line of Harmony Avenue at the northern terminus of Woodside Street on parcel 803-696-9576. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Varina) 7 Lots**

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Mr. Branin - Is there anyone in the audience in opposition to the deferral of SUB-14-07, Village @ Olde Colony (February 2007 Plan) in the Varina District? No opposition. Mr. Jernigan.

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55 Mr. Jernigan - Mr. Chairman, with that I move for deferral of SUB-14-07,
56 Village @ Olde Colony (February 2007 Plan) to the March 28, 2007 meeting by request
57 of the applicant.

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59 Mrs. Jones - Second.

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61 Mr. Branin - Motion made by Mr. Jernigan and seconded by Mrs. Jones.
62 All in favor say aye. All opposed say no. The motion carries.

63
64 At the request of the applicant, the Planning Commission deferred SUB-14-07, Village
65 @ Olde Colony (February 2007 Plan) to its March 28, 2007 meeting.

66
67 Ms. News - The next item is on page 24 of your agenda and is located in
68 the Varina District. This is SUB-43-06, River Pointe Estates (July 2006 Plan). The
69 applicant has requested a withdrawal of this project.

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71 **SUBDIVISION (Deferred from the December 13, 2006 Meeting)**

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SUB-43-06 **Bay Design Group, P.C. for John W. Roberts and**
River Pointe Estates **Wilton Development Corporation:** The 81-acre site
(July 2006 Plan) proposed for a subdivision of 43 single-family homes is
9051 Deep Bottom Road located on the east line of Deep Bottom Road
approximately 650 feet south of Kingsland Road on
parcels 829- 676-2890 and 829-678-4054. The zoning is
A-1, Agricultural District. County water and sewer.
(Varina) 43 Lots

73
74 Mr. Branin - Is there anyone in the audience in opposition to the
75 withdrawal of SUB-43-06, River Pointe Estates (July 2006 Plan) in the Varina District?
76 No opposition. Okay, Mr. Jernigan.

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78 Mr. Jernigan - Mr. Chairman, I make a motion to withdraw SUB-43-06,
79 River Pointe Estates in the Varina District.

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81 Mrs. Jones - Second.

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83 Mr. Branin - Motion made by Mr. Jernigan and seconded by Mrs. Jones.
84 All in favor say aye. All opposed say no. That motion carries.

85
86 At the request of the applicant, the Planning Commission withdrew SUB-43-06, River
87 Pointe Estates (July 2006 Plan), from further consideration by the Commission.

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89 Ms. News - Those are all the items staff has. I understand the
90 Commission may have an item to add to this?

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92 Mr. Vanarsdall - I have one. With the permission of the applicant, I'd like to
93 defer POD-3-07, Country Inn & Suites, to the March 28, 2007 meeting.

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95 **PLAN OF DEVELOPMENT (Deferred from the January 24, 2007 Meeting)**

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POD-3-07 **Dean E. Hawkins, ASLA for YSJ, LLC and Monument
Country Inn & Suites Hospitality, LLC:** Request for approval of a plan of
(POD-110-83 Revised) development as required by Chapter 24, Section 24-106 of
8006 W. Broad Street the Henrico County Code, to construct a three-story,
43,854 square foot, 74-room hotel. The 1.33-acre site is a
portion of the total 2.871 acre site and located in the rear
of 8006 W. Broad Street (U.S. Route 250) adjacent to
Schrader Road, approximately 900 feet northwest of the
intersection of Schrader and Hungary Spring Roads on
part of parcel 764-752-4572. The zoning is B-3C,
Business District (Conditional). County water and sewer.
(Brookland)

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98 Mrs. Jones - Second.

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100 Mr. Branin - Motion made by Mr. Vanarsdall and seconded by Mrs.
101 Jones. All in favor say aye. All opposed say no. The motion carries.

102
103 At the request of the applicant, the Planning Commission deferred POD-3-07, Country
104 Inn & Suites, to its March 28, 2007 meeting.

105
106 Mr. Silber - Any other deferrals that the Commission is aware of? All
107 right, let's move on to the expedited agenda. These are items that we place on a
108 separate agenda. These are plans that are somewhat minor in nature. There are no
109 outstanding issues. Staff is recommending approval of these plans. The applicant has
110 agreed to all the annotations on the plan and the conditions recommended by staff. The
111 Planning Commissioner from the district is comfortable with the request, so it's placed
112 on an expedited agenda so it can be heard without a full hearing of the request. If there
113 is opposition to the plan, it would be pulled off the expedited agenda and heard in the
114 order it's found on the full agenda. I believe we have several plans that are on the
115 expedited agenda this morning. Ms. News?

116

117 Ms. News: Yes, we do. The first item is on page 2 of your agenda and
118 located in the Three Chopt District. This is rezoning case C-16C-07.
119

120 **THREE CHOPT:**

121 **Deferred from the February 15, 2007 Meeting.**

122 **C-16C-07 D. Bryant Gammon for Circuit Virginia Corporation:** Request to
123 amend proffered conditions accepted with Rezoning Case C-6C-93, on Parcel 745-761-
124 7339, located at the northwest intersection of W. Broad Street (U. S. Route 250) and
125 Old Sadler Road. The applicant proposes to amend Proffer 12 to permit ingress for
126 inventory vehicles from Old Sadler Road. The existing zoning is B-3C Business District
127 (Conditional). The Land Use Plan recommends Commercial Concentration.
128

129 Mr. Branin - Is there anyone in the audience in opposition to rezoning
130 case C-16C-07? No opposition. With that, I'd like to move that C-16C-07 be approved
131 on the expedited agenda to move forward to the Board of Supervisors.
132

133 Mr. Jernigan - Second.
134

135 Mr. Branin - Motion made by Mr. Branin and seconded by Mr. Jernigan.
136 All in favor say aye. All opposed say no. That motion carries.
137

138 **REASON:** Acting on a motion by Mr. Branin, seconded by Mr. Jernigan,
139 the Planning Commission voted 5-0 to recommend the Board of Supervisors **grant** the
140 request because the proposed proffer amendment is reasonable and would not greatly
141 reduce the original intended purpose of the proffers.
142

143 Ms. News - The next item is on page 3 of your agenda and is located in
144 the Brookland District. This is a Transfer of Approval, POD-78-84, The Mark at Maple
145 Run Apartments. There is an addendum item on page 1 of your addendum. The
146 addendum contains revised condition #1, which changes the date to address
147 deficiencies, and additional conditions #2 and #3 addressing storage of materials used
148 for repair work and painting of railings as needed for the building units. Staff can
149 recommend approval.
150

151 **TRANSFER OF APPROVAL**
152

TOA
POD-78-84
The Mark at Maple Run
Apartments (Formerly
Ward Run Apartments) –
5604 Hungary Spring Road

**Troy Balkema for Q Maple LLC, known as Quadrangle
Development Corporation:** Request for approval of a
transfer of approval, as required by Chapter 24, Section
24-106 of the Henrico County Code, from Ward Run
Apartments and River Woods Partners, L.P. to Q Maple,
LLC. The 18.525-acre site is located on the west side of
Hungary Spring Road across from Hermitage High School
on parcel 766-755-3768. The zoning is R-5, General
Residence District. County water and sewer. **(Brookland)**

153

154 Mr. Branin - Is there anyone in the audience in opposition to the transfer
155 of approval request for POD-78-84, The Mark at Maple Run Apartments (Formerly Ward
156 Run Apartments)? No opposition. Mr. Vanarsdall.

157
158 Mr. Vanarsdall - I move that the transfer of approval request for POD-78-84
159 be approved on the expedited agenda with condition 1, and then 2 and 3 added on the
160 addendum.

161
162 Mr. Jernigan - Second.

163
164 Mr. Branin - Motion made by Mr. Vanarsdall and seconded by Mr.
165 Jernigan. All in favor say aye. All opposed say no. The motion carries.

166
167 The Planning Commission approved the transfer of approval request for POD-78-84,
168 The Mark at Maple Run Apartments from Ward Run Apartments and River Woods
169 Partners, L.P. to Q Maple, LLC. subject to the standard and added conditions previously
170 approved and the following additional conditions:

- 171
172 1. The site deficiencies, as identified in the inspection reports, dated December 22,
173 2006 and January 22, 2007 shall be corrected by **July 6, 2007** ~~July 4, 2007~~ or a
174 bond shall be posted.
175 2. All materials will be stored inside the maintenance shed unless being currently
176 utilized for repair work.
177 3. The metal railings of the exterior stairs leading to the units located on the second
178 floor will be repainted or repaired as necessary.

179
180 Ms. News - The next item is on page 4 of your agenda, a Landscape and
181 Lighting Plan, LP/POD-6-07, Flagstop Car Wash at Staples Mill in the Brookland
182 District. Staff recommends approval.

183
184 **LANDSCAPE AND LIGHTING PLAN**

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LP/POD-7-06 **Balzer & Associates, P.C. for Flagstop Corporation:**
Flagstop Car Wash @ Request for approval of a landscape and lighting plan as
Staples Mill – 8833 required by Chapter 24, Sections 24-106 and 24-106.2 of
Staples Mill Road the Henrico County Code. The 2.15-acre site is located at
Staples Mill Road and Landmark Road on the western side
of Landmark Road on parcel 769-756-9510. The zoning is
M-1, Light Industrial District. County water and sewer.
(Brookland)

186
187 Mr. Branin - Is there anyone in the audience in opposition to the
188 landscape and lighting plan for LP/POD-7-06, Flagstop Car Wash @ Staples Mill? No
189 opposition. Mr. Vanarsdall?

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191 Mr. Vanarsdall - I move that LP/POD-7-06, Flagstop Car Wash, be approved
192 on the expedited agenda, subject to annotations on the plan and the standard
193 conditions for landscape and lighting plans.

194
195 Mr. Archer - Second.

196
197 Mr. Branin - Motion made by Mr. Vanarsdall and seconded by Mr. Archer.
198 All in favor say aye. All opposed say no. The motions carries.

199
200 The Planning Commission approved the landscape and lighting plan for LP/POD-7-06,
201 Flagstop Car Wash at Staples Mill Road, subject to the annotations on the plan and the
202 standard conditions attached to these minutes for landscape and lighting plans.

203
204 Ms. News - The next item is on page 10 of your agenda and is located in
205 the Three Chopt District. This is POD-65-06. There is an addendum item on page 2 of
206 your addendum, which indicates that there is a revised plan including planter details,
207 which addresses staff's concerns regarding the limits of the outdoor display. There are
208 also added conditions #38 and #39 in the addendum, which address storage in cargo
209 containers and violation of the approved exterior display limits. I would also like to add
210 that there has been a change to added condition #38. The applicant would like to
211 removed the words "in trailers or."

212
213 **PLAN OF DEVELOPMENT (Deferred from the January 24, 2007 Meeting)**

214
POD-65-06 **McKinney & Company for Lowe's Home Centers, Inc.:**
Lowe's @ Short Pump Request for approval of a plan of development, as required
Plaza – Garden Center by Chapter 24, Sections 24-106 and 24-56 of the Henrico
Expansion County Code, for approval of the outside display of
(POD-85-97 Revised) merchandise and an expansion of an existing garden
center for an existing Lowe's home improvement store.
The 16.21-acre site is located in the Short Pump Plaza
Shopping Center on parcel 740-763-6239. The zoning is
B-3C, Business District (Conditional) and WBSO (West
Broad Street Overlay) District. County water and sewer.
(Three Chopt)

215
216 Mr. Branin - Is there anyone in audience in opposition to POD-65-06,
217 Lowe's @ Short Pump Plaza – Garden Center Expansion? No opposition. With that, I'd
218 like to move for approval of POD-65-06 on the expedited agenda with annotations to the
219 plans including conditions 38 and 39.

220
221 Mr. Jernigan - Second.

222
223 Mr. Branin - Motion made by Mr. Branin and seconded by Mr. Jernigan.
224 All in favor say aye. All opposed say no. The motion carries.

225

226 The Planning Commission approved POD-65-06, Lowe's at Short Pump Plaza, Garden
227 Center Expansion, subject to the annotations on the plans, the standard conditions
228 attached to these minutes for developments of this type, the additional conditions
229 previously approved and the following added conditions:

- 230
- 231 38. There shall be no outdoor storage ~~in trailers or~~ in moveable storage containers.
- 232 39. If the County observes violations of limits of outdoor display areas or relocations
233 of planters, staff will require that the applicant file a revised plan for approval by
234 the Planning Commission.

235

236 Ms. News - The next item is on page 13 of your agenda and is located in
237 the Three Chopt District. This is POD-8-07, Henrico Doctor's Hospital, Medical Office
238 Building at the Forest Campus. There is an addendum item on page 4 of the
239 addendum, which includes a revised recommendation for approval indicating that
240 there's a revised plan in your addendum that addresses the change in floor plans and
241 the setbacks from the eastern property line, and added condition #38. Staff can
242 recommend approval.

243

244 **PLAN OF DEVELOPMENT**

245

POD-8-07 Henrico Doctors Hospital – MOB – Forest Campus Medical Office Building 1528 Honeygrove Drive	Foster and Miller, P.C. for Henrico Doctors Hospital, Forest Campus Property, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a four- story, 95,000 square foot medical office building. The 8.85- acre site is located on the south line of Forest Avenue, approximately 1,300 feet west of Skipwith Road on parcel 760-744-1480. The zoning is O-3C, Office District (Conditional). County water and sewer. (Three Chopt)
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247 Mr. Branin - Is there anyone in the audience in opposition to POD-8-07,
248 Henrico Doctors Hospital – MOB – Forest Campus? No opposition. With that, I'd like to
249 move for approval of POD-8-07 on the expedited agenda with conditions 24 through 37
250 and on the addendum additional condition #38.

251

252 Mr. Jernigan - Second.

253

254 Mr. Branin - Motion made by Mr. Branin and seconded by Mr. Jernigan.
255 All in favor say aye. All opposed say no. The motion carries.

256

257 The Planning Commission approved POD-8-07, Henrico Doctor's Hospital, Forest
258 Campus Medical Office Building, subject to the annotations on the plans, the standard
259 conditions attached to these minutes for developments of this type, and the following
260 additional conditions:

261

- 262 24. The right-of-way for widening of Forest Avenue as shown on approved plans
263 shall be dedicated to the County prior to any occupancy permits being issued.
264 The right-of-way dedication plat and any other required information shall be
265 submitted to the County Real Property Agent at least sixty (60) days prior to
266 requesting occupancy permits.
- 267 25. The easements for drainage and utilities as shown on approved plans shall be
268 granted to the County in a form acceptable to the County Attorney prior to any
269 occupancy permits being issued. The easement plats and any other required
270 information shall be submitted to the County Real Property Agent at least sixty
271 (60) days prior to requesting occupancy permits.
- 272 26. The limits and elevations of the 100-year frequency flood shall be conspicuously
273 noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated
274 100-year floodplain must be labeled "Variable Width Drainage and Utility
275 Easement." The easement shall be granted to the County prior to the issuance of
276 any occupancy permits.
- 277 27. The developer shall provide fire hydrants as required by the Department of Public
278 Utilities and Division of Fire.
- 279 28. A standard concrete sidewalk shall be provided along the south side of Forest
280 Avenue.
- 281 29. Outside storage shall not be permitted.
- 282 30. The proffers approved as a part of zoning case C-48C-06 shall be incorporated in
283 this approval.
- 284 31. Any necessary off-site drainage and/or water and sewer easements must be
285 obtained in a form acceptable to the County Attorney prior to final approval of the
286 construction plans.
- 287 32. Deviations from County standards for pavement, curb or curb and gutter design
288 shall be approved by the County Engineer prior to final approval of the construction
289 plans by the Department of Public Works.
- 290 33. Storm water retention, based on the 50-10 concept, shall be incorporated into the
291 drainage plans.
- 292 34. Insurance Services Office (ISO) calculations must be included with the plans and
293 contracts and must be approved by the Department of Public Utilities prior to the
294 issuance of a building permit.
- 295 35. Approval of the construction plans by the Department of Public Works does not
296 establish the curb and gutter elevations along the Henrico County maintained right-
297 of-way. The elevations will be set by Henrico County.
- 298 36. The location of all existing and proposed utility and mechanical equipment
299 (including HVAC units, electric meters, junction and accessory boxes,
300 transformers, and generators) shall be identified on the landscape plans. All
301 equipment shall be screened by such measures as determined appropriate by
302 the Director of Planning or the Planning Commission at the time of plan approval.
- 303 37. A note in bold lettering shall be provided on the erosion control plan indicating
304 that sediment basins or traps located within buildable areas or building pads shall
305 be reclaimed with engineered fill. All materials shall be deposited and compacted
306 in accordance with the applicable sections of the state building code and
307 geotechnical guidelines established by the engineer. An engineer's report

308 certifying the suitability of the fill materials and its compaction shall be submitted
309 for review and approval by the Director of Planning and Director of Public Works
310 and the Building Official prior to the issuance of any building permit(s) on the
311 affected sites.

312 38. A certificate of occupancy for the medical office building will not be issued until
313 some or all of the immediately adjacent R-6 property used for hospital purposes
314 is rezoned to Office or Business zoning. The rezoning case will be filed within 60
315 days of approval of the plan of development by the Planning Commission.
316

317 Ms. News - The next item is on page 16 of your agenda and is located in
318 the Varina District. This is POD-10-07, Kings Ridge II. Staff recommends approval.
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320 **PLAN OF DEVELOPMENT**
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POD-10-07 Kings Ridge II – Dabbs House Road and Old Richmond Road (POD-62-04 Revised)	Engineering Design Associates for Kingsridge 200, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 54 two-story townhome units for sale. The 5.78-acre site is located on the south side of Concept Road 140-2 between Dabbs House Road and Laburnum Avenue on part of parcel 809-726-1917. The zoning is R-5, General Residence District. County water and sewer. (Varina)
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322 Mr. Branin - Is there anyone in the audience in opposition to POD-10-07,
323 Kings Ridge II? No opposition. Mr. Jernigan.
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326 Mr. Jernigan - Mr. Chairman, I move for approval of POD-10-07, Kings Ridge
327 II, on the expedited agenda, subject to the annotations on the plans, the standard
328 conditions for developments of this type, and the following additional conditions, #9
329 amended, #11 amended, and 24 through 38.
330

331 Mr. Vanarsdall - Second.
332

333 Mr. Branin - Motion by Mr. Jernigan and seconded by Mr. Vanarsdall. All in
334 favor say aye. All opposed say no. The motion carries.
335

336 The Planning Commission approved POD-10-07, Kings Ridge II, subject to annotations
337 on the plans, the standard conditions attached to these minutes for developments of this
338 type, and the following additional conditions:
339

340 9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of
341 Planning for review and Planning Commission approval prior to the issuance of
342 any occupancy permits.

343 11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan
344 including depictions of light spread and intensity diagrams, and fixture and

- 345 specifications and mounting height details shall be submitted for Department of
346 Planning review and Planning Commission approval.
- 347 24. The right-of-way for widening of Concept Road 140-2 as shown on approved
348 plans shall be dedicated to the County prior to any occupancy permits being
349 issued. The right-of-way dedication plat and any other required information shall
350 be submitted to the County Real Property Agent at least sixty (60) days prior to
351 requesting occupancy permits.
- 352 25. The easements for drainage and utilities as shown on approved plans shall be
353 granted to the County in a form acceptable to the County Attorney prior to any
354 occupancy permits being issued. The easement plats and any other required
355 information shall be submitted to the County Real Property Agent at least sixty
356 (60) days prior to requesting occupancy permits.
- 357 26. The limits and elevations of the 100-year frequency flood shall be conspicuously
358 noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated
359 100-year floodplain must be labeled "Variable Width Drainage and Utility
360 Easement." The easement shall be granted to the County prior to the issuance of
361 any occupancy permits.
- 362 27. The developer shall provide fire hydrants as required by the Department of Public
363 Utilities and Division of Fire.
- 364 28. Any necessary off-site drainage and/or water and sewer easements must be
365 obtained in a form acceptable to the County Attorney prior to final approval of the
366 construction plans.
- 367 29. Deviations from County standards for pavement, curb or curb and gutter design
368 shall be approved by the County Engineer prior to final approval of the
369 construction plans by the Department of Public Works.
- 370 30. The pavement shall be of an SM-2A type and shall be constructed in accordance
371 with County standard and specifications. The developer shall post a defect bond
372 for all pavement with the Department of Planning - the exact type, amount and
373 implementation shall be determined by the Director of Planning, to protect the
374 interest of the members of the Homeowners Association. The defect bond shall
375 remain in effect for a period of three years from the date of the issuance of the
376 final occupancy permit. Prior to the issuance of the last Certificate of Occupancy,
377 a professional engineer must certify that the roads have been designed and
378 constructed in accordance with County standards.
- 379 31. Storm water retention, based on the 50-10 concept, shall be incorporated into the
380 drainage plans.
- 381 32. Insurance Services Office (ISO) calculations must be included with the plans and
382 contracts and must be approved by the Department of Public Utilities prior to the
383 issuance of a building permit.
- 384 33. Approval of the construction plans by the Department of Public Works does not
385 establish the curb and gutter elevations along the Henrico County maintained
386 right-of-way. The elevations will be set by Henrico County.
- 387 34. The conceptual master plan, as submitted with this application, is for planning
388 and information purposes only. All subsequent detailed plans of development
389 and construction plans needed to implement this conceptual plan may be

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- 35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 36. The unit house numbers shall be visible from the parking areas and drives.
- 37. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
- 38. Each building shall have a minimum of one unit with a brick front. Brick veneer foundations shall be provided for all buildings. Each interior end unit shall have a minimum of two double windows, and end units facing streets or drives shall have a bay window.

Ms. News - The next item is on page 18 of your agenda and is located in the Varina District. This is POD-66-06, Easthampton Townhomes. There is an addendum item on page 5 of your addendum. The addendum includes a revised annotated plan addressing the floodplain and BMP issues and providing the required right-of-way dedication and staff can recommend approval.

PLAN OF DEVELOPMENT (Deferred from the January 24, 2007 Meeting)

POD-66-06 Easthampton Townhomes – S. Kalmia Street and E. Jerald Street	Engineering Design Associates for Extra Enterprises Construction & Development, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 44, two-story, 1440 square feet townhouse for sale units totaling 63,360 square feet. The 6.58-acre site is located at the southeast intersection of S. Kalmia Avenue and E. Jerald Street on parcel 822-722-0609. The zoning is RTHC, Residential Townhouse District. County water and sewer. (Varina)
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Mr. Branin - Is there anyone in the audience in opposition to POD-66-06, Easthampton Townhomes? No opposition. Mr. Jernigan.

Mr. Jernigan - Mr. Chairman, I move for approval of POD-66-06 on the expedited agenda subject to the standard conditions for developments of this type and the following additional conditions #24 through #44, and the addendum, the recommendation by staff.

Mr. Vanarsdall - Second.

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Mr. Branin - Motion made by Mr. Jernigan and seconded by Mr. Vanarsdall. All in favor say aye. All opposed say no. This motion carries.

The Planning Commission approved POD-66-06, Easthampton Townhomes, subject to the annotations on the plans, the standard conditions attached to these minutes for developments of this type, and the following additional conditions:

24. The subdivision plat for Easthampton Townhomes shall be recorded before any building permits are issued.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
27. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
30. A standard concrete sidewalk shall be provided along the south side of Jerald Street.
31. The proffers approved as a part of zoning case C-23C-06 shall be incorporated in this approval.
32. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
33. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
34. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
35. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

- 472 36. The pavement shall be of an SM-2A type and shall be constructed in accordance
 473 with County standard and specifications. The developer shall post a defect bond
 474 for all pavement with the Department of Planning - the exact type, amount and
 475 implementation shall be determined by the Director of Planning, to protect the
 476 interest of the members of the Homeowners Association. The defect bond shall
 477 remain in effect for a period of three years from the date of the issuance of the
 478 final occupancy permit. Prior to the issuance of the last Certificate of Occupancy,
 479 a professional engineer must certify that the roads have been designed and
 480 constructed in accordance with County standards.
- 481 37. Storm water retention, based on the 50-10 concept, shall be incorporated into the
 482 drainage plans.
- 483 38. Insurance Services Office (ISO) calculations must be included with the plans and
 484 contracts and must be approved by the Department of Public Utilities prior to the
 485 issuance of a building permit.
- 486 39. Approval of the construction plans by the Department of Public Works does not
 487 establish the curb and gutter elevations along the Henrico County maintained
 488 right-of-way. The elevations will be set by Henrico County.
- 489 40. The location of all existing and proposed utility and mechanical equipment
 490 (including HVAC units, electric meters, junction and accessory boxes,
 491 transformers, and generators) shall be identified on the landscape plans. All
 492 equipment shall be screened by such measures as determined appropriate by
 493 the Director of Planning or the Planning Commission at the time of plan approval.
- 494 41. A note in bold lettering shall be provided on the erosion control plan indicating
 495 that sediment basins or traps located within buildable areas or building pads shall
 496 be reclaimed with engineered fill. All materials shall be deposited and compacted
 497 in accordance with the applicable sections of the state building code and
 498 geotechnical guidelines established by the engineer. An engineer's report
 499 certifying the suitability of the fill materials and its compaction shall be submitted
 500 for review and approval by the Director of Planning and Director of Public Works
 501 and the Building Official prior to the issuance of any building permit(s) on the
 502 affected sites.
- 503 42. Except for junction boxes, meters, and existing overhead utility lines, and for
 504 technical or environmental reasons, all utility lines shall be underground.
- 505 43. The unit house numbers shall be visible from the parking areas and drives.
- 506 44. The names of streets, drives, courts and parking areas shall be approved by the
 507 Richmond Regional Planning District Commission and such names shall be
 508 included on the construction plans prior to their approval. The standard street
 509 name signs shall be installed prior to any occupancy permit approval.

511 Ms. News - The next item is on page 21 of your agenda and is located in
 512 the Fairfield District. This is SUB-16-07, Hidden Oaks. Staff recommends approval.

513 **SUBDIVISION**

514 SUB-16-07 **Engineering Design Associates for Edward Koren and**
 515 Hidden Oaks **American Builders:** The 5.46-acre site proposed for a

(February 2007 Plan) subdivision of 4-single-family homes is located on the east line of Sandy Lane, 1,000 feet south of Watts Lane on parcel 807-730-4855. The zoning is A-1, Agricultural District. Individual well and septic tank/drain field.
(Fairfield) 4 Lots

516

517 Mr. Branin - Is there anyone in the audience in opposition to SUB-16-07,
518 Hidden Oaks (February 2007 Plan) in the Fairfield District.? No opposition. Mr. Archer.

519

520 Mr. Archer - Mr. Chairman, I recommend approval of SUB-16-07, Hidden
521 Oaks, subject to the annotations on the plans, the standard conditions for subdivisions not
522 served by public utilities, and the additional conditions 11 and 12.

523

524 Mr. Vanarsdall - Second.

525

526 Mr. Branin - Motion made by Mr. Archer and seconded by Mr. Vanarsdall.
527 All in favor say aye. All opposed say no. The motion carries.

528

529 The Planning Commission granted conditional approval to subdivision Hidden Oaks
530 (February 2007 Plan), subject to the standard conditions attached to these minutes for
531 subdivisions not served by public utilities, the annotations on the plans, and the
532 following additional conditions:

533

534 11. Each lot shall contain at least one acre exclusive of the flood plain areas.

535 12. The limits and elevation of the 100-year frequency flood shall be conspicuously
536 noted on the plat and construction plans and labeled "Limits of 100-year
537 floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities
538 Easement."

539

540 Ms. News - The final item is on page 26 of your agenda and is located in
541 the Fairfield District. This is SUB-5-07, Collin Court (January 2007 Plan), for 13 lots.
542 There is an addendum item on page 6, which revises the caption to clarify that there are
543 13 lots in this subdivision.

544

545

546

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548

549 **SUBDIVISION (Deferred from the January 24, 2007 Meeting)**

550

SUB-5-07 **E-COM, LLC for Edwin W. Simpson, Brian Marron and Andrew McLean:** The 5.082-acre site proposed for a subdivision of 44 **13** single-family homes is located on the north side of Hungary Road, approximately 350 feet east of Hungary Road on parcels 774-759-4136, 3363 (part) and 5843. The zoning is R-3, One-Family Residence District. County water and sewer. **(Fairfield) 13 Lots**

551

552 Mr. Branin - Anyone in the audience in opposition to SUB-5-07, Collin Court (January 2007 Plan) in the Fairfield District? No opposition. Mr. Archer.

553

554 Mr. Archer - Mr. Chairman, I move for approval for SUB-5-07, Collin Court, subject to the annotations on the plans, standard conditions for subdivisions served by public utilities, the additional conditions 12 through 16, and the caption change.

555

556 Mrs. Jones - Second.

557

558 Mr. Branin - Motion made by Mr. Archer and seconded by Mrs. Jones. All in favor say aye. All opposed say no. The motion carries.

559

560 The Planning Commission granted conditional approval to subdivision Collin Court (January 2007 Plan), subject to the standard conditions attached to these minutes for subdivisions served by public utilities, the annotations on the plans, and the following added conditions:

561

562 12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Hungary Road and the 10-foot landscape strip along the northern property line shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

563 13. A County standard sidewalk shall be constructed along the north side of Hungary Road.

564 14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

565 15. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

566 16. The applicant shall provide a landscape strip comprised of a fence, landscaping or combination of both, along the entire north property line of the project site adjacent

567

587 to Thacker Road. The fence/planting shall be installed prior to issuance of
588 certificate of occupancies for the lots adjacent to Thacker Road.
589

590 Mr. Silber - Moving back to page 1 of your agenda, next on the agenda
591 will be consideration of extension of conditional subdivision approvals. There are several
592 extensions that are being considered. All of these can be handled administratively. None
593 of these require Planning Commission action. They are shown on your agenda for
594 informational purposes. We would like to note that there is one change shown on your
595 addendum regarding Stonehurst, which is being deleted from this list. Is that correct, Ms.
596 Goggin?
597

598 **SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**
599
600 **FOR INFORMATIONAL PURPOSES ONLY**
601

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Year(s) Extended Recommended
Castleton (February 2005 Plan)	494	145	1	Varina	1 Year 2/27/08
Kain's Quarter (February 2005 Plan)	6	6	1	Three Chopt	1 Year 2/27/08
Stonehurst (February 2004 Plan)	21	11	2	Three Chopt	1 Year 2/27/08
Westridge East (January 2005 Plan)	7	7	1	Three Chopt	1 Year 2/27/08
Kingston Meadow (February 2004 Plan)	168	118	2	Fairfield	1 Year 2/27/08

602 Ms. Goggin - Yes sir. Final approval was granted for this subdivision after
603 preparation of the agenda.
604

605 Mr. Silber - It does not need to be extended now that it has final approval.
606
607

608 Ms. Goggin - No sir.
609

610 Mr. Silber - Okay, so there are four remaining that would be handled
611 administratively. Are there any questions by the Commission on these extensions of
612 conditional approvals? None? Hearing none, we can move on to our first plan.

613 **PLAN OF DEVELOPMENT**

614
POD-42-06
West Broad Village –
Architecturals (Buildings
A12, A13, P4 and W1)
W. Broad St./Three Chopt
Road

Timmons Group and Antunovich Associates for West Broad Village, LLS, West Broad Village II, LLC and Unicorp National Developments, Inc.: Request for approval of architectural plans, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a five-story, 115,517 square foot retail/residential building with 87 dwelling units (A12 and A13), a four-level, 430 space, parking garage (P4), and a one-story, 9,234 square foot community clubhouse with swimming pool (W1) in an urban mixed use development. The 115.04-acre site is located along the south line of W. Broad Street (U. S. Route 250), the north line of Three Chopt Road, and the east line of the future John Rolfe Parkway on parcel 742-760-7866. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

615
616 Mr. Branin - Is there anyone in the audience in opposition to POD-42-06,
617 West Broad Village in the Three Chopt District? No opposition. Good morning, Mr.
618 Wilhite.

619
620 Mr. Wilhite - Good morning, sir. This is the next installment of the
621 architectural plans for West Broad Village. It includes the main mixed-use block, some of
622 what we've seen in previous months. It involves a five-story building, the ground floor
623 being primarily retail and some restaurant uses. Floors 2 through 5 will be residential
624 dwelling units. The basic materials are what we've seen all along—brick, cast stone,
625 stucco, and cement siding. We also included the community center in this. This is
626 primarily a fiber cement siding building with asphalt shingles on the roof, and a cast stone
627 base. The garage has a similar streetscape façade that has been used in the past. This
628 particular façade is actually not going to be facing West Broad Street, as in the earlier
629 plans that we've seen. This one is facing south. It actually fronts an alley. In front of this,
630 is actually going to be residential townhouses in the future. The applicant has agreed,
631 though, to vary the parapets on this façade, as he's agreed to do in the previous
632 submissions that we've seen. They also indicated that the finishes on the facade would
633 be stained or painted panels, concrete panels with some thin brick application to it. Staff
634 does have an objection to the use of paint on the façade here and the applicant has
635 agreed that it will either be stained or an integral color.

636
637 Staff is in a position to recommend approval of the plans before you. We do have
638 representatives from Antunovich Associates here if you have any specific questions on
639 the design.

640
641 Mr. Branin - Does anybody have any questions for Mr. Wilhite?
642

643 Mrs. Jones - Mr. Wilhite, what did you say the exterior material was on the
644 clubhouse?
645
646 Mr. Wilhite - The clubhouse will have fiber cement siding, like hardiplank.
647
648 Mr. Branin - Anyone else have any questions for Mr. Wilhite? Mr. Wilhite, I
649 would have had questions for the applicant, but all of my concerns, being the paint and
650 parapet, have been addressed, so I think I'm set. Would anyone like to hear from the
651 applicant?
652
653 Mrs. Jones - My only question about this was the fact that we have a very
654 distinct urban setting for most of West Broad Village and the clubhouse is a different style.
655 I think it's a beautiful building, but I'm just curious as to the design concept behind that,
656 which is much less urban than the other.
657
658 Mr. Branin - Then we would like to hear from the applicant.
659
660 Mr. Unterseher - My name is Craig Unterseher, representing Unicorp and
661 Antunovich Associates. My apologies from Joe; he couldn't be here today. The
662 community clubhouse is actually surrounded by townhomes, which will be mostly brick
663 facades. We've tried to create a look that will be sort of a jewel set within this field of
664 brick. That's part of the reason why we've gone with the white hardiplank. We tried to
665 blend a style of traditional Henrico County and Richmond with something that will be more
666 compatible with the townhomes as well.
667
668 Mrs. Jones - It is a lovely building. It will certainly a be welcoming spot. I
669 was just curious as to your thought behind it, because it is a distinctly different look.
670
671 Greg - We tried to combine historical elements with something more
672 contemporary to give it a unique look and presence that would be visible in the project.
673
674 Mrs. Jones - Thank you.
675
676 Mr. Branin - Did you use a specific building as a model for this?
677
678 Greg - No, it's not modeled after any one building. Is it reminiscent of
679 something?
680
681 Mr. Branin - It's definitely the feel of traditional Richmond.
682
683 Mrs. Jones - Thank you.
684
685 Mr. Branin - Thank you. Does anybody have any other questions for the
686 applicant? No? Okay. Then I would like to move for approval of POD-42-06 with the
687 annotations to the plans.
688

689 Mr. Jernigan - Second.

690

691 Mr. Branin - Motion made by Mr. Branin and seconded by Mr. Jernigan.
692 All in favor say aye. All opposed say no. The motion carries.

693

694 The Planning Commission approved POD-42-06, West Broad Village – Architecturals
695 (Buildings A12, A13, P4 and W1), subject to annotations on the plans and the standard
696 conditions attached to these minutes for developments of this type.

697

698

699 **PLAN OF DEVELOPMENT (Deferred from the January 24, 2007 Meeting)**

700

POD-70-06 **Timmons Group and Brook Hospitality, LLC:** Request
Courtyard by Marriott – for approval of a plan of development, as required by
Virginia Center Commons Chapter 24, Section 24-106 of the Henrico County Code,
Shopping Center to construct a 150-room hotel with a proposed height of 45
feet in an existing shopping center. The 4.08-acre site is
located approximately 700 feet east of Brook Road (U.S.
Route 1) on JEB Stuart Parkway on parcel 784-769-4292.
The zoning is B-3C, Business District (Conditional).
County water and sewer. **(Fairfield)**

701

702 Mr. Branin - Is there anyone in the audience in opposition to POD-70-06,
703 Courtyard by Marriott – Virginia Center Commons Shopping Center, in the Fairfield
704 District? We have opposition. Mr. Secretary, will you review those rules?

705

706 Mr. Silber - Yes sir. The Planning Commission rules stipulate that after
707 staff presentation, the applicant has 10 minutes to present its plan. Any opposition to the
708 request also has 10 minutes to voice their opposition. The applicant can save some of his
709 time for rebuttal, if he or she chooses.

710

711 Mr. Garrison - Thank you, sir. Mr. Chairman, Planning Commission
712 members.

713

714 Mr. Branin - Good morning, Mr. Garrison.

715

716 Mr. Garrison - Due to lack of information, this POD was deferred from the
717 January meeting. Since that time the layout and elevations for POD-70-06, Courtyard by
718 Marriott, have been revised showing a reduced height of the building to 45 feet;
719 therefore, a special exception is no longer required. The footprint of the building has
720 increased and the developer is requesting approval of 150 bedrooms in lieu of the
721 previously requested 139 bedrooms. The floor plans and elevations submitted show
722 dimensions and uses in the building and show the screening of the loading area. The
723 wall screening the service area extends along the entire southern face of the building to
724 enclose the garden area. Just handed to you are elevations indicating that the
725 developer has agreed to construct the screen wall with brick pillars and a brick base

726 with an EFIS top. Furthermore, the applicant has agreed to construct the dumpster
727 enclosure with brick.

728
729 With this, staff recommends approval subject to the annotations on the plans, the
730 standard conditions for developments of this type, and the original conditions from the
731 December 13, 2006 meeting.

732
733 Staff and representatives of the applicant are available to answer any questions you
734 may have. Thank you.

735
736 Mr. Branin - Does anyone have any other questions for Mr. Garrison?

737
738 Mr. Vanarsdall - What's the date of the revised plan, today's date?

739
740 Mr. Garrison - Today's date, yes.

741
742 Mr. Silber - Mr. Garrison, on the annotation on the first page it says,
743 "Continue screen wall," can you explain how that's been extended?

744
745 Mr. Garrison - Originally, I received these architectural last week,
746 Tuesday, I believe. On that plan, it didn't indicate that that was a curb and I assumed
747 that it was a wall. When I asked what was going on in that area, this is the plan that I got
748 this week, Monday. That's when I realized it was a curb, so I asked the applicant if he'd
749 be willing to connect that wall to the dumpster to completely enclose that service area
750 so it couldn't be viewed.

751
752 Mr. Silber - The screening wall would screen the service area and
753 there's a screening wall that goes around the dumpster as well.

754
755 Mr. Garrison - Yes, that is correct. There's a dumpster enclosure and then
756 that screen wall is 12 feet enclosed from the dumpster enclosure to that service
757 entrance.

758
759 Mr. Silber - How tall is this screening wall?

760
761 Mr. Garrison - It's ten feet.

762
763 Mr. Silber - Thank you.

764
765 Mr. Branin - Mr. Archer, would you like to hear from the applicant?

766
767 Mr. Archer - Yes, we need to hear from the applicant and we have
768 opposition, too.

769
770 Mr. Branin - Can we hear from the applicant? Please state your name for
771 the record.

772
773 Mr. Boggs - Good morning, Mr. Chairman, members of the Planning
774 Commission. My name is Ryan Boggs with Williams Mullen, I'm here today on behalf of
775 the applicant. I would like to preserve a few minute for rebuttal. Three minutes I think
776 will be fine. As Mr. Garrison pointed out, we originally came before the Planning
777 Commission back in December. At that time, we were requesting a special exception
778 along with the POD in order to exceed the by-right height requirement. There was
779 opposition to the height of the hotel. The applicant has gone back and redesigned the
780 hotel. That was brought before the Planning Commission last month. There were some
781 issues with the materials that were submitted. Staff needed more time to review them.
782 They have taken that time and as Mr. Garrison has noted, there were some issues with
783 respect to the screen wall around the dumpster in the loading area. The applicant has
784 complied with the County's request on those issues. I know there is still some
785 opposition to this case and I believe that stems from the use of the property, which is
786 really not something that's being decided on here today. As most of the members of the
787 Planning Commission are aware, this property was rezoned several years ago, back in
788 1988, I believe, to accommodate the shopping center. At that time, there was strong
789 opposition to the development of the shopping center property. Therefore, there were
790 several protections in place in the proffers to protect specifically the residents of the
791 Holly Glen subdivision, which is where the opposition comes from today. In that
792 rezoning case, there are several things installed to protect the residents, including a
793 conservation district on the south side of JEB Stewart Parkway, which is now a fully
794 mature section of hardwoods. There was a six-foot masonry wall on the south side of
795 JEB Stewart Parkway. There was a building setback requirement on our side of JEB
796 Stewart Parkway, a landscape buffer requirement on our side of JEB Stewart Parkway,
797 restrictions on building materials, lighting, etcetera, etcetera. Perhaps the most
798 significant is we have restrictions on several B-3 uses on the property. At that time, the
799 hotels were not restricted on the property. Hotels are permitted by right on this property
800 and that really is the reason for the opposition here today—they do not want to see a
801 hotel on this property. We met with the neighbors and tried to explain to them that that
802 was not the decision the Planning Commission was making. The Planning Commission
803 was looking at the site plans and elevations. That's basically where we are today. We
804 feel like at this point, we've made an effort to reach out to the neighbors. We did reduce
805 the height of the building so that now the building is by-right height. We've worked with
806 members of the staff and we think this case should be approved today. I'd be happy to
807 answer any questions that you have.

808
809 Mr. Branin - Does anybody have any questions for Mr. Boggs?

810
811 Mr. Garrison - If I could make a correction, the wall is 8 feet, not 10 feet.
812 Sorry.

813
814 Mr. Silber - Okay. Thank you.

815
816 Mr. Branin - Sir, would you like to come down and speak?

817

818 Mr. Lassiter - Good morning. My name is Donald Lassiter. I live at 1012
819 Ethelwood Road, which is the third lot if you're coming out of the shopping center
820 crossing JEB Stewart Parkway. I will be the third house on the right. That's my
821 property backed up to JEB Stewart Parkway. The first thing I see in his plan today is
822 there are no provisions for a fire lane whatsoever. I've talked to the Deputy Fire
823 Marshal and a hotel is one of the buildings that they take very seriously due to public
824 service. There are no provisions for any fire lanes in his plan. I don't understand why
825 you could approve something without a fire lane, because it's dangerous. I've sent a
826 letter to Mr. Silber, the Board of Supervisors, and the County Manager outlining what I
827 would do, by certified mail and return receipt requested, which I have here. A man's
828 home is his castle—I'm sure all of you have heard this—and he's entitled to quiet
829 peaceful enjoyment of his castle. I consider my home my castle. Therefore, this hotel is
830 going to disturb the peace, quiet, and enjoyment of my castle. Therefore, I'm asking you
831 to deny this request. Also, the state statute, 15.2-2303-1, outlines all the criteria that
832 Henrico County must go by when a plan of development is submitted. Any changes in
833 this plan of development are prohibited. One of the main things that they say at the
834 very end of this statute is "anything substantially affecting the public health, safety, or
835 welfare." The State is putting the citizens above any other thing. If you look in
836 Webster's dictionary for the definition of "welfare," is has several different meanings.
837 One of them is happiness and well being. If this hotel is built there, it is going to totally
838 destroy my happiness and well being in my home. Therefore, due to the fire lane and
839 what I just said, I'm asking you to deny this request. Thank you.

840
841 Mr. Branin - Does anyone have any other questions? No? Mr. Boggs?

842
843 Mr. Kennedy - I have a point before Mr. Boggs starts. Staff has spoken to
844 the Fire Marshal's office and there's adequate fire access around the building. This is
845 actually a circular loop drive around the entire building. The Fire Marshal's office has no
846 objection to the plan.

847
848 Mr. Silber - Mr. Kennedy, the fire lane that you're referring to, would it be
849 a marked fire lane?

850
851 Mr. Kennedy - Actually, along the back of the building where they have a
852 parking lot there, where they have single-loaded parking, it would be marked, "Fire
853 Lane," on the other side so people would not park. Along the front of the building where
854 you're double-loaded, there's no parking in the middle of the lane anyway because
855 there's parking on both sides, so we wouldn't mark that. In effect, it is a fire lane.

856
857 Mr. Silber - So, Division of Fire has reviewed this has determined that an
858 adequate fire lane has been provided all the way around?

859
860 Mr. Kennedy - Yes sir.

861
862 Mr. Silber - Okay. Thank you.

863

864 Mr. Boggs - I talked to Greg about the fire lane. It was his
865 understanding, as Mr. Kennedy just pointed out, that we did comply with all the
866 requirements with respect to a fire lane. I would just like to add, one thing that we made
867 the neighbors aware of when we met with them at the neighborhood meeting, was that
868 the developer of this property is going to be the owner and operator of the hotel, and it's
869 in his interest to operate a high-quality hotel where people want to come to stay and
870 spend the night. Noise will be kept to a minimum and people that come to stay there
871 will enjoy staying there and not be bothered by noise. I know that one of the problems
872 the neighbors have is the level of noise and the commotion that will go on with a 24/7
873 operation. This will be a high-quality hotel and it will be operated as such. Therefore,
874 there is a common interest between the operator of the hotel and the residents at
875 nighttime for people to get a good night's rest and to be able to enjoy their stay there.
876 That's all.

877
878 Mr. Branin - Yes sir. You can come back down, Mr. Lassiter. Mr.
879 Lassiter, you understand what "by right" is, correct? Could you come down? You
880 understand what "by right" is?

881
882 Mr. Lassiter - No sir.

883
884 Mr. Branin - You don't? I'm going to ask the Secretary to explain what
885 "by right" is.

886
887 Mr. Silber - Yes sir, Mr. Chairman. I think Mr. Lassiter and I have talked
888 about this. Basically, this piece of property is already zoned B-3. In the B-3 zoning
889 district, hotels or motels are permitted by right. When we say "by right," we mean that
890 it's a permitted use in that zoning classification.

891
892 Mr. Lassiter - I understand.

893
894 Mr. Silber - As long as the plan of development that's submitted meets
895 all the technical requirements of the County ordinances, then the Planning Commission
896 is bound to view this favorably. If the property had to be rezoned to allow this use, then
897 many of your arguments are justified and legitimate and would be taken under
898 consideration by the Planning Commission and the Board of Supervisors, but in this
899 case, it is zoned B-3 and a hotel is permitted by right. I understand that you have
900 pointed out to us, me and the County Attorney, the state statute that you believe has
901 some bearing on this decision. The County attorney doesn't agree with your position on
902 that. You are entitled to your view and I appreciate you coming here to represent that
903 today.

904 Mr. Lassiter - I have one other question while I'm here. The corner of this
905 building on the left here, an extension ladder is 100 feet long. If somebody was trapped
906 on the roof of that building that's 45 feet tall, how are they going to get down? Thank
907 you.

908

909 Mr. Branin - Mr. Archer?

910

911 Mr. Archer - No, I don't have any more.

912

913 Mr. Branin - Does anyone have any questions or comments?

914

915 Mrs. Jones - I would like to just clarify that the wall that we're talking about
916 is an 8-foot wall, but that the dumpster enclosure is a 10-foot enclosure. That's where
917 the 10 feet came in, correct?

918

919 Mr. Garrison - Actually 8 feet is what is required and they lowered that to 8
920 feet.

921

922 Mrs. Jones - For the dumpster enclosure as well.

923

924 Mr. Garrison - Yes.

925

926 Mrs. Jones - Excuse me.

927

928 Mr. Branin - So, it's 8 feet all the way.

929

930 Mr. Garrison - It's 8 feet all the way, yes.

931

932 Mr. Silber - I think the dumpster enclosure is one wall and then this other
933 screening wall ties into that dumpster enclosure.

934

935 Mr. Archer - The two pieces come together.

936

937 Mrs. Jones - Thank you.

938

939 Mr. Archer - Thank you, Mr. Garrison. Mr. Chairman, I'm ready for a
940 motion.

941

942 Mr. Branin - Okay.

943

944 Mr. Archer - Let me see if I can sum this up, Mr. Chairman. First of all, I
945 would like to thank all the folks who have worked so hard to try to get this to where it is
946 today—Mr. Garrison, Mr. Boggs. I'd also like to thank Ms. Brown and Mr. Lassiter for
947 representing Holly Glen and the fact that they were such good stewards of their
948 community. They were able to make some improvements to this case, notably we did
949 away with the additional story so we don't have to have a special exception, the wall

950 enclosures, and the height the staff was recommending. They have all been complied
951 with to the satisfaction of staff and probably a little bit over and above what we normally
952 would require. I think overall, we've come out of this with a much better case than we
953 initially would have. The lowering of the building didn't really increase the footprint that
954 much because we only went from 139 bedrooms to 150. I know we didn't satisfy
955 everybody in this case, but I think we worked it to the point where we've done just about
956 all we can do with it. I'd like to show Mr. Lassiter also that no building can be
957 constructed unless it complies with the Code of the County. Am I to understand that
958 this plan was received today? Do we need to waive the limits on this?

959
960 Mr. Garrison - This plan that was handed to you was received Tuesday, so
961 yes, you would have to waive the time limits on it.

962
963 Mr. Archer - Thank you, Mr. Garrison.

964
965 Mr. Silber - Mr. Archer, I have an addition of a word. It's condition #34
966 that I was just reading. Unless I've misread it, it says, "Evidence that an engineer has
967 certified the height of the building shall be provided to the Director of Planning." I think
968 the word "prior" needs to be inserted after Director of Planning."

969
970 Mr. Archer - I'll insert that.

971
972 Mr. Silber - Thank you.

973
974 Mr. Archer - There wasn't anything on the addendum, I don't believe.

975
976 Mr. Silber - No sir.

977
978 Mr. Archer - All right. Let me thank everybody for their hard work on this.
979 With that, I will move to waive the time limits on the plan that was received yesterday.

980
981 Mr. Vanarsdall - Second.

982
983 Mr. Branin - Motion made by Mr. Archer and seconded by Mr. Vanarsdall.
984 All in favor say aye. All opposed say no. The time limits are waived.

985
986 The Planning Commission approved to waive the time limits.

987
988 Mr. Archer - With that, I move to recommend approval of POD-70-06
989 subject to the standard conditions for developments of this type and the additional
990 conditions 24 through 35, with the word "prior" inserted after "Director of Planning," in
991 condition #34.

992
993 Mr. Vanarsdall - Second.

994

995 Mr. Branin - Motion made by Mr. Archer and seconded by Mr. Vanarsdall.
996 All in favor say aye. All opposed say no. The motion carries.
997

998 The Planning Commission approved POD-70-06, Courtyard by Marriott – Virginia
999 Center Commons Shopping Center subject to the annotations on the plans, the
1000 standard conditions attached to these minutes for developments of this type, and the
1001 following additional conditions:
1002

- 1003 24. The easements for drainage and utilities as shown on approved plans shall be
1004 granted to the County in a form acceptable to the County Attorney prior to any
1005 occupancy permits being issued. The easement plats and any other required
1006 information shall be submitted to the County Real Property Agent at least sixty
1007 (60) days prior to requesting occupancy permits.
- 1008 25. The developer shall provide fire hydrants as required by the Department of Public
1009 Utilities and Division of Fire.
- 1010 26. The proffers approved as a part of zoning case C-113C-88 shall be incorporated
1011 in this approval.
- 1012 27. Any necessary off-site drainage and/or water and sewer easements must be
1013 obtained in a form acceptable to the County Attorney prior to final approval of the
1014 construction plans.
- 1015 28. Deviations from County standards for pavement, curb or curb and gutter design
1016 shall be approved by the County Engineer prior to final approval of the
1017 construction plans by the Department of Public Works.
- 1018 29. The loading areas shall be subject to the requirements of Chapter 24, Section
1019 24-97(b) of the Henrico County Code.
- 1020 30. Insurance Services Office (ISO) calculations must be included with the plans and
1021 contracts and must be approved by the Department of Public Utilities prior to the
1022 issuance of a building permit.
- 1023 31. Approval of the construction plans by the Department of Public Works does not
1024 establish the curb and gutter elevations along the Henrico County maintained
1025 right-of-way. The elevations will be set by Henrico County.
- 1026 32. The location of all existing and proposed utility and mechanical equipment
1027 (including HVAC units, electric meters, junction and accessory boxes,
1028 transformers, and generators) shall be identified on the landscape plans. All
1029 equipment shall be screened by such measures as determined appropriate by
1030 the Director of Planning or the Planning Commission at the time of plan approval.
- 1031 33. The location of outdoor storage containers on site is prohibited.
- 1032 34. Evidence that an engineer has certified the height of the building shall be
1033 provided to the Director of Planning **prior** to the issuance of a certificate of
1034 occupancy.
- 1035 35. The construction plans shall provide a note stating that refuse containers shall
1036 only be serviced between the hours of 6:00 a.m. and 6:00 p.m.

1037 **PLAN OF DEVELOPMENT**

1038
POD-9-07 **Timmons Group for Y.Y. & E:** Request for approval of a
Techpark Warehouse - plan of development, as required by Chapter 24, Section
Techpark Place 24-106 of the Henrico County Code, to construct a one-
story, ~~44,840~~ **11,812** square foot warehouse facility. The
4.46 **1.57**-acre site is located along the east line of
Techpark Place (proposed), approximately 150 feet south
of Technology Boulevard and 1,500 feet west of the
intersection Elko Tract Road and Technology Boulevard,
on part of parcel 844-704-6523. The zoning is M-2C,
General Industrial District (Conditional). County water and
sewer. **(Varina)**

1039
1040 Mr. Archer - Good morning.

1041
1042 Mr. Ward - Mr. Chairman, members of the Planning Commission.

1043
1044 Mr. Jernigan - Good morning.

1045
1046 Mrs. Jones - Good morning.

1047
1048 Mr. Vanarsdall - Getting your feet wet.

1049
1050 Mr. Ward - Right. I am presenting POD-9-07, Techpark Warehouse. A
1051 waiver of time limits is required for the revised architectural and an updated master
1052 plan that are found in your addendum packet. Also, in the caption there was a change
1053 added to the site acreage and building size. Staff has received the revised site plan,
1054 architectural plan and an updated master plan. The site plan addressed staff's major
1055 concerns in regard to parking requirements. The architectural plan shows more brick
1056 being used. This is a thin set brick as the main material applied to all elevations in
1057 addition to more detail provided along the roofline. The master plan is not a part of the
1058 approval but is for informational purposes.

1059
1060 Staff recommends approval of the revised plans. This concludes my presentation. I am
1061 here to answer any questions.

1062
1063 Mr. Branin - Thank you, Mr. Ward. Is there anyone in the audience in
1064 opposition to POD-9-07, Techpark Warehouse, in the Varina District? No opposition.
1065 Does anybody have any questions for Mr. Ward?

1066
1067 Mr. Jernigan - I don't, Mr. Chairman. The only problem we had on this case
1068 was the brick on the front and they've taken care of it.

1069
1070 Mr. Branin - Is it necessary to hear from the applicant?

1071

1072 Mr. Jernigan - No sir.
1073
1074 Mr. Branin - Okay.
1075
1076 Mr. Jernigan - Mr. Chairman, with that, I would like to move for approval of
1077 POD-9-07, Techpark Warehouse.
1078
1079 Mrs. Jones - Don't we have to waive the time limits?
1080
1081 Mr. Jernigan - I'm sorry. First of all, I'd like to waive the time limits on POD-
1082 9-07.
1083
1084 Mr. Vanarsdall - Second.
1085
1086 Mr. Branin - Motion made by Mr. Jernigan and seconded by Mr.
1087 Vanarsdall. All in favor say aye. All opposed say no. The times limits are waived.
1088
1089 The Planning Commission approved to waive the time limits.
1090
1091 Mr. Jernigan - With that, Mr. Chairman, I'd like to move for approval of
1092 POD-9-07, Techpark Warehouse in the Varina District with annotations on the plans,
1093 the standard conditions for developments of this type, and the additional conditions #24
1094 through #36, and recommendation from staff on the addendum, and also the acreage
1095 change on the addendum to 1.57.
1096
1097 Mr. Vanarsdall - Second.
1098
1099 Mr. Branin - Motion made by Mr. Jernigan and seconded by Mr.
1100 Vanarsdall. All in favor say aye. All opposed say no. The motion carries.
1101
1102 The Planning Commission approved POD-9-07, Techpark Warehouse subject to the
1103 annotations on the plans, the standard conditions attached to these minutes for
1104 developments of this type, and the additional conditions:
1105
1106 24. The easements for drainage and utilities as shown on approved plans shall be
1107 granted to the County in a form acceptable to the County Attorney prior to any
1108 occupancy permits being issued. The easement plats and any other required
1109 information shall be submitted to the County Real Property Agent at least sixty
1110 (60) days prior to requesting occupancy permits.
1111 25. The limits and elevations of the 100-year frequency flood shall be conspicuously
1112 noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-
1113 year floodplain must be labeled "Variable Width Drainage and Utility Easement."
1114 The easement shall be granted to the County prior to the issuance of any
1115 occupancy permits.
1116 26. The developer shall provide fire hydrants as required by the Department of Public
1117 Utilities and Division of Fire.

- 1118 27. All repair work shall be conducted entirely within the enclosed building.
- 1119 28. Outside storage shall not be permitted.
- 1120 29. The proffers approved as a part of zoning case C-30C-97 shall be incorporated in
- 1121 this approval.
- 1122 30. The certification of building permits, occupancy permits and change of
- 1123 occupancy permits for individual units shall be based on the number of parking
- 1124 spaces required for the proposed uses and the amount of parking available
- 1125 according to approved plans.
- 1126 31. Any necessary off-site drainage and/or water and sewer easements must be
- 1127 obtained in a form acceptable to the County Attorney prior to final approval of the
- 1128 construction plans.
- 1129 32. Deviations from County standards for pavement, curb or curb and gutter design
- 1130 shall be approved by the County Engineer prior to final approval of the
- 1131 construction plans by the Department of Public Works.
- 1132 33. The loading areas shall be subject to the requirements of Chapter 24, Section
- 1133 24-97(b) of the Henrico County Code.
- 1134 34. Insurance Services Office (ISO) calculations must be included with the plans and
- 1135 contracts and must be approved by the Department of Public Utilities prior to the
- 1136 issuance of a building permit.
- 1137 35. The conceptual master plan, as submitted with this application, is for planning
- 1138 and information purposes only. All subsequent detailed plans of development
- 1139 and construction plans needed to implement this conceptual plan may be
- 1140 administratively reviewed and approved and shall be subject to all regulations in
- 1141 effect at the time such subsequent plans are submitted for review/approval.
- 1142 36. The location of all existing and proposed utility and mechanical equipment
- 1143 (including HVAC units, electric meters, junction and accessory boxes,
- 1144 transformers, and generators) shall be identified on the landscape plans. All
- 1145 equipment shall be screened by such measures as determined appropriate by
- 1146 the Director of Planning or the Planning Commission at the time of plan approval.

1147
1148 **SUBDIVISION**

1149
SUB-15-07
Carriage Hill
(February 2007 Plan)
7860-7882 Doran Road

AES Consulting Engineers for E. F. Mosley, LLC and Centex Homes: The 2.4 21.33-acre site proposed for a subdivision of 45-single-family homes is located on the west side of Doran Road, approximately .36 miles south of Donrett Lane/Four Mile Run Parkway on parcels 819-689-8194 (part), 820-689-1644 (part), 818-688-9639 (part), 820-689-0994 and 820-689-3688. The zoning is R-2AC, One-Family Residence District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer.
(Varina) 45 Lots

1150
1151 Mr. Branin - Is there anyone in the audience in opposition to SUB-15-07,
1152 Carriage Hill (February 2007 Plan) in the Varina District? No opposition. Ms. Goggin.
1153

1154 Ms. Goggin - Good morning again.
1155
1156 Mr. Vanarsdall - Good morning, Ms. Goggin.
1157
1158 Ms. Goggin - At the time of the rezoning for this subdivision, the neighbors
1159 in the adjacent Doran Forrest subdivision expressed concern about the amount of trees
1160 that would be taken out by the initial homebuilder, as well as with construction traffic
1161 cutting through their neighborhood. To address their concerns, the developer proffered at
1162 the time of initial construction, a 20-foot natural buffer that will be retained along the
1163 northern property line as shown on the plan. The buildable areas on lots 13 and 14 will be
1164 adjusted prior to construction plan approval to comply with the proffer. A proffer
1165 prohibiting a construction entrance from Jarwin Lane and limiting the hours of construction
1166 was provided to address the traffic issue. The proffer limits construction access to the site
1167 from Doran Road. Staff has requested, and the applicant has agreed, to an additional
1168 condition of approval for this subdivision requiring a construction phasing plan in the
1169 construction documents for compliance with the proffers.
1170
1171 Staff recommends approval subject to the annotations on the staff plans, conditions 12
1172 through 17 in the agenda, and additional condition 18 on page 5 in your handout
1173 addendums. I would be happy to answer any questions the Commission may have. Jeff
1174 McKay from Centex Homes, Bill Johns from AES Engineering, and Mr. Mosley, the
1175 current property owner, are here to answer any questions the Commission may have of
1176 them.
1177
1178 Mr. Branin - Does anybody have any questions for Ms. Goggin?
1179
1180 Mr. Jernigan - She did such a fine job of getting this all straight, we're all
1181 ready to go.
1182
1183 Mr. Branin - Isn't it great? Would anybody like to hear from the applicant?
1184
1185 Mr. Jernigan - I don't need to.
1186
1187 Mr. Branin - Okay, let's do it.
1188
1189 Mr. Jernigan - Mr. Chairman, with that, I will move for approval of SUB-15-
1190 07, Carriage Hill, subject to the annotations on the plans, the standard conditions for
1191 subdivisions served by public utilities, and the following additional conditions #12 through
1192 #17, and #18 on the addendum.
1193
1194 Mr. Vanarsdall - Second.
1195
1196 Mr. Branin - Motion made by Mr. Jernigan and seconded by Mr.
1197 Vanarsdall. All in favor say aye. All opposed say no. That motion carries.
1198

1199 The Planning Commission granted conditional approval to subdivision Carriage Hill
1200 (February 2007 Plan), subject to the standard conditions attached to these minutes for
1201 subdivisions served by public utilities, the annotations on the plans, and the following
1202 additional conditions:

- 1203
- 1204 12. Prior to requesting recordation, the developer shall furnish a letter from Dominion
1205 Virginia Power and Virginia Natural Gas stating that this proposed development
1206 does not conflict with its facilities.
- 1207 13. The detailed plant list and specifications for the landscaping to be provided within
1208 the 25-foot-wide planting strip easement along Doran Road shall be submitted to
1209 the Department of Planning for review and approval prior to recordation of the
1210 plat.
- 1211 14. A County standard sidewalk shall be constructed along the west side of Doran
1212 Road.
- 1213 15. The proffers approved as part of zoning case C-35C-06 shall be incorporated in
1214 this approval.
- 1215 16. Prior to requesting the final approval, a draft of the covenants and deed restrictions
1216 for the maintenance of the common area by a homeowners association shall be
1217 submitted to the Department of Planning for review. Such covenants and
1218 restrictions shall be in form and substance satisfactory to the County Attorney and
1219 shall be recorded prior to recordation of the subdivision plat.
- 1220 17. Any future building lot containing a BMP, sediment basin or trap and located within
1221 the buildable area for a principal structure or accessory structure, may be
1222 developed with engineered fill. All material shall be deposited and compacted in
1223 accordance with the Virginia Uniform Statewide Building Code and geotechnical
1224 guidelines established by a professional engineer. A detailed engineering report
1225 shall be submitted for the review and approval by the Building Official prior to the
1226 issuance of a building permit on the affected lot. A copy of the report and
1227 recommendations shall be furnished to the Directors of Planning and Public Works.
- 1228 18. A construction operation phasing schedule shall be provided in the construction
1229 plan. The phasing schedule shall include installation and removal of barricades
1230 prohibiting construction traffic from using Jarwin Lane, vendor notification, and
1231 the hours of permitted construction per proffer #25 of C-35C-06.
- 1232

1233 Mr. Silber - Finally on the agenda would be consideration of your minutes
1234 from the January 24, 2007 Planning Commission meeting.

1235

1236 **APPROVAL OF MINUTES: January 24, 2007 Minutes**

1237

1238 Mr. Vanarsdall - I notice Mrs. Jones didn't find too many this time. That means
1239 they're going in the right direction, Mr. Chairman, Mr. Secretary.

1240

1241 Mr. Branin - Or Mrs. Jones was just very busy and didn't get a chance to
1242 really get into it.

1243

1244 Mrs. Jones - The Commission will never know.

1245
1246 Mr. Vanarsdall - Just to show you that I read mine, on page 27, line 1026,
1247 where it says, "I believe the applicants," it should be "applicant."
1248
1249 Mr. Branin - I picked up on all the ones Mrs. Jones did, but I didn't catch
1250 that.
1251
1252 Mr. Jernigan - It should be singular not plural.
1253
1254 Mrs. Jones - I stand corrected.
1255
1256 Mr. Silber - We'll make that change. I appreciate that, Mr. Jernigan.
1257
1258 Mr. Jernigan - Mrs. Jones has been critiquing hers so well, I figured I better
1259 read mine a little closer.
1260
1261 Mrs. Jones - I move we accept the minutes as corrected.
1262
1263 Mr. Branin - So moved.
1264
1265 Mr. Jernigan - Second.
1266
1267 Mr. Branin - Motion made by Mrs. Jones and seconded by Mr. Jernigan.
1268 All in favor say aye. All opposed say no. The motion carries.
1269
1270 The Planning Commission approved the January 24, 2007 minutes as corrected.
1271
1272 Mr. Silber - I think the only announcement that I had was I just wanted to
1273 remind the Planning Commission that the APA Conference in Philadelphia is fast
1274 approaching. I believe the dates are April 14 – 18. You all realize that there is money in
1275 the budget to allow each of you to go if you're interested. I do believe that Mr. Vanarsdall
1276 is going and Mr. Jernigan. I'm not sure if I've heard from the others or if my staff has
1277 heard from the others.
1278
1279 Mr. Archer - I hope somebody else is going. I don't think those two should
1280 go up there by their self.
1281
1282 Mr. Jernigan - We were safe in Chicago.
1283
1284 Mr. Silber - Any other Commission members considering going?
1285
1286 Mr. Branin - I am considering it.

1287 Mr. Silber - You're considering it. Okay. If you can let me or Melba
1288 Mitchell know, Melba will make the arrangements for you. You can travel how you wish—
1289 train, plane, or car. I would encourage you to make that decision fairly soon because
1290 hotels book very quickly and many of the activities of the conference will book.
1291
1292 Mr. Vanarsdall - I don't think anyone ever notices, but the later you wait, the
1293 more it costs the County. It's on that schedule. Have you had a chance to look at the
1294 train?
1295
1296 Mr. Silber - I have and I am going up by train.
1297
1298 Mr. Vanarsdall - Do you remember how much it was?
1299
1300 Mr. Silber - Melba made the arrangements. I want to say about \$130
1301 roundtrip.
1302
1303 Mr. Vanarsdall - Good.
1304
1305 Mr. Jernigan - Are you flying?
1306
1307 Mr. Vanarsdall - Yes. Which car are you assigned to?
1308
1309 Mr. Silber - I don't know.
1310
1311 Mr. Vanarsdall - The mail car, you say?
1312
1313 Mr. Jernigan - The club car. That's where you get a club soda.
1314
1315 Mr. Vanarsdall - I have an announcement. I am not coming back to any
1316 meetings this month.
1317
1318 Mr. Branin - Okay, thank you, Mr. Vanarsdall. Considering this is the last
1319 one.
1320
1321 Mr. Archer - I think I'll join you in that, Mr. Vanarsdall.
1322
1323 Mr. Branin - The meeting is adjourned.
1324
1325 Mrs. Jones - Second.

1326 On a motion by Mr. Branin and seconded by Mrs. Jones, the Planning Commission
1327 adjourned its February 28, 2007 meeting at 9:53 a.m.

1328

1329

1330

1331

Tommy Branin, Chairman

1332

1333

1334

1335

1336

1337

Randall R. Silber, Secretary

1338