

1 Minutes of the regular monthly meeting of the Planning Commission of Henrico County  
2 held in the County Administration Building in the Government Center at Parham and  
3 Hungary Springs Roads beginning at 9:00 a.m. Wednesday, February 25, 2015.  
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Members Present: Mr. Robert H. Witte, Jr., Chairman (Brookland)  
Mr. C. W. Archer, C.P.C., Vice-Chairman (Fairfield)  
Mr. Tommy Branin, (Three Chopt)  
Mrs. Bonnie-Leigh Jones, C.P.C. (Tuckahoe)  
Mr. Eric Leabough, C.P.C., (Varina)  
Mr. R. Joseph Emerson, Jr., AICP,  
Director of Planning, Secretary  
Mrs. Patricia S. O'Bannon,  
Board of Supervisors' Representative

Others Present: Ms. Jean Moore, Assistant Director of Planning  
Ms. Leslie A. News, PLA, Principal 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, AICP, County Planner  
Mr. Lee Pambid, C.P.C., County Planner  
Ms. Aimee B. Crady, AICP, County Planner  
Ms. Sharon Smidler, Traffic Engineer  
Ms. Kim Vann, Division of Police  
Ms. Kate B. Teator, Senior Planning Technician/Recording  
Secretary

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6 **Mrs. Patricia S. O'Bannon, the Board of Supervisors' representative, abstains on**  
7 **all cases unless otherwise noted.**

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9 Mr. Witte - Good morning. Welcome to Henrico County Planning  
10 Commission, Subdivisions and Plans of Development for the February 25th meeting. I'd  
11 ask you to silence your cell phones and stand with us for the Pledge of Allegiance.  
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13 Do we have any media in the audience? I see none. All members are present; we have a  
14 quorum. We have Mrs. O'Bannon, our Board member with us, who generally abstains from  
15 voting. Thank you, Mrs. O'Bannon. Mr. Secretary?  
16

17 Mr. Emerson - Thank you, Mr. Chairman. First on your agenda this morning  
18 are the requests for deferrals and withdrawals. Those will be presented by Ms. Leslie  
19 News.  
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21 Ms. News - Good morning, members of the Commission. We have one  
22 request for deferral this morning, and that's found on page 4 of your agenda and located

23 in the Varina district. This is POD2014-00175, Family Dollar at 1276 New Market Road.  
24 The applicant has requested a deferral to the March 12, 2015 meeting, which is your  
25 zoning meeting.

26  
27 *(Deferred from the January 28, 2015 Meeting)*

28 **PLAN OF DEVELOPMENT**

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POD2014-00175  
Family Dollar at 1276 New  
Market Road - New  
Market Road (State Route  
5)

**Balzer and Associates, Inc. for Felts & Kilpatrick Construction Company, Inc. and Twin Rivers Capital, 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 one-story, 8,770 square-foot retail store. The 2.50-acre site is located at the southeast corner of the intersection of New Market Road (State Route 5) and North James Estates Drive, on parcels 802-702-9916, 802-702-8535, 802-702-8929, and 803-702-1005. The zoning is B-1C, Business District (Conditional). County water and sewer. **(Varina)**

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32 Mr. Witte - Is there any opposition to the deferral of POD2014-00175,  
33 Family Dollar at 1276 New Market Road? I see none.

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35 Mr. Leabough - There being no opposition, Mr. Chair, I move that POD2014-  
36 00175, Family Dollar at 1276 New Market Road, be deferred at the applicant's request to  
37 the March 12, 2015 meeting.

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39 Mr. Branin - I'll second that.

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

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44 At the request of the applicant, the Planning Commission deferred POD2014-00175,  
45 Family Dollar at 1276 New Market Road, to its March 12, 2015 meeting.

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47 Ms. News - Staff is not aware of any further requests.

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49 Mr. Emerson - Mr. Chairman, that now takes us to the expedited agenda,  
50 which will also be presented by Ms. Leslie News.

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52 Ms. News - We have two items on our expedited agenda this morning. The  
53 first is found on page 3 of your agenda and located in the Fairfield district. This is a transfer  
54 of approval for POD-127-73 and POD-33-85, J. Sargeant Reynolds Community College  
55 Building, which was formerly REBCOR O.B. Staff recommends approval.

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58 **TRANSFER OF APPROVAL**  
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POD-127-73 and POD-33-85 POD2014-00406 and POD2014-00409  
J. Sargeant Reynolds Community College Building (Formerly REBCOR O.B.) – 1701 East Parham Road

**Helen Mayers for B&T Rental, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from J. Sargeant Reynolds Community College to B&T Rentals, LLC. The 3.93-acre site is located along the south line of East Parham Road at its intersection with Lydell Drive, on parcel 778-757-8541. The zoning is O-3C, Office District (Conditional) and C-1 (Conservation District). County water and sewer. (Fairfield)

Mr. Witte - Is there any opposition to POD-127-73 and POD-33-85 (POD2014-00406 and POD2014-00409), J. Sargeant Reynolds Community College Building (formerly REBCOR O.B.)? I see none.

Mr. Archer - Mr. Chairman, I move for approval of this transfer of approval for POD-127-73 and POD-33-85 (POD2014-00406 and POD2014-00409), J. Sargeant Reynolds Community College Building (formerly REBCOR O.B.), subject to the staff recommendation.

Mrs. Jones - Second.

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

The Planning Commission approved the transfer of approval request for POD-127-73 and POD-33-85 (POD2014-00406 and POD2014-00409), J. Sargeant Reynolds Community College Building (formerly REBCOR O.B.), from J. Sargeant Reynolds Community College to B&T Rentals, LLC., subject to the standard and added conditions previously approved.

Ms. News - The next items is on page 9 of your agenda and located in the Three Chopt district. This is POD2015-00013, Restaurant and Retail at Brookhollow Shopping Center. Staff recommends approval.

**PLAN OF DEVELOPMENT**

POD2015-00013  
Restaurant and Retail at Brookhollow Shopping Center – 11290 West Broad Street (U.S. Route 250)

**Bohler Engineering for Target Corporation and CFT Developments:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story building including a 2,600 square foot restaurant with an outdoor dining patio and drive-through facilities, and 2,850 square feet of retail space. The 1.18-acre site is located on an outparcel in an existing shopping center on the north line of West Broad Street (U.S. Route 250), approximately 400 feet east of its intersection with John Rolfe Parkway, on part of

parcel 741-762-7620. The zoning is M-1C, Light Industrial District (Conditional) and West Broad Street Overlay District (WBSO). County water and sewer. **(Three Chopt)**

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Mr. Witte - Do we have any opposition in the audience to POD2015-00013, Restaurant and Retail at Brookhollow Shopping Center? I see none.

Mr. Branin - Mr. Chairman, I'd like to move that POD2015-00013, Restaurant and Retail at Brookhollow Shopping Center, be approved on the expedited agenda with the conditions stated.

Mr. Leabough - Second.

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

The Planning Commission approved POD2015-00013, Restaurant and Retail at Brookhollow Shopping Center, subject to the annotations on the plans, the standard conditions attached to these minutes for developments of this type, and the following additional conditions:

- 29. The proffers approved as a part of zoning case C-31C-86 and C-52C-94 shall be incorporated in this approval.
- 30. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
- 31. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
- 32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
- 33. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
- 34. 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.
- 35. Only retail business establishments permitted in a M-1 Zone may be located in this center.
- 36. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

129 37. No merchandise shall be displayed or stored outside of the building(s) or on  
130 sidewalk(s).

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132 Ms. News - That completes our expedited agenda.

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134 Mr. Witte - Thank you, Ms. News.

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136 Mr. Emerson - Mr. Chairman, we now move on to the next item on your  
137 agenda which are subdivision extensions of conditional approval. Those will be presented  
138 by Mr. Lee Pambid.

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140 **SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**  
141 **FOR INFORMATIONAL PURPOSES ONLY**  
142

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2013-00218 Sadler Green (February 2014 Plan)	1	1	0	Three Chopt	2/24/2016

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144 Mr. Witte - Good morning, Mr. Pambid.

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146 Mr. Pambid - Good morning. This map indicates the location of one  
147 subdivision that is presented for an extension of conditional approval. It is eligible for a  
148 one-year extension to February 24, 2016. This is for informational purposes only and does  
149 not require Commission action at this time.

150  
151 This concludes my presentation. Staff can now field any questions you have regarding  
152 this.

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154 Mr. Witte - Do we have any questions for Mr. Pambid? Thank you, Mr.  
155 Pambid.

156  
157 Mr. Pambid - All right. You're welcome.

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159 Mr. Emerson - Mr. Chairman, we now move into your regular agenda, page 7.

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161 *(Deferred from the January 28, 2015 Meeting)*

162 **PLAN OF DEVELOPMENT**  
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POD2014-00457  
Richmond Petroleum –  
2301 Mechanicsville  
Turnpike (U.S. Route 360)

**Parker Design Group, Inc. for Richmond Petroleum Marketing, 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 one-story 2,877 square foot convenience store with a 250 square foot

**mezzanine, with fuel pumps, drive-through facilities, and a 1,100 square foot car wash. The 0.9-acre site is located on the southeast corner of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Bloom Lane, on parcel 799-728-4562. The zoning is B-3, Business District. County water and sewer. (Fairfield)**

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Mr. Witte - Is there any opposition to POD2014-00457, Richmond Petroleum? I see none.

Mrs. Jones - Mr. Chairman, before we begin, I need to note for the record that I will be abstaining from a vote on this case due to a representational conflict.

Mr. Witte - Thank you.

Mr. Pambid - Good morning. The proposal calls for the redevelopment of a parcel containing an existing gas station, which is to be demolished to make way for a convenience store with fuel pumps, and automated carwash, and a drive-through lane for fast food. The number of access points will be reduced from four to two, with one entrance on Mechanicsville Turnpike and one on Bloom Lane. The main structure and the carwash feature a combination of red brick, beige split-face block, dark and light beige EIFS bands, and a metal panel fascia.

Revised elevations received prior to the agenda show an increase in the overall height from a previously proposed 15 feet, 6 inches, including parapet, to 24-foot overall height to accommodate a mezzanine level and a 250-square-foot office. The office is in addition to the original 2,877 square feet. So the total floor area is now 3,127 square feet. That is the mezzanine level.

In your addendum, you will find updated elevations that show a flat canopy for the fuel area with columns fully wrapped in brick all the way to the top. And since the printing of the agenda, Public Works, Traffic Division, has received the requested truck maneuvering diagrams that demonstrate adequate access and maneuvering to and from the dumpster. And they can now recommend approval.

Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the additional conditions 29 through 37 in your agenda.

This concludes my presentation. I can now field any questions you have regarding this. Engineer Dustin Foster with Parker Design Group and Rubina Ladoni, the applicant's representative, are also here to help answer questions.

Mr. Witte - Do we have any questions from the Board?

204 Mr. Archer - Mr. Pambid, I know you and I have discussed this. Do you have  
205 a diagram here that you can demonstrate the truck maneuvering or would you rather the  
206 applicant do it?  
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208 Mr. Pambid - I don't have that in the presentation. I believe the engineer has  
209 something for us.  
210  
211 Mr. Archer - Okay.  
212  
213 Mr. Foster - This is standard truck motion—  
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215 Mr. Witte - Can you state your name, please?  
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217 Mr. Foster - Oh, I'm sorry. Dustin Foster with Parker Design Group.  
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219 Mr. Witte - Thank you.  
220  
221 Mr. Foster - As requested, this is a standard truck-turning template that  
222 shows the maneuverability of the service of the dumpster area, being able to either pull in,  
223 pick up the dumpster, back out, and return out that way, or use the drive-through lane as  
224 an exit from the dumpster area.  
225  
226 Mr. Archer - So are you coming in off of Mechanicsville or off the side  
227 street?  
228  
229 Mr. Foster - We're coming in off of Mechanicsville Turnpike.  
230  
231 Mr. Archer - Okay. Okay, that's all I have. Does anybody else have  
232 questions? Sir, let me ask you before you go. Is this generally a major draw for traffic off  
233 the interstate?  
234  
235 Mr. Foster - Unfortunately, I'm not sure. I would assume that having a gas  
236 station right there off the interstate does draw some traffic.  
237  
238 Mr. Archer - Okay. I was curious because we don't really have many off 64  
239 coming from the east. And this could serve that purpose. Okay. Thank you so much.  
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241 Mr. Foster - Mmm-hmm.  
242  
243 Mr. Leabough - When was this diagram requested by staff?  
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245 Mr. Foster - This diagram was requested by staff—let me see what the date  
246 is on that because it should have been—maybe the eighteenth.  
247  
248 Mr. Leabough - In enough time for it to be a part of the presentation, correct?  
249 Today's the twenty-fifth.

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251 Mr. Pambid - That was the staff's option to not put in the presentation; that's  
252 on me.  
253  
254 Mr. Leabough - Okay. So it was received before—  
255  
256 Mr. Pambid - It was received, and Traffic did have plenty of time to comment  
257 on that. The recommendation was also part of that.  
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259 Mr. Leabough - Okay. Thank you. Thank you for clarifying that.  
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261 Mr. Archer - I don't have anything else Mr. Chair, unless you do.  
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263 Mr. Witte - How would you like to proceed, sir?  
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265 Mr. Archer - Okay.  
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267 Mr. Witte - Excuse me. We now have a member of the media, Mr. Strong.  
268 Thank you for being here.  
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270 Mr. Archer - All right, Mr. Chair. With that, I will move for approval of  
271 POD2014-00457, Richmond Petroleum, subject to the annotations on the plan, standard  
272 conditions for developments of this type, and the additional conditions 29 through 37.  
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274 Mr. Branin - Second.  
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276 Mr. Witte - We have a motion by Mr. Archer, second by Mr. Branin. All in  
277 favor say aye. All opposed say no. The ayes have it; the motion passes.  
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279 Mrs. Jones - I abstain.  
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281 The Planning Commission approved POD2014-00457, Richmond Petroleum, subject to  
282 the annotations on the plans, the standard conditions attached to these minutes for  
283 developments of this type, and the following additional conditions:  
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285 29. Bulk storage of fuel shall be underground.  
286 30. The owner or manager on duty shall be responsible for temporarily closing the car  
287 wash facility when the on-site stacking space is inadequate to serve customer  
288 demand to prevent a backup of vehicles onto the public right-of-way.  
289 31. The owner shall arrange with the Traffic Engineer to provide standard traffic control  
290 signs to notify customers that stopping or standing on the public right-of-way shall  
291 not be permitted near the entrances to the car wash facility.  
292 32. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360)  
293 shall be approved by the Virginia Department of Transportation and the County.  
294 33. A notice of completion form, certifying that the requirements of the Virginia  
295 Department of Transportation entrances permit have been completed, shall be



- 296 submitted to the Department of Planning prior to any occupancy permits being  
 297 issued.
- 298 34. Outside storage shall not be permitted.
- 299 35. Approval of the construction plans by the Department of Public Works does not  
 300 establish the curb and gutter elevations along the Henrico County maintained right-  
 301 of-way. The elevations will be set by Henrico County.
- 302 36. Approval of the construction plans by the Department of Public Works does not  
 303 establish the curb and gutter elevations along the Virginia Department of  
 304 Transportation maintained right-of-way. The elevations will be set by the contractor  
 305 and approved by the Virginia Department of Transportation.
- 306 37. The location of all existing and proposed utility and mechanical equipment  
 307 (including HVAC units, electric meters, junction and accessory boxes, transformers,  
 308 and generators) shall be identified on the landscape plans. All equipment shall be  
 309 screened by such measures as determined appropriate by the Director of Planning  
 310 or the Planning Commission at the time of plan approval.

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**PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION**

POD2015-00014  
 Pemberton Miniprice  
 Storage – 3511  
 Pemberton Road (State  
 Route 157)

**Silvercore for Anne P. Bolton, Forrest G. Urban, and Sifen, Inc.:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code, to construct a three-story 146,850 square foot self-storage facility. The applicant requests a transitional buffer deviation to accommodate a vehicular entrance to the site, and an emergency vehicle turnaround. The 3.03-acre site is located on the east line of Pemberton Road (State Route 157), approximately 650 feet south of West Broad Street (U.S. Route 250), on parcel 754-757-4951 and part of parcel 754-757-5501. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

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Mr. Witte - Do we have any opposition to POD2015-00014, Pemberton Miniprice Storage? I see none. Mr. Garrison.

Mr. Garrison - Good morning. The applicant is requesting approval of a three-story, 146,850-square-foot self-storage facility and transitional buffer deviation along the southern property line.

The elevations submitted are in conformance with the proffered elevations approved with REZ2014-00046. The transitional buffer deviation is to accommodate an emergency vehicle turnaround near the rear of the property, a fire hydrant near the center of the property as requested by Henrico Fire Department, and the entrance, which had to be

328 shifted to the south to accommodate VDOT's access management standards on  
329 Pemberton Road. The revised plan in your addendum reflects these changes, as well as  
330 the provision of right-of-way dedication.

331

332 With this, staff can recommend approval subject to the standard conditions, the  
333 annotations on the plans, added conditions 29 through 37. Time limits will need to be  
334 waived since the plan was received on Monday. Staff and representatives of the applicant  
335 are available to answer any questions that you may have.

336

337 Ms. O'Bannon - I have a question real quick. It says it's three stories on the  
338 plan, but it doesn't look like three stories.

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340 Mr. Garrison - I had this same conversation with the designer. These  
341 windows are faux windows; it's just glazing. So it has the appearance of two stories, but  
342 it's a really a three-story building.

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344 Ms. O'Bannon - Okay. So what is the actual height?

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346 Mr. Garrison - The height is 37-1/2 feet.

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348 Mr. Emerson - Which is an allowable height in the zoning category.

349

350 Mr. Garrison - Yes sir, it is allowable in the M-1 zoning.

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352 Mr. Branin - And Traffic and Fire are satisfied with the changes?

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354 Mr. Garrison - Yes sir. Traffic and Fire are satisfied.

355

356 Mr. Witte - Any other questions by the Commission?

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358 Mrs. Jones - Just as to the buffer deviation. I know staff doesn't make a  
359 recommendation, but is there objection?

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361 Mr. Emerson - No, there is no objection to this deviation.

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363 Mrs. Jones - Okay.

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365 Mr. Emerson - I had specific discussions with the applicant regarding it.

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367 Mrs. Jones - Okay.

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369 Mr. Witte - Any other questions? Mr. Branin, how would you like to  
370 proceed?

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372 Mr. Branin - Mr. Chairman, I would like to move to waive the time limits for  
373 POD2015-00014, Pemberton Miniprice Storage.

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Mr. Archer - Second.

Mr. Witte - Motion by Mr. Branin, second by Mr. Archer to waive the time limits. All in favor say aye. All opposed say no. The ayes have it; the motion passes.

Mr. Branin - Mr. Chairman, with that being done, I'd like to move that POD2015-00014, Pemberton Miniprice Storage, be approved with standard conditions for a development of this type and the following additional conditions 29 through 37.

Mrs. Jones - Second.

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

The Planning Commission approved POD2015-00014, Pemberton Miniprice Storage, subject to the annotations on the plans, the standard conditions attached to these minutes for developments of this type, and the following additional conditions:

29. The right-of-way for widening of Pemberton Road (State Route 157) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on Pemberton Road (State Route 157) shall be approved by the Virginia Department of Transportation and the County.
31. 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.
32. A concrete sidewalk meeting VDOT standards shall be provided along the east side of Pemberton Road.
33. The proffers approved as a part of zoning case REZ2014-00046 shall be incorporated in this approval.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
35. The owners shall not begin clearing of the site until the following conditions have been met:
  - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.

- 419 (b) After the Erosion and Sediment Control Plan has been approved but prior to  
420 any clearing or grading operations of the site, the owner shall have the limits  
421 of clearing delineated with approved methods such as flagging, silt fencing  
422 or temporary fencing.
- 423 (c) The site engineer shall certify in writing to the owner that the limits of clearing  
424 have been staked in accordance with the approved plans. A copy of this  
425 letter shall be sent to the Department of Planning and the Department of  
426 Public Works.
- 427 (d) The owner shall be responsible for the protection of the buffer areas and for  
428 replanting and/or supplemental planting and other necessary improvements  
429 to the buffer as may be appropriate or required to correct problems. The  
430 details shall be included on the landscape plans for approval.
- 431 36. Details for the gate and locking device at the entrance road shall be submitted for  
432 review by the Traffic Engineer, Police and approved by the County Fire Marshall.  
433 The owner or owner's contractor shall contact the County Fire Marshall prior to  
434 completion of the fence installation to test and inspect the operations of the gates.  
435 Evidence of the Fire Marshall's approval shall be provided to the Department of  
436 Planning by the owner prior to issuance of occupancy permits.
- 437 37. The location of all existing and proposed utility and mechanical equipment  
438 (including HVAC units, electric meters, junction and accessory boxes, transformers,  
439 and generators) shall be identified on the landscape plans. All equipment shall be  
440 screened by such measures as determined appropriate by the Director of Planning  
441 or the Planning Commission at the time of plan approval.  
442

443 Mr. Emerson - Mr. Chairman, we move on to the next item, which is a  
444 discussion item to schedule a work session at your March 12th meeting. In the continuation  
445 of the information sessions that we've been providing to the Commission, if you will recall,  
446 we did one on materials, we've done one on proffers. I've asked the Richmond Association  
447 of Realtors' executive director, Laura Lafayette, to put together a presentation specifically  
448 for the Commission regarding the housing market in Henrico County, the different price  
449 categories. All of you are constantly being provided numbers by the development  
450 community of "Well I would build this here, but my price point here is X." And you heard  
451 that at your last Commission meeting from a gentleman pursuing a townhouse  
452 development. So I thought it would be good to hear from the expert in the field about the  
453 markets across the County. And then you would know whether or not the information being  
454 provided to you by people pursuing applications is accurate. And she's willing to come in  
455 and do that.

456  
457 So I was going to request that you schedule a work session at 5:30 on the twelfth. And  
458 certainly we'll bring in some food and feed you prior to the meeting.

459  
460 Mr. Witte - Do the members of the Commission have a problem with 5:30  
461 on the twelfth?

462  
463 Mrs. Jones - No sir.  
464

465 Mr. Leabough - May I just make one comment? So this has been an ongoing  
466 discussion, though, correct? I mean, we've been talking about this I think a good part of  
467 the last year. Correct?  
468  
469 Mr. Branin - We originally started with quality of product, cohesiveness  
470 between different districts. And now we're looking at price points.  
471  
472 Mr. Leabough - Okay.  
473  
474 Mr. Emerson - So it is just a continuation of that, what I'll call the educational  
475 series that we're working on.  
476  
477 Mr. Witte - There was an article in the paper not too long ago that the  
478 median house prices for 2014, Henrico, lagged behind Chesterfield and Hanover by almost  
479 \$50,000 per unit. We were less expensive on median house prices. So I think we have  
480 affordable housing.  
481  
482 Mr. Emerson - I would echo that. I think there is quite a bit of affordable  
483 housing stock in the County. We've done reports that substantiate that. It's just not  
484 necessarily in some of the areas that some folks like to focus on from time to time.  
485  
486 Mr. Witte - All right. Any other discussion?  
487  
488 Mr. Archer - I just think that we see so much of this. And I'm always  
489 concerned—and I'm sure the rest of the Commissioners are too—that we don't lessen the  
490 quality to build down to a price. That sort of bothers me.  
491  
492 Mr. Emerson - And again, this wasn't the realtor's request; this was my  
493 request to the association for this presentation.  
494  
495 Mr. Archer - I appreciate you doing that.  
496  
497 Mr. Emerson - Okay, if 5:30 works for the Commission, we will put that on your  
498 next agenda. The next item, Mr. Chairman, on your agenda this morning would be the  
499 approval of your minutes of January 28, 2015. And also you do have an errata sheet in  
500 the package provided to you this morning.  
501  
502 APPROVAL OF MINUTES: January 28, 2015  
503  
504 Mr. Witte - Do we have a motion?  
505  
506 Mrs. Jones - I move approval of the minutes as corrected.  
507  
508 Mr. Archer - Second.  
509

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

512  
513 The Planning Commission approved the January 28, 2015 minutes as corrected.  
514

515 Mr. Emerson - Mr. Chairman, before you adjourn the meeting, I would like to  
516 note to the Commission that we're again expecting some impending inclement weather.  
517 So therefore your package that normally would be delivered to you tomorrow morning, I  
518 wouldn't anticipate that this snow will cause a building closure, but it might keep our  
519 inspectors from getting your packages to you. So it's entirely possible that your packages  
520 may run a day late because of the weather. And we will put them out on your portal so you  
521 can access them electronically. So you shouldn't be too disappointed.

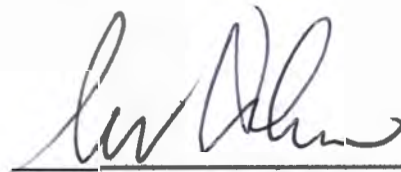
522  
523 Mr. Leabough - I'm disappointed. When I got off work tomorrow, I was planning  
524 to read that package. Just the very minute I walked through the door.

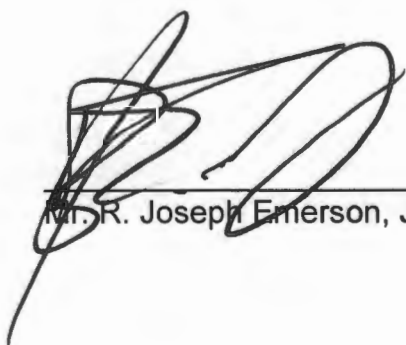
525  
526 Mr. Witte - Do we have a motion to adjourn?

527  
528 Mr. Archer - Mr. Chairman, in view of the impending snow, I move we  
529 adjourn immediately.

530  
531 Mr. Witte - Second. Meeting adjourned.

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

  
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Mr. R. Joseph Emerson, Jr., Secretary