

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, May 27, 2015.  
4

Members Present: Mr. Robert H. Witte, Jr., Chairman (Brookland)  
Mr. C. W. Archer, C.P.C., Vice-Chairman (Fairfield)  
Mr. Tommy Branin, (Three Chopt)  
Ms. 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. Logan Hamilton, Office Assistant/Recording Secretary

5  
6 **Mrs. Patricia S. O'Bannon, the Board of Supervisors' representative, abstains on**  
7 **all cases unless otherwise noted.**  
8

9 Mr. Witte - Welcome to the Planning Commission for May 2015. This is  
10 our Subdivisions and Plans of Development meeting. I ask that everyone please silence  
11 or turn off your cell phones for the meeting. While doing that, please stand with us for the  
12 Pledge of Allegiance.  
13

14 Thank you. We have all Commission members present. Mrs. O'Bannon is not here at the  
15 present time, but we do have our quorum of personnel. With that I'll turn it over to Mr.  
16 Emerson.  
17

18 Mr. Emerson - Thank you, Mr. Chairman. First on your agenda this morning  
19 are the requests for deferrals and withdrawals. Those will be presented by Ms. Leslie  
20 News.  
21

22 Ms. News - Thank you, Mr. Secretary. Good morning members of the  
23 Commission.  
24

25 We have four items that have been requested for deferral on your agenda this morning.  
26 The first is found on page 14 of your agenda and located in the Brookland District. This is  
27 SUB2015-00062, Hunton Fields, May 2015 plan for thirteen lots. There is an addendum  
28 item on page 4 that corrects the case number for this case; sixty-two is correct. It's  
29 recommended for a deferral. The applicant has requested a deferral to July 22, 2015.

30

### 31 **SUBDIVISION**

32

~~SUB2015-00050~~

**SUB2015-00062**

Hunton Fields (May 2015  
Plan) – 11581 Mill Road

**Jordan Consulting Engineers for Dana W. Harding and  
Mill Road, LLC:** The 7.53-acre site proposed for a  
subdivision of 13 single family dwellings is located on the  
south line of Mill Road, approximately 250 feet east of  
Swanson Mill Way, on parcel 769-774-0539. The zoning is  
R-2 One-Family Residence District. County water and  
sewer. **(Brookland) 13 Lots**

33

34 Mr. Witte - Is there anyone in opposition to the deferral of SUB2015-  
35 00062, Hunton Fields (May 2015 Plan)? I see none. With that I'll move deferral of  
36 SUB2015-00062, Hunton Fields (May 2015 Plan), at the request of the applicant to the  
37 July 22nd meeting.

38

39 Mr. Branin - Second.

40

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

43

44 At the request of the applicant, the Planning Commission deferred SUB2015-00062,  
45 Hunton Fields (May 2015 Plan), to its July 22, 2015 meeting.

46

47 Ms. News - The next item is on page 18 of your agenda and located in the  
48 Three Chopt District. This is PCD2015-00094, Innsbrook Commercial at 4101 Dominion  
49 Boulevard. The applicant has requested a deferral to June 24, 2015.

50

51  
52  
53

*(Deferred from the April 22, 2015 Meeting)*

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00094  
Innsbrook Commercial at  
4101 Dominion Blvd –  
4101 Dominion Blvd

**Timmons Group for Doswell Properties, Inc. and Dominion GA, LLC:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing one-story retail building, and construct a one-story 14,610 square foot building containing 4,200 square feet of medical office, 3,400 square feet of retail, and 7,010 square feet of restaurant with one drive-through facility. The 2.37-acre site is located at the northeast corner of the intersection of W. Broad Street and Dominion Blvd., on parcel 747-760-6472. The zoning is B-2C, Business District. County water and sewer. **(Three Chopt)**

54

55 Mr. Witte -

Is there anyone in the audience opposed to the deferral of

56 POD2015-00094, Innsbrook Commercial at 4101 Dominion Boulevard? I see none.

57

58 Mr. Branin -

Mr. Chairman, I'd like to move that POD2015-00094,

59 Innsbrook Commercial at 4101 Dominion Boulevard, be deferred to the June 24th meeting

60 per the applicant's request.

61

62 Mrs. Jones -

Second.

63

64 Mr. Witte -

We have a motion by Mr. Branin, a second by Mrs. Jones. All

65 in favor say aye. All opposed say no. The ayes have it; the motion passes.

66

67 At the request of the applicant, the Planning Commission deferred POD2015-00094,  
68 Innsbrook Commercial at 4101 Dominion Boulevard, to its June 24, 2015 meeting.

69

70 Ms. News -

Next on page 20 of your agenda and located in the Varina

71 District is POD2015-00133, MGP Retail Grocery Store. The applicant has requested a  
72 deferral to June 24, 2015.

73

74 **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

75

POD2015-00133  
MGP Retail Grocery Store  
– 5110 S. Laburnum  
Avenue

**Timmons Group for Talley Family LTD Partnership and MGP Retail Consulting, LLC:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing car dealership building and construct a one-story, 36,170 square foot retail grocery store. The 4.63-acre site is located on the west line of S. Laburnum Avenue, approximately 250 feet south of Williamsburg Road (U.S. Route 60), on part of parcel 816-713-3624. The zoning is M-1 Light Industrial District, and ASO Airport Safety Overlay District. County water and sewer. **(Varina)**

76

77 Mr. Witte - Is there anyone in the audience in opposition to POD2015-  
78 00133, MGP Retail Grocery Store? I see none.

79

80 Mr. Leabough - I move that POD2015-00133, MGP Retail Grocery Store, be  
81 deferred at the applicant's request to the June 24th meeting.

82

83 Mr. Branin - Second.

84

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

87

88 At the request of the applicant, the Planning Commission deferred POD2015-00133, MGP  
89 Retail Grocery Store, to its June 24, 2015 meeting.

90

91 Ms. News - Next on page 22 of your agenda and located in the Fairfield  
92 District is POD2015-00111, Our Store Furniture Store. The applicant has requested a  
93 deferral to June 24, 2015.

94

95 **PLAN OF DEVELOPMENT**

96

POD2015-00111  
Our Store Furniture Store  
– 837 Azalea Avenue

**Advanced Engineering, LLC for S & L Creative Visions, 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 1,238 square foot furniture showroom building. The 0.303 acre site is located along the southern line of Azalea Avenue at its intersection with Crenshaw Avenue, at the City-County Boundary line on parcels 788-744-0451 and 788-744-1549. The zoning is B-2 Business District. County water and sewer. **(Fairfield)**

97

98 Mr. Witte - Is there anyone in opposition to the deferral of POD2015-  
99 00111, Our Store Furniture Store? I see none.

100  
101 Mr. Archer - Mr. Chairman, I move for the deferral of POD2015-00111, Our  
102 Store Furniture Store to the—what was it, June 24th?

103  
104 Ms. News - June 24th.

105  
106 Mr. Archer - June 24th meeting at the applicant's request.

107  
108 Mrs. Jones - Second.

109  
110 Mr. Witte - We have a motion by Mr. Archer, a second by Mrs. Jones. All  
111 in favor say aye. All opposed say no. The ayes have it; the motion passes.

112  
113 At the request of the applicant, the Planning Commission deferred POD2015-00111, Our  
114 Furniture Store, to its June 24, 2015 meeting.

115  
116 Ms. News - Staff is unaware of any further requests.

117  
118 Mr. Emerson - Mr. Chairman, if the Commission has no further deferrals to  
119 enter at this time, we'll move on to the expedited items. Those will also be presented by  
120 Ms. Leslie News.

121  
122 Ms. News - There are two items on our expedited agenda this morning.  
123 The first item is found on page 3 of your agenda and is located in the Tuckahoe District.  
124 This is a transfer of approval for POD-07-82, T.G.I. Friday's Restaurant. Staff recommends  
125 approval.

126  
127 **TRANSFER OF APPROVAL**

128  
POD-07-82  
POD2014-00018  
T.G.I. Friday's Restaurant  
- 7023 W. Broad Street  
(U.S. Route 250)

**Majestic Property Management for OLP Richmond  
Broad, LLC:** Request for transfer of approval as required  
by Chapter 24, Section 24-106 of the Henrico County Code  
from United Restaurant Group, LP to OLP Richmond Broad,  
LLC. The 2.03-acre site is located along the west line of W.  
Broad Street (U.S. Route 250), approximately 400 feet north  
of Glenside Drive, on parcel 766-746-8090. The zoning is  
M-1, Light Industrial District. County water and sewer.  
**(Tuckahoe)**

129  
130 Mr. Witte - Is there anyone in opposition to POD-07-82 (POD2014-  
131 00018), T.G.I. Friday's Restaurant? I see none.

132  
133 Mrs. Jones - I move the approval of this transfer of approval for POD-07-82  
134 (POD2014-00018), T.G.I. Friday's Restaurant on the expedited agenda.

135  
136 Mr. Archer - Second.

137  
138 Mr. Witte - We have a motion by Mrs. Jones, second by Mr. Archer. All in  
139 favor say aye. All opposed say no. The ayes have it; the motion passes.

140  
141 The Planning Commission approved the transfer of approval request for POD-07-89  
142 (POD2014-00018), T.G.I. Friday's Restaurant, from United Restaurant Group, LP to OLP  
143 Richmond Broad, LLC, subject to the standard and added conditions previously approved.

144  
145 Ms. News - The final item is on page 4 of your agenda and located in the  
146 Tuckahoe District. This is a transfer of approval for POD-112-78, Commerce Center,  
147 formerly the Continental Building. Staff recommends approval.

148

149 **TRANSFER OF APPROVAL**

150

POD-112-78 POD2014-00134 Commerce Center (Formerly Continental Building) – 2812 Emerywood Parkway	<b>Tammy Bowles for Brandywine Realty Trust:</b> Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from F.G. Pruitt, O.J.J. Pruitt, and Continental Properties, Inc. to Brandywine Grande B, LP. The 4.16-acre site is located on the north line of Emerywood Parkway, approximately 550 feet east of Grenoble Road, on parcel 765-746-4985. The zoning is M- 1, Light Industrial District. County water and sewer. <b>(Tuckahoe)</b>
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151  
152 Mr. Witte - Is there anyone in opposition to transfer of approval POD-112-  
153 78 (POD2014-00134), Commerce Center (formerly Continental Building)? I see none.

154  
155 Mrs. Jones - I'll move again for approval of the transfer for POD-112-78  
156 (POD2014-00134), Commerce Center (formerly Continental Building), on the expedited  
157 agenda.

158

159 Mr. Leabough - Second.

160

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

163

164 The Planning Commission approved the transfer of approval request for POD-112-78  
165 (POD2014-00134), Commerce Center (formerly Continental Building), from F.G. Pruitt,  
166 O.J.J. Pruitt, and Continental Properties, Inc. to Brandywine Grande B, LP, subject to the  
167 standard and added conditions previously approved.

168

169 Ms. News - That completes our expedited agenda.

170

171 Mr. Witte - Thank you.

172

173 Mr. Emerson - Mr. Chairman, next on your agenda this morning are  
174 Subdivision Extensions of Conditional Approval, and there are none of those to be  
175 discussed. So that takes us to page 5 of your regular agenda for POD2015-00089. This  
176 item also appears on your amended agenda, page 1. The staff report will be presented by  
177 Ms. Christina Goggin.

178  
179 *(Deferred from the April 22, 2015 Meeting)*

180 **PLAN OF DEVELOPMENT**

181  
POD2015-00089 **Draper Aden Associates for Second Baptist Church**  
Second Baptist Church – **TRS:** Request for approval of a plan of development and  
Family Life Center master plan, as required by Chapter 24, Section 24-106 of  
Addition – 9614 River the Henrico County Code, to authorize construction of a  
Road 28,100 square foot, one and two-story, Family Life Center  
building addition, and demolition of two one-story classroom  
buildings, as well as revisions and additions to eastern,  
western and Spencer Hall parking areas. The proposed  
master plan for a future phase would permit the demolition  
of two additional one-story classroom buildings and the  
construction of additional parking spaces. The 10.56-acre  
site is located at the northeast corner of River Road and  
Gaskins Road, on parcels 743-737-0432 and 743-737-  
1972. The zoning is R-1, One-Family Residential District.  
County water and sewer. **(Tuckahoe)**

182  
183 Mr. Witte - Good morning, Ms. Goggin.

184  
185 Ms. Goggin - Good morning.

186  
187 Mr. Witte - Is there anyone in opposition to POD2015-00089, Second  
188 Baptist Church Family Life Center Addition?

189  
190 Mr. Coffman - [Off microphone.] I would like to speak to it.

191  
192 Mrs. Jones - Mr. Chairman, this may not be formal opposition, but there is  
193 someone who would like to make a statement.

194  
195 Mr. Witte - Fine, thank you. Ms. Goggin.

196  
197 Ms. Goggin - Good morning. This plan for a family life center building  
198 addition and parking lot, and future phase parking addition, was deferred by the church at  
199 the April 22, 2015, Planning Commission hearing to allow more time to address some of  
200 the adjacent property owner concerns that had been brought to our attention.

201  
202 The church held their first neighborhood meeting on December 10, 2014, to seek input  
203 concerning the project. That gives you an idea of the neighborhood layout. In late March

204 2015, staff received a call from the adjacent George's Bluff Homeowners Association with  
205 some questions concerning the proposed traffic flow associated with this addition and  
206 increase in enrollment, potential noise concerns from HVAC units, light trespass from the  
207 church property, and adequate buffering between the neighborhood and church parking  
208 lot. This is the George's Bluff neighborhood.

209  
210 Church representatives met with the HOA representatives on March 30th and provided a  
211 written reply to the neighborhood representatives indicating to honor the neighborhood's  
212 operational requests as much as possible. The church hired a traffic engineer to perform  
213 a study to determine if there is and would be traffic congestion with the addition and  
214 increased enrollment. The County traffic engineer has read the report and is comfortable  
215 with the assessment that stacking will not back out on to the public road and that the roads  
216 can handle the additional vehicle trips generated by the proposed addition.

217  
218 Approximately half of the proposed addition is to be constructed of brick to match the  
219 existing buildings with an A-frame-style roof as used on the other existing buildings  
220 throughout the campus. That's this part right here. The other part of the addition is  
221 cementitious siding. The church held a second neighborhood meeting on May 19, 2015,  
222 to discuss the traffic study, present the revised architectural plans to the neighborhood,  
223 and reiterate their commitment to the neighborhood concerning the quality-of-life issues  
224 during and after construction.

225  
226 Part of the commitment is bringing the lighting and landscaping back to the Planning  
227 Commission for review and approval, which is reflected in conditions 9 and 11 amended  
228 in your agenda. The church also agreed to limit hours of outside construction from 7 a.m.  
229 to 7 p.m. Monday through Saturday except in cases of unusual circumstances requiring  
230 extending the hours in order to complete work such as concrete pours or utility  
231 connections. This is condition 33 in your handout addendum.

232  
233 The staff recommends approval subject to the annotations on the plans, the standard  
234 conditions for developments of this type, and the following additions 9 and 11 amended,  
235 29 through 32 on the agenda, and condition 33 in the handout addendum.

236  
237 Staff would be happy to answer any questions the Commission may have. Bill Axelle is  
238 here to represent Second Baptist Church. Glen Custis is here to answer any engineering  
239 questions. And as you saw, we have an adjacent property owner who is here that would  
240 like to speak to the Planning Commission.

241  
242 Mr. Witte - Thank you.

243  
244 Ms. Goggin - You're welcome.

245  
246 Mr. Witte - How would you like to proceed?

247  
248 Mrs. Jones - I have no questions for Ms. Goggin unless someone else does.  
249 We have spent a lot of time together recently, haven't we?



251 Ms. Goggin - Yes ma'am.

252  
253 Mrs. Jones - Okay. I would like to ask the neighbor to come on down, state  
254 his name and address, and make the statement he'd like to now because the applicant  
255 can respond to his concerns.

256  
257 Mr. Coffman - Thank you, Mrs. Jones. Good morning. Mrs. Jones said this  
258 was a friendly group. I hope I'll find it as such. Anyway, my name is Jay Coffman. I reside  
259 at 9605 Carterwood Road. I represent the forty homeowners of George's Bluff, a  
260 residential community.

261  
262 First of all, thank you for your time, and Mrs. Jones, and the staff, Ms. Goggin, Mr.  
263 Kennedy. We've been in a lot of dialogue. Seeing that the POD seems to meet the zoning  
264 requirements and all the codes specified for building of this facility, I'd like to just cover  
265 three points with the Commission regarding the quality of life.

266  
267 Don't misunderstand. We support the mission of Second Baptist. I've been neighbors of  
268 Second Baptist for twenty-one years. They have worked with us in many, many ways. So  
269 who can be against the mission of a church? I was saying to Bill Axselle I think as a  
270 Christian I believe we should love one another. I think there was some commandment  
271 about loving our neighbors. And I think there's something about loving children. So I think  
272 all three of those pretty much align with this application here today.

273  
274 But the "how" is what we're concerned—not concerned about. The "how" is what we want  
275 to be sure is done well. That is lighting and the results of lighting, exterior as well as interior.  
276 One request that we would make is that there are a lot of—it's not up now. There are a lot  
277 of windows on these classrooms. The majority of light pollution to our neighborhood comes  
278 from lights being left on at night. I live directly behind the Family Life Center, which is to  
279 the left. Those upper level lights are left on many nights. So I think it would be good for the  
280 church, good for the environment, good for our neighborhood if we have the motion  
281 sensors put on those lights so if there's no one in the facility, the lights go off. Exterior  
282 lights, I'm sure the plan of development will address as well. Auto off after hours. After  
283 security, of course, and safety of the facility.

284  
285 Property line screening I've had an opportunity to address a couple of times with the  
286 church. We feel it's inadequate. The screening that's there has been there for fifteen years.  
287 Partial area is dead. It's grown to the height of the fence so it provides no screening from  
288 our neighborhood to the church. The only thing it screens is our personal fences from the  
289 church. We would ask that consideration be given to adequate screening, something that  
290 grows above six feet (our fence height), and is attractive for the church and the  
291 neighborhood.

292  
293 Last point, construction. Thirteen, I believe eighteen months, Bill, is the proposed  
294 schedule? That's a long period. We understand that. I've been in the construction business  
295 for thirty-eight years. I know what that constitutes. But we would ask, again, for how hours

296 are being addressed, dust control, the location of trailers and equipment that will be  
297 starting up at seven in the morning with backup alarms. Again, asking the church around  
298 how they do that will make a big difference in our relationship with Second Baptist going  
299 forward. I would ask that the church attempt to out-perform minimum standards and to  
300 exceed our expectations where possible.

301  
302 Any questions about what I said? Lack of clarity on anything? Thank you for the time.

303  
304 Mrs. Jones - Thank you, Mr. Coffman. Mr. Coffman has been very involved  
305 in the discussions about this project. And it's been very helpful, because as the contact  
306 person for the neighborhood, it has been nice to work with one person speaking for all. It  
307 really has helped to shape the project.

308  
309 I would like to ask the applicant to come down, whoever wants to be the one, just to touch  
310 on the three items that Mr. Coffman has raised as the remaining concerns. We've worked  
311 through quite a few of them, but there are a few remaining concerns. And while we've  
312 discussed these, maybe you could touch on how the church has considered their requests.

313  
314 Mr. Axelle - Mr. Chairman, Bill Axelle on behalf of Second Baptist Church.  
315 We've had a number of discussions with the folks from George's Bluff, particularly Mr.  
316 Coffman. It's been a good and open exchange. We've had a couple of community  
317 meetings. We committed at our last community meeting to have another community  
318 meeting after this POD is approved that will deal with lighting and landscaping, the very  
319 issues that he has highlighted. As we have in the past, we have tried to accommodate, the  
320 greatest possible, their concerns, and we will hopefully do that again.

321  
322 One thing about the communications is they have been open and reasonable. And so we  
323 now will focus on those two, the lighting and the landscaping in the next segment. We  
324 volunteered to have a community meeting, and those last items will come back to you for  
325 your review.

326  
327 Mrs. Jones - Have any decisions been made on where equipment will be  
328 stored on the site or staging of the job?

329  
330 Mr. Axelle - No. Now we've started working on that. We needed to get the  
331 POD approval in place. But those items we will definitely address.

332  
333 Mrs. Jones - Okay.

334  
335 Mr. Axelle - Thank you very much.

336  
337 Mr. Branin - Mr. Axelle, what about construction hours?

338  
339 Mr. Axelle - The construction hours that are in there are reasonable. It is  
340 what I understand is usually done from the standpoint of—

341

342 Mrs. Jones - They're on the addendum.

343  
344 Mr. Axselle - It's normally what is done, I believe, in this district for  
345 construction hours. So we have concurred with that. I think Mr. Coffman makes a point  
346 that we should try to consolidate the length of the construction as best we can. So we've  
347 given sort of a broad estimate. A lot will depend on weather, as you know. But his point  
348 was try to start and get through it as soon as you can, which is understandable. And from  
349 inconvenience and cost, we want to do the same thing. We'll have more details on that for  
350 the next meeting.

351  
352 Mrs. Jones - Okay.

353  
354 Mr. Witte - Any other questions? Thank you, sir.

355  
356 Mrs. Jones - Thank you. This has been under discussion for a long time, a  
357 lot of folks. The church has been very open to getting community input. The neighbors,  
358 especially Mr. Coffman, I commend you for your involvement. There's a lot of time and  
359 effort that's been expended here. But the project is big, and it has a wide scope, and I think  
360 it's important to talk about the details involved with that. Construction is what it is. It's not  
361 going to be pretty, and it's not going to be clean, and it's not going to be quiet. But I think  
362 there are things that can be done to minimize those things. And the church is well aware  
363 of how the neighbors feel about some of this, and as I have been able to tell at this point,  
364 willing to make the effort to keep those disruptions to a minimum and to end up with a  
365 project that suits their mission, suits their church family, and also is a great complement to  
366 the site.

367  
368 With that I actually am very happy to be at this point. A POD doesn't necessarily always  
369 go into all the community meetings and conditions in detail like this one does. But in this  
370 case I think it was well necessary, and I appreciate the church's time and effort to work  
371 with Planning, work with the neighbors, as well as reach an agreement that I think we can  
372 live with here.

373  
374 So with that, let me go ahead and make a motion, unless there's anything else anyone  
375 would like to offer. Okay. I will move for approval of the plan of development POD2015-  
376 00089, Second Baptist Church Family Life Center Addition, subject to the annotations on  
377 the plans, standard conditions for developments of this type, the following additional  
378 conditions 9 amended, 11 amended, 29 through 32 on the agenda, and an added condition  
379 33 on the addendum.

380  
381 Mr. Branin - Second.

382  
383 Mr. Witte - We have a motion by Mrs. Jones, second by Mr. Branin. All in  
384 favor say aye. All opposed say no. The ayes have it; the motion passes.

385

386 The Planning Commission approved POD2015-00089, Second Baptist Church Family Life  
387 Center Addition, subject to the annotations on the plans, the standard conditions attached  
388 to these minutes for developments of this type, and the following additional conditions:  
389

- 390 9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of  
391 Planning for review and Planning Commission approval prior to the issuance of any  
392 occupancy permits.
- 393 11. **AMENDED** - Prior to the approval of an electrical permit application and installation  
394 of the site lighting equipment, a plan including depictions of light spread and intensity  
395 diagrams, and fixture specifications and mounting height details shall be submitted  
396 for Department of Planning review and Planning Commission approval.
- 397 29. A construction staging plan which includes details for traffic control, fire protection,  
398 stockpile locations, construction fencing and hours of construction shall be  
399 submitted for County review and prior to the approval of any final construction plans.
- 400 30. Approval of the construction plans by the Department of Public Works does not  
401 establish the curb and gutter elevations along the Henrico County maintained right-  
402 of-way. The elevations will be set by Henrico County.
- 403 31. The conceptual master plan, as submitted with this application, is for planning and  
404 information purposes only. All subsequent detailed plans of development and  
405 construction needed to implement this conceptual plan may be administratively  
406 reviewed and approved and shall be subject to all regulations in effect at the time  
407 such subsequent plans are submitted for review/ approval.
- 408 32. The location of all existing and proposed utility and mechanical equipment  
409 (including HVAC units, electric meters, junction and accessory boxes, transformers,  
410 and generators) shall be identified on the landscape plans. All equipment shall be  
411 screened by such measures as determined appropriate by the Director of Planning  
412 or the Planning Commission at the time of plan approval.
- 413 33. **ADDED** – The hours of outside construction, including operation of bulldozers and  
414 other earthmoving equipment, shall be between 7:00 am and 7:00 pm, Monday  
415 through Saturday, except in emergencies or where unusual circumstances require  
416 extending the specific hours in order to complete work such as concrete pours or  
417 utility connections.

418  
419 Mr. Emerson - Mr. Chairman, we now move to page 7 of your regular agenda  
420 and page 2 of your amended agenda for POD2015-00132. The staff report will be  
421 presented by Mr. Matt Ward.  
422

33  
24  
**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00132  
NOVA Aquatics Building  
Addition - Phase IV, and  
Crofton Green Shopping  
Center **Building and**  
Parking Addition – 12207-  
12395 Gayton Road

**Willmark Engineering, PLC for Wilton Commercial I, LLC:** Request for approval of a plan of development and ~~lighting plan~~, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 2-story, ~~29,400~~ **32,242** square foot aquatics facility addition **with mezzanine** to the existing NOVA Aquatics Building, associated parking, **and 2 one-story building additions totaling 1,480 square feet**, and a parking lot addition in the existing adjacent shopping center (Crofton Green Shopping Center). The 11.187 – acre site is located along the east side of Gayton Road, approximately 925 feet north of Cambridge Drive on parcels 732-749-5405, 732-749-6497, 732-749-5494. The zoning is B-1 Business District, B-1C Business District (Conditional), and B-2C Business District (Conditional). County water and sewer. **(Tuckahoe)**

425  
426 Mr. Witte - Is there anyone in opposition to POD2015-00132, NOVA  
427 Aquatics Building Addition (Phase IV) and Crofton Green Shopping Center Building and  
428 Parking Addition? I see none.

429  
430 Mr. Ward - Good morning Planning Commission members, Mr. Secretary.  
431 Before you is the revised plan that's attached to page 2 of your addendum. This shows  
432 the right-of-way dedication along Gayton Road, as well as the road improvements and the  
433 sidewalk to be established along the east side of Gayton Road. This plan was received  
434 Tuesday; therefore, it will require a waiver of time limits.

435  
436 Based on the comments received on May 21st at NOVA's open house meeting, the  
437 applicant has already agreed to remove lighting from this approval. Both the landscape  
438 and the lighting review will come back at later Planning Commission hearing.

439  
440 As proposed, the NOVA facility will be a two-story, 32,242-square-foot building addition to  
441 include an indoor pool, showers, and locker rooms on the first floor. And on the second  
442 floor will be the mezzanine for seating. The building facade includes vertical metal siding,  
443 light gray split faced CMU walls, brick header courses, and a dark gray split faced CMU  
444 wall base to match the existing building.

445  
446 The proposal also includes additions totaling 1,480 square feet in the existing Crofton  
447 Green shopping center. This will be for the expansion of the Academy of Academic  
448 Excellence. Building Additions here will include hardi siding to match the existing building.  
449 Furthermore, additional parking will be established behind the shopping center and in front  
450 of the shopping center to satisfy parking requirements.

451  
452 Based on all the revised plans and the annotations, the plans do meet County  
453 requirements and all have been addressed. Staff recommends approval subject to the

454 annotations on the plan, standard conditions for developments of this type, and the  
455 following additional conditions 9 amended, 11 amended, and 29 through 39 in your  
456 agenda.

457

458 This concludes my presentation. I'm happy to answer any questions you may of me. We  
459 have the engineer Mark Williams and the architect Billy Riggs, as well as Todd Callis with  
460 NOVA here if you have any questions of them.

461

462 Mrs. Jones - I would like to ask one question because you say that it does  
463 meet all County standards. Well it is our great hope that the projects in Tuckahoe not just  
464 meet but exceed. And I did want to just go over the parking because this is a big part of  
465 this particular development considering that now the shopping center and NOVA are going  
466 to be in essence one. I would like you to review the parking that's required versus what's  
467 going to be provided just so we have a handle on that.

468

469 Mr. Ward - Sure. For the existing shopping center with the additions, the  
470 parking required there is going to be 81 spaces. Right now you have 94 that exist. They  
471 will be expanding, like I said, to 161 total—some in the back and some in the front. For the  
472 NOVA aquatics facility, you have 371 that are required for a total overall project that's 452  
473 required for both the shopping center and the aquatic center. And then they're going to be  
474 providing 618. They're going to have an additional 164 spaces.

475

476 Mrs. Jones - I think even though that wasn't the whole motive of this POD,  
477 what it is doing is solving a huge problem out there. NOVA is a faciility that is in some ways  
478 a bit of a victim of its own success because that brings a lot of folks from a lot of places at  
479 a lot of different times. And I think this parking situation will be much improved for  
480 everybody concerned. That was what I wanted to just double check with these revised  
481 plans.

482

483 Are all of staff's concerns met?

484

485 Mr. Ward - Yes.

486

487 Mrs. Jones - All right. We did have a community meeting last week, and the  
488 community meeting was well attended by the folks from the community across the street.  
489 I do want to talk to the applicant about how they'll meet some of those concerns. I have  
490 no questions for Mr. Ward at the moment.

491

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

493

494 Mrs. Jones - Okay. Somebody for the applicant who'd like to come down  
495 and talk about some of the neighbor's concerns from the meeting. You can come down as  
496 a group, if you'd like. Would you mind stating your name?

497

498 Mr. Callis - Sure. My name is Todd Callis. I'm a NOVA parent and on the  
499 Board of Directors of NOVA as well, and chairman of the expansion committee.

500  
501 Mrs. Jones - Okay, all right.  
502  
503 Mr. Williams - Mark Williams with Willmark Engineering.  
504  
505 Mr. Riggs - And I'm Billy Riggs with Moseley Architects. And I'm also a  
506 NOVA parent as well.  
507  
508 Mrs. Jones - What I found with this project is that the folks who are involved  
509 are involved on many levels. This is something that they participate with with their family  
510 as well as lend their professional expertise. So it's really a labor of love in a lot of ways, I  
511 know.  
512  
513 I did want to go over some of the things that the neighbors were discussing last time  
514 because I felt that they came in with some issues that really had less to do with the  
515 expansion and the new building and more to do with current conditions. So there was  
516 some discussion about how you would address the things that they brought up. Could you  
517 review for the record how you are going to address the problems that they were having  
518 with the cut-through issue and over-parking and noise and those kinds of things, please?  
519  
520 Mr. Callis - Sure. I think the main concern was the cut-through issue from  
521 Lauderdale through their establishment, through their residence, into the NOVA parking  
522 lot. We don't think there's a large amount of that, but even one, I guess, is too many. So  
523 as we explained to the residents, we're going to address it with our parents as they are  
524 coming through there that that's not acceptable. That will go out in the next newsletter. We  
525 do a weekly newsletter to our parents. So Jeff Brown, who's our head coach, is going to  
526 address that. Jeff has a way of getting the attention of parents and swimmers, so we feel  
527 that will be successful. We'll be happy to forward those newsletters. They'll be in several  
528 consistently. We can forward those to you to put into your record.  
529  
530 Mrs. Jones - Okay.  
531  
532 Mr. Callis - So we'll be happy to do that. I think another concern was that  
533 there was some parking going on during our swim meets. We need to remember that our  
534 swim meets are about seven or eight times a year, so it's not every weekend or anything  
535 like that. We do put up signs that say no parking. As Mrs. Jones says, we have other folks  
536 coming to the facility that aren't NOVA parents, other swim teams that might not honor  
537 those "no parking" signs. But we certainly maintain attendance in the parking lot. What we  
538 are going to do is make sure is, one, just looking out for folks—you can tell if someone is  
539 coming to a swim meet—that have parked over in that neighborhood, to send them back—  
540 let the kids go in, but send the parents back, the guardian back to move that car  
541 somewhere else that is acceptable off the Windsor Park property.  
542  
543 Those seem to be the two resounding issues that we heard. And that's how we think we  
544 can successfully issue those as well. I think the other one was concern about getting onto  
545 Gayton out of their parking lot when there is some heavy traffic going on. Again, we're

546 going to an education effort to let the folks know that they are our neighbors. We want to  
547 be good neighbors. And if you happen to get to that intersection, if you want to call it that,  
548 and you have a Windsor Park resident trying to get out, let them go ahead and go.

549  
550 To tell you the truth, Mrs. Jones, this is the first we've heard about any of these problems  
551 as well. It was good that we were made aware of them so that now we can address them.  
552 We think these situations—what we're going to do, we'll eliminate those problems with the  
553 Windsor Park folks.

554  
555 Mrs. Jones - I think there is a commitment on your part. I just wanted to  
556 reiterate that I'm counting on you to do—if there are only six or seven times when this may  
557 get to overflow and spillover, that isn't too much to ask of NOVA to really do the policing,  
558 the self-policing. And it could be the folks coming, they have no clue. They don't know the  
559 facility. So you're going to have to probably do some education through the coaches of the  
560 teams that will be coming to you as well.

561  
562 Mr. Callis - We're not sure what we'll do, whether we'll take down the road  
563 sign or whether we'll move it to the new one further down Gayton toward Crofton Green.  
564 We feel the way that the plan has been set up by Mark and the way the signage will be,  
565 the new main entrance to the building will draw people into that entrance. So that will  
566 alleviate some of that concern for that cut-through traffic as well as stymieing them when  
567 they get to that stop sign as well. We're willing to do that as well.

568  
569 Mrs. Jones - The reason that I requested this 9 and 11 amended was  
570 because these are all the pieces of the puzzle that make a big difference. And there are  
571 so many trees coming down to create the fire lane, and there is so much reorientation on  
572 the site that I thought it was well worth the time to go back. So with your commitment to  
573 working with us for effective screening, effective circulation, and effective operation, I think  
574 this will work well. I just wanted your commitment for that.

575  
576 Mr. Branin - With this expansion that they're doing, actually probably  
577 bringing in more vehicles on swim meets?

578  
579 Mr. Callis - It's a good question. Actually, it will not. This is going to be a  
580 50-meter pool. It's the first 50-meter pool in Henrico County. So what it's actually going to  
581 do is replace one existing pool as our competition pool. We'll run short-course meets,  
582 which is a 25-yard meet. We'll run long-course meets, which is the whole length of the  
583 pool, 50 meters. So the folks coming to that, it won't make the meet any bigger. You'll have  
584 meets that are bigger than other meets, but we think it will make it go quicker because  
585 now we'll be able to run two pools at the same time. So we'll be able to have maybe  
586 females in one pool, males in the other going simultaneously. So instead of having a longer  
587 day, it'll be a shorter day. The amount of traffic should be about the same. If it grows a little  
588 bit, maybe a tad bit. But the size of the meet, we're not looking to do any state meets.  
589 Maybe an occasional district or a regional meet. There's a wonderful pool across the river  
590 that's set up to handle those big, big meets.

591



592 Mr. Branin - That's at the Y?  
593

594 Mr. Callis - That's at the SwimRVA. I think they were the Greater  
595 Richmond Aquatic Partnership and changed their name to SwimRVA. So we're looking to  
596 be what NOVA is, a training facility, kind of a blue-collar-type deal. If you notice the plans,  
597 there are not a lot of bells and whistles inside that you need to have those types of meets.  
598 So it's a good question, but we don't feel the amount of parking or traffic will go up any  
599 considerable amount for our meets that we'll have. And even if we do, we have much more  
600 parking to accommodate those meets where we expand.  
601

602 I think some of the residents' concerns were also with a meet that we volunteered to hold  
603 for James River Aquatic League, which is a summer league. And they do have a lot of  
604 outside tents and what have you. That's one time a year. It's not a NOVA meet. But with  
605 the larger parking and what have you, that will hopefully eliminate some of the concerns  
606 that they had with that function.  
607

608 Mr. Branin - With there only being six or seven events a year, a lot of the  
609 large churches that are having traffic issues hire off-duty police to set up and help direct,  
610 which will help flow people out of your lot safer and easier and also stop and allow the  
611 neighborhood people to come out as well. So I strongly recommend you guys look into  
612 that.  
613

614 Mr. Callis - Yes sir. That was raised in the meeting as well. With the swim  
615 meets, the times are a little bit more hectic as far as you have parents arriving at different  
616 times, so it's not like church starts and church ends at a certain time. But we're willing to  
617 look at—  
618

619 Mr. Branin - They're willing to sit there all day. They'll sit there all day and  
620 make sure all of your attendees are safe.  
621

622 Mrs. Jones - One other thing I wanted to mention. There is a condition—it's  
623 #39—that no more merchandise shall be displayed or stored outside of the buildings or on  
624 the sidewalks. Yesterday there were racks of clothes and things displayed right outside  
625 the swim shop. So you do understand that that condition means that you won't have things  
626 set up like a sidewalk sale.  
627

628 Mr. Callis - No sidewalk sale. Okay.  
629

630 Mrs. Jones - Okay.  
631

632 Mr. Callis - We know that there was some concern with storage in the  
633 back. I sent Matt those pictures yesterday, and I have them here as well if you want me to  
634 pass them up to you. We heard you loud and clear; we're cleaned up back there and we'll  
635 stay cleaned up as well.  
636

637 Mrs. Jones - No, I don't need pictures. I trust you, I do. Okay. I appreciate  
638 your willingness to work with some of the concerns that have come to mind. I do think that  
639 this will be a very welcomed addition to your program, and I certainly wish you well. We  
640 will be talking a lot more as lighting and landscaping come through.

641

642 Mr. Callis - Understood.

643

644 Mrs. Jones - All right? Anything else, folks? Thank you. Then I would like to  
645 move for the approval of the plan of—

646

647 Mr. Branin - Waiver of time limits.

648

649 Mrs. Jones - Excuse me; you're exactly right. I do need to waive time limits,  
650 so that is my first job here. I would like to waive the time limits for the revised plans and  
651 architectural and caption, added conditions for POD2015-00132, NOVA Aquatics  
652 Building Addition (Phase IV) and Crofton Green Shopping Center Building and Parking  
653 Addition.

654

655 Mr. Archer - Second.

656

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

659

660 Mrs. Jones - Now I would like to move approval of the POD2015-00132,  
661 NOVA Aquatics Building Addition (Phase IV) and Crofton Green Shopping Center Building  
662 and Parking Addition. This is with the standard conditions for developments of this type,  
663 the annotations on the plan, the following additional conditions that are in the agenda,  
664 which would be 29 through 39, and the added and modified conditions found in the  
665 addendum, 9 amended, 11 amended, and 11B deleted.

666

667 Mr. Archer - Second.

668

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

671

672 The Planning Commission approved POD2015-00132, NOVA Aquatics Building Addition  
673 (Phase IV) and Crofton Green Shopping Center Building and Parking Addition, subject to  
674 the annotations on the plans, the standard conditions attached to these minutes for  
675 developments of this type, and the following additional conditions:

676

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

680 11. **AMENDED** - Prior to the approval of an electrical permit application and installation  
681 of the site lighting equipment, a plan including depictions of light spread and intensity

682 diagrams, and fixture specifications and mounting height details shall be submitted  
683 for Department of Planning review and Planning Commission approval.

- 684 11B. ~~DELETED - Prior to the approval of an electrical permit application and installation of~~  
685 ~~the site lighting equipment, a plan including light spread and intensity diagrams, and~~  
686 ~~fixture specifications and mounting heights details shall be revised as annotated on~~  
687 ~~the staff plan and included with the construction plans for final signature.~~
- 688 29. The right-of-way for widening of N. Gayton Road as shown on approved plans shall  
689 be dedicated to the County prior to any occupancy permits being issued. The right-  
690 of-way dedication plat and any other required information shall be submitted to the  
691 County Real Property Agent at least sixty (60) days prior to requesting occupancy  
692 permits.
- 693 30. A concrete sidewalk meeting County standards shall be provided along the east  
694 side of Gayton Rd.
- 695 31. Outside storage shall not be permitted.
- 696 32. The proffers approved as a part of zoning case REZ2014-00025 and C-64C-83  
697 shall be incorporated in this approval.
- 698 33. A construction staging plan which includes details for traffic control, fire protection,  
699 stockpile locations, construction fencing and hours of construction shall be  
700 submitted for County review and prior to the approval of any final construction plans.
- 701 34. Before the final plan is approved, the developer shall submit to the Department of  
702 Public Works and the Department of Planning a report prepared by a qualified  
703 professional engineer specifying the proposed treatment of mine shafts and scars.
- 704 35. Approval of the construction plans by the Department of Public Works does not  
705 establish the curb and gutter elevations along the Henrico County maintained right-  
706 of-way. The elevations will be set by Henrico County.
- 707 36. The location of all existing and proposed utility and mechanical equipment  
708 (including HVAC units, electric meters, junction and accessory boxes, transformers,  
709 and generators) shall be identified on the landscape plans. All equipment shall be  
710 screened by such measures as determined appropriate by the Director of Planning  
711 or the Planning Commission at the time of plan approval.
- 712 37. Only retail business establishments permitted in B-1 and B-2 zones may be located  
713 in the shopping center.
- 714 38. The ground area covered by all the buildings shall not exceed in the aggregate 25  
715 percent of the total site area within the shopping center.
- 716 39. No merchandise shall be displayed or stored outside of the building(s) or on  
717 sidewalk(s).

718  
719 Mr. Emerson - Mr. Chairman, we now move to page 10 of your regular agenda  
720 and page 3 of your amended agenda for POD2015-00134. The staff report will be  
721 presented by Mr. Lee Pambid.  
722

723 **PLAN OF DEVELOPMENT**

724  
POD2015-00134  
Manorhouse Assisted  
Living – 13500 N. Gayton  
Road

**Silvercore for Gayton Properties, 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 two-story, 98 unit assisted living facility and two one-story buildings containing eight independent living units. The 10.05-acre site is located on the west line of North Gayton Road, approximately 350 feet north of Favero Road, on parcels 732-760-0494 and 731-760-7868. The zoning is R-6C General Residence (Conditional). County water and sewer. **(Three Chopt)**

725  
726 Mr. Witte - Is there anyone in opposition to POD2015-00134, Manorhouse  
727 Assisted Living?

728  
729 Mr. Ziegler - [Off microphone.] I would like to make a comment at the  
730 appropriate time.

731  
732 Mr. Witte - Thank you. Mr. Pambid.

733  
734 Mr. Pambid - Good morning. The plan proposes construction of a two-story,  
735 98-unit assisted living facility and two single-story buildings containing four independent  
736 living units for a total of eight units. Nine future detached condominiums are not part of this  
737 review and approval and will be brought before the Planning Commission at a future time.

738  
739 In your addendum, a revised plan has been included that shows one, the dimensions of  
740 the required and proffered tree-save and buffered areas, and two, the correct center line  
741 of North Gayton Road and the location of the ultimate right of way.

742  
743 The plan is in substantial compliance with the proffers of zoning case REZ2014-00051. All  
744 proffered tree-save and buffer areas are in place, and the elevations are in compliance  
745 with the proffered exhibits. Lighting and landscaping are not part of this approval.  
746 Conditions 9 amended and 11 amended have been included.

747  
748 The developer has requested a change in the serpentine wall. A brick entrance feature  
749 that splits the overall length of the serpentine wall and places equally sized elements on  
750 either side of the boulevard entrance is desired. This feature may be reviewed and  
751 approved with the landscape plan.

752  
753 Staff recommends approval subject to the annotations on the plan, standard conditions for  
754 developments of this type, and the additional conditions 9 amended, 11 amended, and 29  
755 through 36.

756

757 This concludes my presentation. Staff can now field any questions you have regarding  
758 this. Andrew Bowman, project engineer with SilverCore, and the applicant, Ken Newell,  
759 are also here.

760  
761 Mr. Witte - Any questions for Mr. Pambid?

762  
763 Mrs. O'Bannon - I have one. What is the speed limit on the main road there? It  
764 seems like everybody is speeding as they go down the road. I worry about people getting  
765 in and out.

766  
767 Mr. Emerson - I believe it's forty-five, Mrs. O'Bannon.

768  
769 Mrs. O'Bannon - In pulling in and out of there—which I tried it—it's hard to see  
770 left and right. So when you say "boulevard entrance," does that mean an extra turn lane  
771 or anything like that? That's my only concern at this point, traffic safety. There is a curve  
772 in the road too. People aren't slowing down. I'm just concerned about traffic safety.

773  
774 Mr. Branin - Mrs. O'Bannon, when we went through the zoning process, we  
775 had put in the turn lane and repositioned the entrance to compensate. Originally, it was in  
776 the middle into the curve. We backed it off as far as we could to get it more out of the  
777 curve. Does that make sense?

778  
779 Mrs. O'Bannon - Yes, I understand.

780  
781 Mr. Branin - We were taking that forty-five into consideration.

782  
783 Mrs. O'Bannon - I can see where they changed the angle of the road at that  
784 point? Is that what's happened here? That was my question.

785  
786 Mr. Pambid - They are doing some road widening.

787  
788 Mrs. O'Bannon - Okay, thank you.

789  
790 Ms. Smidler - Hi. Sharon Smidler, assistant traffic engineer. You had asked  
791 about the safety of pulling out. We will make sure the proper sight distance is provided,  
792 looking both ways out of there. They are doing road improvements. The ultimate section  
793 of North Gayton does not include a left turn lane into the site. They are widening on their  
794 side. We did do a speed study and a truck study March 2015, and it was determined that  
795 the speed limit was appropriate at this time. But we will make sure of the proper sight  
796 distance to allow time to react.

797  
798 Mr. Branin - When we were going through zoning, the reason I requested  
799 the study on North Gayton there was due to the curve and that funny double lane that kind  
800 of disappears for Foxhall right there. And this helps compensate for that lost lane and then  
801 gaining it back further down, correct? Do you understand what I'm saying? In one of the  
802 meetings, someone had actually spoken of an accident because of the confusion with that

803 Foxhall because it's double and then it goes to single right at Foxhall. And this continuation  
804 widens and clarifies it better visually.

805

806 Ms. Smidler - Yes, it'll be a—we can widen the lane. It'll still be one lane  
807 southbound, but it can be wider. When it ultimately widens, it will be two lanes southbound.

808

809 Mr. Branin - I have no further questions for staff. I would like to hear from—  
810 it's not opposition but—.

811

812 Mr. Witte - Sir?

813

814 Mr. Ziegler - Good morning. My name is Scott Ziegler. I'm a Foxhall  
815 resident. I may be a familiar face; I testified a couple of times. Originally, opposition. And  
816 then after talking to the developer and Mr. Branin, received assurances that my concerns  
817 about lighting and landscaping could be addressed in the plan of development. So then I  
818 testified in favor and support, and I commend the developer for his willingness to address  
819 the concerns.

820

821 Mr. Branin - And Mr. Ziegler, you know because of the concerns that the  
822 neighborhood has, I pulled lighting and landscaping out of this.

823

824 Mr. Ziegler - I did not know that.

825

826 Mr. Branin - Okay.

827

828 Mr. Ziegler - So I just got the notice—

829

830 Mr. Branin - That's what I figured when I saw you. I said oh, he's going to  
831 be ticked about the lighting and landscaping because I had said we would have a meeting.

832

833 Mr. Ziegler - No, no, no, I'm not—okay.

834

835 Mr. Branin - What I've done is I've pulled it out.

836

837 Mr. Ziegler - Great.

838

839 Mr. Branin - Because I want the community involved in that because it was  
840 such a big deal when we were going through the zoning, which it should be. So I actually  
841 pulled it out. So this layout that you see is a lot like—well, it's identical to what we already  
842 went through in zoning. And then the important part, which is the lighting and landscaping,  
843 will come to the community before it comes to us.

844

845 Mr. Ziegler - Great, excellent. That sounds wonderful. Thank you. I just  
846 didn't know.

847

848 Mr. Branin - I have no further questions.

850 Mr. Witte - How would you like to proceed?  
851  
852 Mr. Branin - Well I feel pretty good about making a motion.  
853  
854 Mr. Witte - All right.  
855  
856 Mr. Branin - Mr. Chairman, I would like to move that POD2015-00134,  
857 Manorhouse Assisted Living, be approved subject to annotations on the plan, standard  
858 conditions for a development of this type, and the following additional conditions 9 and 11  
859 amended, which is pulling and landscaping and lighting plan back out to take the  
860 community, and 29 through 36.  
861  
862 Mr. Leabough - Second.  
863  
864 Mr. Witte - We have a motion by Mr. Branin, a second by Mr. Leabough.  
865 All in favor say aye. All opposed say no. The ayes have it; the motion passes.  
866  
867 The Planning Commission approved POD2015-00134, Manorhouse Assisted Living,  
868 subject to the annotations on the plans, the standard conditions attached to these minutes  
869 for developments of this type, and the following additional conditions:  
870  
871 9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of  
872 Planning for review and Planning Commission approval prior to the issuance of any  
873 occupancy permits.  
874 11. **AMENDED** - Prior to the approval of an electrical permit application and installation  
875 of the site lighting equipment, a plan including depictions of light spread and intensity  
876 diagrams, and fixture specifications and mounting height details shall be submitted  
877 for Department of Planning review and Planning Commission approval.  
878 29. The unit house numbers shall be visible from the parking areas and drives.  
879 30. The names of streets, drives, courts and parking areas shall be approved by the  
880 Richmond Regional Planning District Commission and Director of Planning and such  
881 names shall be included on the construction plans prior to their approval. The  
882 standard street name signs shall be installed prior to any occupancy permit approval.  
883 31. The right-of-way for widening of N. Gayton Road as shown on approved plans shall  
884 be dedicated to the County prior to any occupancy permits being issued. The right-  
885 of-way dedication plat and any other required information shall be submitted to the  
886 County Real Property Agent at least sixty (60) days prior to requesting occupancy  
887 permits.  
888 32. Outside storage shall not be permitted.  
889 33. The proffers approved as a part of zoning case REZ2015-00051 shall be  
890 incorporated in this approval.  
891 34. A concrete sidewalk meeting County standards shall be provided along the west  
892 side of N. Gayton Road.  
893 35. The location of all existing and proposed utility and mechanical equipment  
894 (including HVAC units, electric meters, junction and accessory boxes, transformers,

- 895 and generators) shall be identified on the landscape plans. All equipment shall be  
 896 screened by such measures as determined appropriate by the Director of Planning  
 897 or the Planning Commission at the time of plan approval.  
 898 36. The owners shall not begin clearing of the site until the following conditions have  
 899 been met:  
 900 (a) The site engineer shall conspicuously illustrate on the plan of development or  
 901 subdivision construction plan and the Erosion and Sediment Control Plan, the  
 902 limits of the areas to be cleared and the methods of protecting the required  
 903 buffer areas. The location of utility lines, drainage structures and easements  
 904 shall be shown.  
 905 (b) After the Erosion and Sediment Control Plan has been approved but prior to  
 906 any clearing or grading operations of the site, the owner shall have the limits  
 907 of clearing delineated with approved methods such as flagging, silt fencing or  
 908 temporary fencing.  
 909 (c) The site engineer shall certify in writing to the owner that the limits of clearing  
 910 have been staked in accordance with the approved plans. A copy of this letter  
 911 shall be sent to the Department of Planning and the Department of Public  
 912 Works.  
 913 (d) The owner shall be responsible for the protection of the buffer areas and for  
 914 replanting and/or supplemental planting and other necessary improvements to  
 915 the buffer as may be appropriate or required to correct problems. The details  
 916 shall be included on the landscape plans for approval.  
 917

918 Mr. Emerson - Mr. Chairman, we now move to page 12 of your regular agenda  
 919 and page 3 of your amended agenda for POD2015-00127.  
 920

921 **PLAN OF DEVELOPMENT**  
 922

POD2015-00127  
 Kroger Fuel Center at the  
 Corner at Short Pump –  
 11895 W. Broad Street  
 (U.S. Route 250)

**Robertson Loia Roof, PC for Rebkee Partners Short Pump, LLC and Kroger Limited Partnership:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a fuel facility with 5 pump islands and a 176 square foot kiosk in an existing shopping center. The 0.76 portion of the 8.8 acre site is located at the southwest corner of W. Broad Street (U.S. Route 250) and Lauderdale Drive, on part of parcel 735-762-9743. The zoning is B-2C Business District (Conditional) and WBSO West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

923  
 924 Mr. Witte - Is there anyone in opposition to POD2015-00127, Kroger Fuel  
 925 Center at The Corner at Short Pump? I see none.  
 926

927 Mr. Garrison - Good morning. The applicant is requesting approval of a fuel  
 928 facility and a 176-square-foot kiosk at the Kroger grocery store located at The Corner at



929 Short Pump shopping center. Proffered conditions from C-65C-07 were amended at the  
930 March 10, 2015, Board of Supervisors meeting to permit the fuel center.

931  
932 Located in your addendum is an updated master plan with parking calculation, as well as  
933 a conceptual landscape plan. I would like to point out that the black-and-white elevation in  
934 your agenda does show a fence to screen spill prevention and maintenance items for the  
935 fuel center. Staff advised the applicant that this was not shown on the proffered exhibit  
936 and has requested that it be either removed or alternate material provided. The applicant  
937 has decided to remove it.

938  
939 The proposed plans and architectural elevations are now in compliance with the proffered  
940 conditions accepted with REZ2015-00002. Staff recommends approval. Staff and  
941 representatives of the applicant are available to answer any questions that you may have.

942  
943 Mr. Witte - Any questions for Mr. Garrison?

944  
945 Mr. Branin - No, but I would like to hear from Traffic.

946  
947 Mr. Witte - Would Traffic come forward, please?

948  
949 Ms. Smidler - Good morning. Sharon Smidler, Traffic Engineering.

950  
951 Mr. Branin - Good morning, again.

952  
953 Ms. Smidler - Good morning, Mr. Branin.

954  
955 Mr. Branin - You're getting your workout in the Three Chopt District today.  
956 Are we satisfied with the traffic flow with trucks delivering fuel? Is it going to work?

957  
958 Ms. Smidler - Yes sir, it is. Providing that second access point for the trucks  
959 to flow through provides better circulation. And they had shown truck movements on the  
960 plan, that it would work. And in my opinion, we are comfortable with adding that second  
961 access point near the air pumps.

962  
963 Mr. Branin - Okay. I think that as it stands today, even if this fuel center  
964 wasn't put in, that additional entrance would have helped greatly to start with. That's a  
965 choking point, and it's a tough corner, which I've said from the get-go. That's the only part  
966 of this that actually makes me happy, that there's a second entrance.

967  
968 Ms. Smidler - I agree, Mr. Branin.

969  
970 Mr. Witte - Any other questions by the Commission?

971  
972 Mr. Branin - Sir, you had some questions prior? Do you have any?

973  
974 Male - [Off microphone; inaudible.]

975  
976 Mr. Branin - I'm sorry to do it to you, but you can't speak from the audience.  
977 You have to come and state your name for the record for public record.  
978  
979 Mr. Palmer - I'm Jim Palmer, resident of Foxfield. My main problem is the  
980 traffic. I don't see how in the world if anybody was up at Kroger this weekend with the  
981 traffic and parking in that parking lot that they're going to accommodate a fuel center. But  
982 it's been approved, and it's you all's problem to work with. Thank you.  
983  
984 Mr. Witte - Thank you, Mr. Palmer.  
985  
986 Mr. Branin - Applicant?  
987  
988 Mr. Witte - Would the applicant come forward, please.  
989  
990 Mr. Theobald - Good morning, Mr. Chairman, members of the commission, I'm  
991 Jim Theobald on behalf of Rebkee and Kroger. And with me are Allie Daughtry, our  
992 engineer, and Fenton Childers with Kroger. We are happy to answer your questions.  
993  
994 Mr. Branin - Ms. Daughtry, I'll start with you. Let's talk about traffic flow—  
995 actually, fuel delivery flow. Do you want to break that down for us?  
996  
997 Ms. Daughtry - Sure. The image that you see on the screen is only a blowup  
998 of the actual fuel center area. The traffic is going to enter the center from Lauderdale and  
999 come in—  
1000  
1001 Mr. Leabough - Would you show us with the mouse, please?  
1002  
1003 Ms. Daughtry - Sorry. The trucks enter Lauderdale here at an existing  
1004 entrance. There are many other businesses in this area that receive truck deliveries, so  
1005 we know that this access road through here—  
1006  
1007 Mr. Branin - So Babies "R" Us—there you go.  
1008  
1009 Ms. Daughtry - Yes, we've studied this pretty closely. We tried many different  
1010 routes, and this one is the one that seemed to work best getting trucks in and out of the  
1011 shopping center safely with minimal interaction with the Kroger parking lot. It's one of the  
1012 other reasons that we introduced the second entrance here and also located the  
1013 underground tanks where they are. So the tanker no longer has to come in and circle  
1014 around the canopy as they previously had to do when the tanks were located elsewhere.  
1015 They're able to just come in, unload right here, and come back out, and exit onto West  
1016 Broad Street.  
1017  
1018 Mr. Branin - Okay. How is this going to be accomplished, making sure these  
1019 trucks do this?  
1020

1021 Ms. Daughtry - One of the things is that Kroger operations is going to have to  
1022 provide this exact exhibit to their companies that deliver for them and tell them that this is  
1023 the route that they have to go.  
1024

1025 Mr. Branin - Okay.  
1026

1027 Mrs. O'Bannon - And I want to follow up on that. We've learned at the Board that  
1028 often the truckers Google the site or go to Google Maps. It's what Mr. Branin was saying.  
1029 We learned that in Varina out at White Oak. They Google the address, and they use the  
1030 Google instructions. So if you're going to provide them instructions directly with this map,  
1031 I think that's exceptionally important. What does happen is they Google the address, and  
1032 they follow whatever Google tells them. So you need to be very careful on that.  
1033

1034 Ms. Daughtry - Understood.  
1035

1036 Mr. Branin - Mr. Theobald?  
1037

1038 Mr. Theobald - Yes sir.  
1039

1040 Mr. Branin - How do we make sure that happens?  
1041

1042 Mr. Theobald - Well, I think the only thing we can reasonably do is to request  
1043 that our drivers do that. And if they don't, then we will have to deal with them that way.  
1044 There is no way to legislate that a driver is going to necessarily go in that way, but I think  
1045 that's the easiest way. I think the driver of a truck like that—  
1046

1047 Mr. Witte - How about some signage?  
1048

1049 Mr. Theobald - Excuse me?  
1050

1051 Mr. Witte - Signage.  
1052

1053 Mr. Branin - It would confuse others.  
1054

1055 Mr. Theobald - Kroger also gets deliveries of groceries. Every other business  
1056 out there gets deliveries. This gets one delivery a day.  
1057

1058 Mr. Branin - Does Kroger use the same fuel supplier week-in/week-out,  
1059 day-in/day-out?  
1060

1061 Mr. Childers - Yes, it's very regular. We have many fuel centers in the  
1062 Richmond area, and primarily one transporter delivers those loads. They would know their  
1063 routine and routes.  
1064

1065 Mr. Branin - So you do use one trucking company—  
1066

1067 Mr. Childers - Primarily.  
1068  
1069 Mr. Branin - —one fuel.  
1070  
1071 Mr. Childers - Yes sir.  
1072  
1073 Mr. Branin - You're not buying on the spot market.  
1074  
1075 Mr. Childers - No.  
1076  
1077 Mr. Leabough - You also have an attendant in the booth out there at the  
1078 pumps, right?  
1079  
1080 Mr. Childers - Yes sir.  
1081  
1082 Mr. Leabough - They can point out or raise the issue and share that to get the  
1083 feedback to the company as well.  
1084  
1085 Mr. Childers - Yes sir.  
1086  
1087 Mr. Branin - That's it. That's all the questions I have.  
1088  
1089 Mr. Childers - Okay. Thank you.  
1090  
1091 Mr. Witte - Any other questions by the Commission? It's your show, Mr.  
1092 Branin.  
1093  
1094 Mr. Branin - Thank you. Mr. Chairman, I'd like to move that POD2015-  
1095 00127, Kroger Fuel Center at The Corner at Short Pump, be approved with annotations  
1096 on the plan, standard conditions for a development of this type, and the following additional  
1097 conditions 29 through 33.  
1098  
1099 Mr. Leabough - Second.  
1100  
1101 Mr. Witte - We have a motion by Mr. Branin, a second by Mr. Leabough.  
1102 All in favor say aye. All opposed say no. The ayes have it; the motion passes.  
1103  
1104 The Planning Commission approved POD2015-00127, Kroger Fuel Center at The Corner  
1105 at Short Pump, subject to the annotations on the plans, the standard conditions attached  
1106 to these minutes for developments of this type, and the following additional conditions:  
1107  
1108 29. Only retail business establishments permitted in a B-2 zone may be located in this  
1109 center.  
1110 30. The ground area covered by all the buildings shall not exceed in the aggregate 25  
1111 percent of the total site area.

- 1112 31. No merchandise shall be displayed or stored outside of the building(s) or on  
1113 sidewalk(s).
- 1114 32. The proffers approved as a part of zoning case REZ2015-00002 shall be  
1115 incorporated in this approval.
- 1116 33. The location of all existing and proposed utility and mechanical equipment  
1117 (including HVAC units, electric meters, junctions and accessory boxes,  
1118 transformers, and generators) shall be identified on the landscape plan. All building  
1119 mounted equipment shall be painted to match the building, and all equipment shall  
1120 be screened by such measures as determined appropriate by the Director of  
1121 Planning or the Planning Commission at the time of plan approval.

1122

1123 Mrs. Jones - I'd like to point out that all of us have been saying how nice it  
1124 is that you promised \$2.19 gas. That's wonderful.

1125

1126 Mr. Witte - How long is that price good for?

1127

1128 Mr. Emerson - Mr. Chairman, we now move to page 16 of your regular agenda  
1129 for POD2015-00131. The staff report will be presented by Mr. Greg Garrison.

1130

1131

1132

1133 **PLAN OF DEVELOPMENT**

1134

POD2015-00131  
Elko II Distribution Facility  
– Technology Boulevard

**McKinney & Company for Elko II, LLC and Liberty Property Trust:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 198,000-square-foot distribution warehouse and office. The 46.045 portion of the 97-acre site is located on the north line of Technology Blvd., at its intersection with Techpark Place, on part of parcel 845-706-5092. The zoning is M-2C General Industrial District (Conditional). County water and sewer. **(Varina)**

1135

1136 Mr. Witte - Is there anyone in opposition to POD2015-00131, Elko II  
1137 Distribution Facility? I see none. Mr. Garrison.

1138

1139 Mr. Garrison - Good morning, again. This is a request to construct a 198,000-  
1140 square-foot distribution warehouse and office. The plans and architectural elevations are  
1141 in compliance with the proffered conditions accepted with rezoning case REZ2015-00007,  
1142 approved at the May 12, 2015, Board of Supervisors meeting.

1143

1144 Staff has not received any phone calls in opposition to this request, and therefore the staff  
1145 recommends approval, and is available to answer any questions you may have. Preston  
1146 Lloyd, who represents the applicant, is also available to answer any questions that you  
1147 may have.

1148  
1149 Mr. Leabough - I have no questions for Mr. Garrison.  
1150  
1151 Mr. Witte - Anyone on the Commission have questions?  
1152  
1153 Mr. Leabough - All right. I'd like the applicant to come forward please. I won't  
1154 keep you long. Noise has been raised as an issue, which I know you understand that  
1155 because you've held a community meeting, and you've heard that from staff and myself.  
1156 And traffic flow has been a concern. I don't want to beat you up, which is usually what we  
1157 go through when we have rezonings. We're at a point where we have an applicant that's  
1158 willing to work with the County and the community. So I wanted to thank you all for your  
1159 willingness to work with us, work with the community to develop a product that's not only  
1160 going to be beneficial to the County from a tax-base perspective, but be a good neighbor  
1161 as well. We can't say the same for all businesses that have located in Varina, as  
1162 warehouse businesses that have located in that area. But it seems to me that you all are  
1163 a good user and a good neighbor, so I hope that you continue to move forward along those  
1164 same lines. Thank you. And I see you have a PowerPoint?  
1165  
1166 Mr. Lloyd - Yes sir.  
1167  
1168 Mr. Leabough - Unless you have something earth shattering to share, I won't  
1169 ask that you go through it.  
1170  
1171 Mr. Lloyd - Very good.  
1172  
1173 Mr. Leabough - Are there questions for Mr. Lloyd?  
1174  
1175 Mr. Witte - Can you state your name for us?  
1176  
1177 Mr. Lloyd - Yes sir. Preston Lloyd with Williams Mullen on behalf of the  
1178 applicant.  
1179  
1180 Mr. Witte - Thank you.  
1181  
1182 Mr. Leabough - And you all are still looking at the operational items to deal with  
1183 noise that we talked about during the rezoning process.  
1184  
1185 Mr. Lloyd - Yes sir. As you recall, we made a commitment within the  
1186 proffers that there will be—and I'm quoting—"No outside speakers that can be heard from  
1187 adjacent properties shall be permitted on the property. No outdoor public address paging  
1188 or speaker system outside of any building other than an intercom system which is not  
1189 audible at the property line shall be permitted." The only item that's not covered that you've  
1190 discussed with the applicant, Mr. Leabough, is the backup alarms from the box trucks as  
1191 they're load—  
1192  
1193 Mr. Leabough - You can't disable those?

1194

1195 Mr. Lloyd - Under federal law, unfortunately, our hands are tied on that  
1196 respect. We did, however, use the applicant—the ultimate end-user has a current facility  
1197 where they operate. They went out with a decibel reader and went to an approximate  
1198 distance away from that facility that's equal to the closest residential property that will  
1199 adjacent to the facility that's before you today. Those numbers were essentially equivalent,  
1200 if you were to look at a range of decibels, to a conversation that someone might have in a  
1201 small room. So while they might be audible, the applicant would submit that it would only  
1202 be if you were outdoors, and it'll be at a very low level, which we submit would not be  
1203 offensive to the neighborhood.

1204

1205 Mr. Leabough - And then as far as truck traffic, it's minimal truck traffic in  
1206 comparison to the other property in the area. And the timing of that and the circulation of  
1207 it will be addressed in terms of not accessing Elko Road, correct?

1208

1209 Mr. Lloyd - You're correct, yes sir.

1210

1211 Mr. Leabough - Okay. I have no questions. Are there questions from others?

1212

1213 Mr. Witte - Any other questions from the Commission?

1214

1215 Mrs. Jones - There's a PowerPoint that he wanted to show for the  
1216 distribution center?

1217

1218 Mr. Lloyd - It was merely a visual depiction of the noise matters that I just  
1219 addressed.

1220

1221 Mrs. Jones - Okay.

1222

1223 Mr. Leabough - Do you want to see that, Mrs. Jones?

1224

1225 Mrs. Jones - No, I think I understand what he was explaining. Thank you.

1226

1227 Mr. Leabough - Thank you, sir.

1228

1229 Mr. Lloyd - Yes sir.

1230

1231 Mr. Leabough - Being that there are no other questions, I move that POD2015-  
1232 00131, Elko II Distribution Facility, be approved subject to standard conditions for  
1233 developments of this type, annotations on the plans, and additional conditions as noted on  
1234 the agenda, numbers 29 through 34.

1235

1236 Mr. Branin - Second.

1237

1238 Mr. Witte - We have a motion by Mr. Leabough, second by Mr. Branin. All  
1239 in favor say aye. All opposed say no. The ayes have it; the motion passes.

- 1240  
1241 The Planning Commission approved POD2015-00131, Elko II Distribution Facility, subject  
1242 to the annotations on the plans, the standard conditions attached to these minutes for  
1243 developments of this type, and the following additional conditions:  
1244
- 1245 29. The right-of-way for widening of Technology Blvd. as shown on approved plans  
1246 shall be dedicated to the County prior to any occupancy permits being issued. The  
1247 right-of-way dedication plat and any other required information shall be submitted  
1248 to the County Real Property Agent at least sixty (60) days prior to requesting  
1249 occupancy permits.
- 1250 30. In order to maintain the effectiveness of the County's public safety radio  
1251 communications system within buildings, the owner will install radio equipment that  
1252 will allow for adequate radio coverage within the building, unless waived by the  
1253 Director of Planning. Compliance with the County's emergency communication  
1254 system shall be certified to the County by a communications consultant within ninety  
1255 (90) days of obtaining a certificate of occupancy. The County will be permitted to  
1256 perform communications testing in the building at anytime.
- 1257 31. The proffers approved as a part of zoning case REZ2015-00007 shall be  
1258 incorporated in this approval.
- 1259 32. The owners shall not begin clearing of the site until the following conditions have  
1260 been met:
- 1261 (a) The site engineer shall conspicuously illustrate on the plan of development  
1262 or subdivision construction plan and the Erosion and Sediment Control Plan,  
1263 the limits of the areas to be cleared and the methods of protecting the  
1264 required buffer areas. The location of utility lines, drainage structures and  
1265 easements shall be shown.
- 1266 (b) After the Erosion and Sediment Control Plan has been approved but prior to  
1267 any clearing or grading operations of the site, the owner shall have the limits  
1268 of clearing delineated with approved methods such as flagging, silt fencing  
1269 or temporary fencing.
- 1270 (c) The site engineer shall certify in writing to the owner that the limits of clearing  
1271 have been staked in accordance with the approved plans. A copy of this  
1272 letter shall be sent to the Department of Planning and the Department of  
1273 Public Works.
- 1274 (d) The owner shall be responsible for the protection of the buffer areas and for  
1275 replanting and/or supplemental planting and other necessary improvements  
1276 to the buffer as may be appropriate or required to correct problems. The  
1277 details shall be included on the landscape plans for approval.
- 1278 33. Approval of the construction plans by the Department of Public Works does not  
1279 establish the curb and gutter elevations along the Henrico County maintained right-  
1280 of-way. The elevations will be set by Henrico County.
- 1281 34. The location of all existing and proposed utility and mechanical equipment  
1282 (including HVAC units, electric meters, junction and accessory boxes, transformers,  
1283 and generators) shall be identified on the landscape plans. All equipment shall be  
1284 screened by such measures as determined appropriate by the Director of Planning  
1285 or the Planning Commission at the time of plan approval.



1286  
1287  
1288  
1289  
1290  
1291

Mr. Emerson - Mr. Chairman, we now move to page 24 of your regular agenda for POD2015-00106. The staff report will be presented by Mr. Greg Garrison.

## LANDSCAPE PLAN

POD2015-00106  
West Broad Honda  
Vehicle Display Pads –  
7014 W. Broad Street  
(U.S. Route 250)

**E.D. Lewis & Associates, PC for WBH Real Estate, LLC:**  
Request for approval of a revised landscape plan, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code, to construct 3 vehicle display pads adjacent to W. Broad Street (U.S. Route 250). The 3.44-acre site is located on the east line of W. Broad Street (U.S. Route 250), approximately 600 feet north of Glenside Drive, on parcel 767-747-2250. The zoning is B-3 Business District. County water and sewer. **(Brookland)**

1292  
1293  
1294  
1295

Mr. Witte - Is there anyone in opposition to POD2015-00106, West Broad Honda Vehicle Display Pads? I see none. Mr. Garrison.

1296  
1297  
1298  
1299

Mr. Garrison - Good morning again. The applicant is requesting approval to construct three vehicle display pads adjacent to West Broad Street. The applicant initially submitted plans for four display pads; however, staff recommended that the display pads be limited to 1 per 100 feet.

1300  
1301  
1302  
1303

The plan before you today is in response to that recommendation. Therefore, staff can recommend approval subject to the standard conditions for landscape plans, the annotations on the plans, and added condition #5.

1304  
1305  
1306

Mr. Witte - Any questions from Mr. Garrison?

1307  
1308  
1309

Mrs. Jones - Mr. Garrison, is the landscaping supplemented more with this new plan?

1310  
1311  
1312

Mr. Garrison - Yes ma'am, it is. And then staff has requested additional places to fill in with lower material.

1313  
1314

Mrs. Jones - And how will you know if that'll be done or not?

1315  
1316  
1317

Mr. Garrison - Mr. Scottow, who's the landscape architect who's working on the project, will have to resubmit plans to staff to review prior to signature.

1318  
1319

Mrs. Jones - To meet your request.

1320  
1321

Mr. Garrison - Yes ma'am.

1322

Mrs. Jones - Thank you. I did learn what pollarding is. Thank you.

1323  
1324 Mr. Witte - Any other questions?  
1325  
1326 Mrs. Jones - Can I say something?  
1327  
1328 Mr. Witte - Absolutely.  
1329  
1330 Mrs. Jones - This is simply a thought, I wanted to express it. We have talked  
1331 about displays in this buffered area along West Broad for car sales. It is being done now.  
1332 This will be done in a much more organized and attractive and controlled way. But I just  
1333 have a nagging feeling that displays of these kinds with automobiles might be a nice entrée  
1334 to displays of other kinds with other things. I'm not sure that the concept is a good one. I  
1335 think in the case of the automobiles, this will work to everyone's advantage because it will  
1336 be a much more attractive and organized way to do it. However, I just hope that we keep  
1337 in mind that this kind of thing may not be appropriate for all businesses up and down the  
1338 road. I hope that this is the end of the requests for this as far as not adding additional pads  
1339 as we go forward. I think there's a reason that buffer is there, and I hate to fill it. That's  
1340 simply my statement.  
1341  
1342 Mr. Witte - Thank you. Any others? No?  
1343  
1344 Mr. Leabough - So this is one company coming forward with this request. But  
1345 there are plenty of others, as we've learned, that have not submitted this similar request.  
1346 So how are they being dealt with?  
1347  
1348 Mr. Emerson - It would be similar. They would have to come forward with an  
1349 amended landscape plan in order to be accommodated.  
1350  
1351 Mr. Branin - They are already being monitored and policed by Community  
1352 Revitalization.  
1353  
1354 Mr. Leabough - Is that proactive monitoring or is that complaint-based still?  
1355  
1356 Mr. Witte - A little bit of both.  
1357  
1358 Mr. Branin - Both.  
1359  
1360 Mr. Emerson - On Broad Street it's normally proactive because we have to go  
1361 up and down through there regarding signage and things. As Mr. Branin said, it's really  
1362 both. If it becomes a proliferation, complaints are received.  
1363  
1364 Mr. Branin - And these two that are coming before us are a result of police.  
1365 If we are going to look at it and look at doing it for the automotive industry, then we need  
1366 to set standards. And I have another car dealership that is going through landscape  
1367 changes. He said and I want to park—and I said no, no, no. You have to come through

1368 the process. We need to lay it out so you don't have ninety-seven vehicles lined up. They  
1369 can only park vehicles in these particular spots so it's more controlled.

1370  
1371 Mr. Leabough - I just want to make sure we're holding everyone to the same  
1372 standard.

1373  
1374 Mr. Branin - Oh yes. And with each one of these we approve, that gives us  
1375 even more ability to go to the others and say you have to do it properly.

1376  
1377 Mr. Witte - Right now they're just pulling them haphazardly out into the  
1378 grass.

1379  
1380 Mr. Leabough - I can tell you of a dealership in Varina that does the same thing,  
1381 so I know all about it.

1382  
1383 Mrs. Jones - The 1-per-100 regulation or that standard will be the most  
1384 helpful, I think.

1385  
1386 Mr. Emerson - And that's a policy. There is not anything that regulates that.  
1387 And I will add that staff has some similar concerns as voiced by Mrs. Jones in regards to  
1388 the beginning of this up and down the street.

1389  
1390 Mr. Witte - All right. Any other questions? With that, I'll move that  
1391 POD2015-00106, West Broad Honda Vehicle Display Pads, be approved as presented  
1392 with standard conditions for PODs of this type and additional condition #5.

1393  
1394 Mr. Archer - Second.

1395  
1396 Mr. Witte - We have a motion by Mr. Witte, second by Mr. Archer. All in  
1397 favor say aye. All opposed say no. The ayes have it; the motion passes.

1398  
1399 The Planning Commission approved the landscape plan for POD2015-00106, West Broad  
1400 Honda Vehicle Display Pads, subject to the standard conditions attached to these minutes  
1401 for landscape plans and the following additional condition:

1402  
1403 5. The height of crepe myrtles shall be maintained at a minimum of 15-feet. Pollarding  
1404 shall be prohibited.

1405  
1406 Mr. Emerson - Mr. Chairman, we now move to page 25 of your regular agenda and  
1407 page 4 of your amended agenda for POD2015-00107. The staff report will be presented  
1408 by Mr. Greg Garrison.

1409

1410 **LANDSCAPE PLAN**

1411  
POD2015-00107  
West Broad Hyundai  
Vehicle Display Pads –  
8903 W. Broad Street  
(U.S. Route 250)

**E.D. Lewis & Associates, PC for Page Broad Street LC:**  
Request for approval of a revised landscape plan, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code, to construct 6 vehicle display pads adjacent to W. Broad Street (U.S. Route 250) and Homeview Drive. The 5.5-acre site is located at the southwest corner of the intersection of W. Broad Street (U.S. Route 250) and Homeview Drive, on parcel 759-755-0982. The zoning is B-3C Business District (Conditional). County water and sewer. **(Three Chopt)**

1412  
1413 **Mr. Witte -** Is there anyone in opposition to POD2015-00107, West Broad  
1414 Hyundai Vehicle Display Pads? I see none.

1415  
1416 **Mr. Garrison -** The applicant is requesting approval to construction six vehicle  
1417 display pads adjacent to West Broad Street. The applicant initially submitted plans for ten  
1418 display pads, and the plan before you today is in response to staff's recommendation of 1  
1419 display pad per 100 linear feet.

1420  
1421 The revised plan in your addendum recommends additional planting beds along Broad  
1422 Street to provide symmetry and balance. The applicant has agreed to this, and therefore  
1423 staff continues to recommend approval subject to the standard conditions and the  
1424 annotations on the plans.

1425  
1426 Staff and representatives are available to answer questions that you may have.

1427  
1428 **Mr. Witte -** Any questions by the Commission?

1429  
1430 **Mr. Branin -** Mr. Chairman, as you can see, this is the same owner and a  
1431 pretty much similar case to the one that we just approved in your district. If no one has any  
1432 questions, I'd like to move that POD2015-00107, West Broad Hyundai Vehicle Display  
1433 Pads, be approved with the annotation on the plan and standard conditions of landscaping  
1434 plans.

1435  
1436 **Mr. Leabough -** Second.

1437  
1438 **Mr. Witte -** We have a motion by Mr. Branin, second by Mr. Leabough. All  
1439 in favor say aye. All opposed say no. The ayes have it; the motion passes.

1440  
1441 The Planning Commission approved the landscape plan for POD2015-00107, West Broad  
1442 Hyundai Vehicle Display Pads, subject to the standard conditions attached to these  
1443 minutes for landscape plans.

1444

1445 Mr. Emerson - Mr. Chairman, the next item on your agenda is a discussion  
1446 item. It is a request to schedule a work session to continue the discussions that you have  
1447 been having with the development industry. This is a presentation on housing trends and  
1448 challenges and concerns from the Homebuilding Association of Richmond. That would be  
1449 at your next evening meeting on June 11th. We are suggesting that you start about 5:45  
1450 because one of the presenters does have a time constraint.  
1451

1452 Mr. Witte - Any discussion on that by the Commission?  
1453

1454 Mrs. Jones - What is being presented?  
1455

1456 Mr. Emerson - Housing trends. And you will more than likely hear some  
1457 concerns from the Homebuilders Association in regards to the industry and the challenges  
1458 they face.  
1459

1460 Mrs. Jones - For development.  
1461

1462 Mr. Emerson - Correct.  
1463

1464 Mrs. O'Bannon - One of the issues that we had approached at the Planning  
1465 District Commission had to do with their analysis of homes, single-family homes. And our  
1466 question was housing for seniors. The question did come up—and I want to point this out—  
1467 that many seniors are moving in together, groups, two or three women. We called it the  
1468 Golden Girls syndrome. And they had not done an analysis of that in the community. They  
1469 were thinking that we wanted to hear about senior living and single-family houses, just  
1470 whether they're one floor or not. So when they come and talk about that, just keep that in  
1471 the back of your mind that we are seeing a different type of family grouping, I guess you  
1472 could call it, in the area that is unrelated to necessarily a big house or a little house or  
1473 whatever. It has to do with people who are sisters, you know, elderly sisters, and they have  
1474 one boarder in the house, that sort of thing. Groupings of people. Just thought I'd pass  
1475 that one. In hearing some of their presentations that was a comment that came up.  
1476

1477 Mr. Witte - Any other discussion?  
1478

1479 Mr. Leabough - I will not be here on the eleventh for that meeting, so I will miss  
1480 it. But you all carry on.  
1481

1482 Mrs. O'Bannon - And unfortunately, I won't be here for that meeting either  
1483 because it's the graduation of Douglas Freeman High School. They have Godwin at 3:00  
1484 and Freeman at 7:00. And I apologize for that too.  
1485

1486 Mr. Leabough - Since you won't be here, I know they can't hold it, Mrs.  
1487 O'Bannon. If I'm not here, it's no big deal.  
1488

1489 Mr. Emerson - We could always look at rescheduling this when everybody can  
1490 be present, I think just to be courteous to the homebuilders and their time. It might be

1491 pushing it out to July or August or maybe even September. The summer months are  
1492 always—we're hitting graduation season now, as you're noting. And then July and August  
1493 are going to be vacation and back to school and all that stuff. We very easily could be  
1494 looking at September. It doesn't hurt my feelings any. It's up to the group what you want  
1495 to do. I'm sure the Homebuilders will be amenable to whenever. This wasn't a specific  
1496 request; this was a request of staff to them to come talk to you about the challenges they  
1497 face and kind of continuing the educational series that we've been working on.

1498  
1499 Mr. Leabough - We should talk to them about the challenges we face too.

1500  
1501 Mr. Emerson - Well absolutely. It's an interaction. It's certainly an interaction  
1502 and an interactive conversation.

1503  
1504 Mrs. Jones - It doesn't matter to me. I just think we need to go ahead and  
1505 make sure that we have as many folks here as possible.

1506  
1507 Mr. Emerson - Why don't we look and see what we can do to reschedule that.

1508  
1509 Mr. Witte - And we'll discuss it at the next meeting?

1510  
1511 Mr. Emerson - Yes sir.

1512  
1513 Mr. Leabough - We know you all put a lot of time into it, so it's your discretion.

1514  
1515 Mrs. Jones - Mr. Chairman, I will be gone on August 13th, now that I look at  
1516 it.

1517  
1518 Mr. Archer - And Mr. Chairman, I'll be away for the July POD meeting.

1519  
1520 Mr. Branin - Mr.-Witte, I'm here for you, buddy.

1521  
1522 Mr. Witte - All right.

1523  
1524 Mr. Emerson - With that said, we'll continue to work on scheduling that work  
1525 session. The next item is consideration of approval of your minutes from your April 22,  
1526 2015 meeting. There is an errata sheet that I believe was placed in front of your seat this  
1527 morning. With that considered, those are the only corrections we have at this time.

1528  
1529 APPROVAL OF MINUTES: April 22, 2015

1530  
1531 Mrs. Jones - Sorry folks. I move approval of the minutes as corrected.

1532  
1533 Mr. Branin - And I'll second that.

1534  
1535 Mr. Witte - We have a motion by Mrs. Jones, second by Mr. Branin. All in  
1536 favor say aye. All opposed say no. The ayes have it; the motion passes.

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The Planning Commission approved the April 22, 2015 minutes as corrected.

Mr. Emerson - Mr. Chairman, I have nothing further for the Commission this morning.

Mrs. O'Bannon - I want to apologize for being a few minutes late. I left early, but they're paving all of the roads around our neighborhood, and I couldn't get out of it.

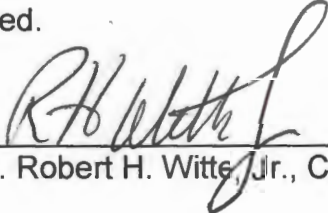
Mr. Branin - Madam Supervisor, you never have to apologize to us for anything.

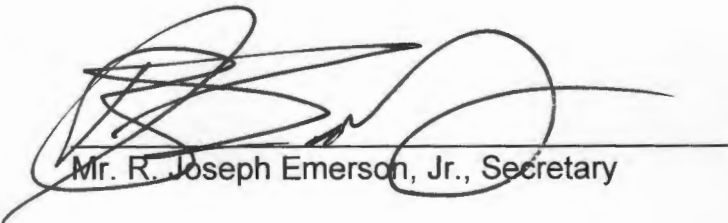
Mr. Witte - Thank you, staff.

Mr. Branin - Mr. Chairman, I move for immediate adjournment.

Mr. Archer - Second.

Mr. Witte - Meeting adjourned.

  
\_\_\_\_\_  
Mr. Robert H. Witte, Jr., Chairman

  
\_\_\_\_\_  
Mr. R. Joseph Emerson, Jr., Secretary