

1 Minutes of the regular monthly meeting of the Planning Commission of the County of Henrico,  
2 Virginia, held in the Board Room of the County Administration Building in the Government at  
3 Parham and Hungary Springs Roads, Beginning at 9:00 a.m. Tuesday, September 22, 1998

4

5 Members Present:                    Mr. C. W. Archer, C.P.C., Chairman (Fairfield)  
6    Ms. Elizabeth G. Dwyer, C.P.C., Vice Chairman (Tuckahoe)  
7    Mr. David A. Zehler, C.P.C. (Varina)  
8    Mr. Ernest B. Vanarsdall, C.P.C. (Brookland)  
9    Mrs. Mary L. Wade (Three Chopt)  
10     Mr. James B. Donati, Jr., Board of Supervisors Representative  
11    (Varina)

12

13 Others Present:                    Mr. John R. Marlles, AICP, Director of Planning, Secretary  
14    Mr. Randall R. Silber, Assistant Director of Planning  
15    Mr. David D. O'Kelly, Jr., Principal Planner,  
16    Mr. Jim P. Strauss, CLA, County Planner  
17    Mr. E. J. (Ted) McGarry, III, County Planner  
18    Mr. Kevin D. Wilhite, County Planner  
19    Mr. Mikel C. Whitney, County Planner  
20    Ms. Leslie A. News, CLA, County Planner  
21    Mr. R. Kirby Smith, Drafting Technician  
22    Mr. Robert J. Eagle, Associate County Planner

23 Mr. L. Jerry Peay, Planning Technician

24 Mr. Todd Eure, Assistant Traffic Engineer

25 Ms. Diana B. Carver, Recording Secretary

26 Mrs. L. B. Ann Cleary, Office Assistant

27

28 Mr. Archer - Before we get started this morning, I have a little special something that I  
29 need to do. Would Mr. David O'Kelly please come forward?

30

31 Mr. O'Kelly - Good morning, Mr. Chairman.

32

33 Mr. Archer - Good morning, sir. I have something I would like to read. Whereas,  
34 David O'Kelly has served as agent to the Henrico County Planning Commission since July 1979;  
35 and

36

37 Whereas, during his long tenure, Mr. O'Kelly has been dedicated to the work of the Planning  
38 Office and its various duties in support of the Planning Commission and Board of Supervisors;  
39 some of which include both personal and supervision of staff in the review and public  
40 presentations of reviews of subdivisions and development plans of all types; research, writing and  
41 presentation of numerous amendments to the zoning ordinance varying from changes needed to  
42 better facilitate the needs of handicapped persons to improvements in administrative processes;  
43 coordination of the County history preservation initiatives, civil war battlefield site preservation,  
44 historic Route 5 design objectives; overviews of federal growth initiatives affecting the County;

45 assistance in the 1991 electoral redistricting of the County; and service on numerous and special  
46 working committees and task forces as varied as those dedicated to refinement of development  
47 plan processing procedures to improvement of fire lane policies; and

48

49 Whereas, during his tenure of dedicated public service Mr. O’Kelly has consistently displayed high  
50 personal standards of integrity, understanding, compassion, leadership, reliability, fairness and  
51 friendliness that are greatly appreciated and will long be remembered by those whom he has  
52 served; and

53

54 Therefore, be it resolved by the Planning Commission of the County of Henrico that the  
55 Commission adopts this means of recognizing David D. O’Kelly and expresses its appreciation to  
56 him for his thirty years of dedicated service to the County of Henrico and to the Planning  
57 Commission.

58

59 Be it further resolved that a suitably embellished copy of this resolution be attested by the  
60 Chairman and Secretary of this Commission and transmitted to Mr. O’Kelly.

61

62 Presented to Mr. O’Kelly by Chairman Chris Archer and Secretary John Marlles on Tuesday  
63 morning, September 22, 1998

64

65 Mr. O’Kelly, Mr. Marlles will now make such transmission.

66

67 Mr. Marlles - Dave, thank you for all your hard work. Thirty years is a pretty long time.

68 I hope you didn't think we were going to let that go by without some sort of recognition but I

69 hope you find a place on your wall to hang this. And, again, on behalf of the staff and the

70 Commission thank you very much.

71

72 Mr. O'Kelly - I very much appreciate it, Mr. Chairman, and I'll cherish this for many

73 years and I appreciate all the opportunities the County has provided for me over 30 years of

74 service.

75

76 Mrs. Wade - You're not about to leave us are you?

77

78 Mr. Archer - That's on the last page of the resolution. I didn't read that. Thank you,

79 again, Mr. O'Kelly. Okay. With that, I will turn the proceedings over to our secretary, Mr.

80 Marlles.

81

82 Mr. Marlles - Mr. Chairman, we do have a quorum this morning. We have a number of

83 requests for deferrals which staff will address at this point.

84

85 Mr. McGarry - Good morning, Mr. Chairman, members of the Commission, ladies and

86 gentlemen. We are trying to use our new technology this morning. So the requests for deferrals

87 and withdrawals are available on the screen.

88

89 Mr. Vanarsdall - Ted, would you bring the mike a little bit closer to your mouth please? We  
90 can't hear you that well.

91

92 Mr. McGarry - Is this better? The first request for deferral is on page 2 of your agenda.

93

94 **TRANSFER OF APPROVAL**

95

<p>POD-136-84 POD-138-86 POD-21-87 Hungary Springs Office Park, Phase I - IV</p>	<p><b>Carrie H. O'Malley for HSOP, L.C.: Request for transfer of approval of a plan of development, as required by Chapter 24, Section 24-106, of the Henrico County Code, from Hungary Springs Office Park Associates to HSOP, L.C. The site is located on the north line of Shrader Road, east of Hungary Spring Road on parcels 70-A-49A, 49B, and 49C. The zoning is O-3, Office District. County water and sewer. (Brookland)</b></p>
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98 Mr. McGarry - The applicant requests deferral to your October 27, 1998, meeting.

99

100 Mr. Archer - Is there anyone here in opposition to the deferral of transfer of approval for  
101 PODs 136-84, 138-86 and 21-97, Hungary Springs Office Park, Phase I-IV? No opposition.

102 Let's have a motion.

103

104 Mr. Vanarsdall - Mr. Chairman, I move that POD-136-84, POD-138-86 and POD-21-87,  
105 transfer of approval, Hungary Springs Office Park, Phase 1 – IV, be deferred at the applicant's  
106 request for 30 days, October 27, 1998.

107

108 Mr. Zehler - Second.

109

110 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Mr. Zehler. All

111 in favor say aye...all oppose say nay. The motion passes.

112

113 At the request of the applicant, the Planning Commission deferred POD-136-84, POD-138-86 and

114 POD-21-87, Hungary Springs Office Park, Phase I – IV, to its October 27, 1998, meeting.

115

116 **TRANSFER OF APPROVAL**

117

**POD-123-83**

**POD-108-79**

**Erica’s Beauty**

**Concepts (Formerly**

**Regency International**

**Hair)**

**Dung (Paul) T. Duong: Request for transfer of approval of a plan of development, as required by Chapter 24, Section 24-106, of the Henrico County Code, from Bill and Janet Tsimbos to Paul Duong and Hong Yen Nguyen. The 0.410-acre site is located along the south line of Horsepen Road, approximately 300 feet east of Catawba Lane on parcel 102-12-30-1. The zoning is B-1C, Business District (Conditional). (Three Chopt)**

118

119

120 Mr. McGarry - The applicant requests deferral to your October 27, 1998, meeting.

121

122 Mr. Archer - Is there anyone here in opposition to the deferral of transfer of approval for

123 PODs 123-83 and 108-79, Erica’s Beauty Concepts (Formerly Regency International)? No

124 opposition.

125

126 Mrs. Wade - I’ll move the transfer of approval for POD-123-83 and POD-108-79

127 request be deferred to the 27<sup>th</sup> of October at the applicant's request.

128

129 Mr. Vanarsdall - Second.

130

131 Mr. Archer - The motion was made by Mrs. Wade and seconded by Mr. Vanarsdall. All

132 in favor say aye...all oppose say nay. The motion passes.

133 At the request of the applicant, the Planning Commission deferred POD-123-83 and POD-108-79,

134 Erica's Beauty Concepts (Formerly Regency International Hair) to its October 27, 1998, meeting.

135

136 **PLAN OF DEVELOPMENT**

137

**POD-81-98**

**L. Jeremy Crews  
8790 Park Central  
Drive Addition  
(POD-22-94 Revised)**

**Mozingo & Associates for L. Jeremy Crews: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 2,153 square foot office and a one-story, 10,274 square foot warehouse expansion. The 2.40-acre site is located along the west line of Park Central Drive, approximately 1,200 feet north of Parham Road at 8790 Park Central Drive on parcel 53-A-80I. The zoning is O/SC, Office/Service District (Conditional). County water and sewer (Fairfield)**

138

139 Mr. McGarry - The applicant request deferral to your October 27, 1998, meeting.

140

141 Mr. Archer - Is there anyone here in opposition to the deferral of POD-81-98, L. Jeremy

142 Crews – 8790 Park Central Drive Addition? No opposition. I move deferral of POD-81-98 to the

143 October 27, 1998, meeting at the applicant's request.

144

145 Mr. Vanarsdall - Second.

146

147 Mr. Archer - The motion was made by Mr. Archer and seconded by Mr. Vanarsdall. All

148 in favor say aye...all oppose say nay. The motion passes.

149 At the request of the applicant, the Planning Commission deferred POD-81-98, L. Jeremy Crews

150 – 8790 Park Central Drive Addition (POD-22-94 Revised) to its October 27, 1998, meeting.

151

**152 SUBDIVISION (Deferred from the August 25, 1998, Meeting)**

153

**Effinger Drive  
(June 1998 Plan)  
(A dedication of  
Effinger Drive)**

**TIMMONS for Edward E. West, Jr. Et Als, Magnolia Development, LLC and Velpar Investments Inc.: The road extends westwardly from Mechanicsville Turnpike, approximately 1000 feet to its terminus and is located approximately 700 feet south of the Showplace entrance on part of parcels 128-A-2, 3 and parcels 7, 8 and 9. The zoning is M-2, General Industrial District and B-3, Business District. (Fairfield ) 0 Lot**

154

155

156 Mr. McGarry - The applicant request deferral to your December 15, 1998, meeting.

157

158 Mr. Archer - Mr. McGarry, is there anything that you know of that's new to report on

159 this?

160

161 Mr. McGarry - No, sir. He still does not have an agreement with the abutting property



162 owner over which they are going to do some land swapping.

163

164 Mr. Archer - Is there anyone here in opposition to the deferral of subdivision Effinger  
165 Drive? No opposition. I move deferral of Effinger Drive to the December 15, 1998, meeting, at  
166 the applicant's request.

167

168 Mr. Vanarsdall - Second.

169

170 Mr. Archer - The motion was made by Mr. Archer and seconded by Mr. Vanarsdall. All  
171 in favor say aye...all oppose say nay. The motion passes.

172 At the request of the applicant, the Planning Commission deferred subdivision Effinger Drive  
173 (June 1998 Plan) (A Dedication of Effinger Drive), to its December 15, 1998, meeting.

174

175 **LANDSCAPE PLAN**

176

**LP/POD-123-97  
Highwoods  
Distribution Center,  
Phase 1**

**JMCA: Request for approval of a landscape plan as required by  
Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County  
Code. The 79.456-acre site is located on the southeast corner of  
Darbytown Road and Laburnum Avenue on parcel 204-A-28. The  
zoning is M-1C, Light Industrial District (Conditional). (Varina)**

177

178 Mr. McGarry - The applicant request deferral to your October 27, 1998, meeting.

179

180 Mr. Archer - Is there anyone here in opposition to the deferral of LP/POD-123-97,

181 Highwoods Distribution Center, Phase I? No opposition.

182

183 Mr. Zehler - Mr. Chairman, I move LP/POD-123-97, Highwoods Distribution Center,

184 Phase I, be deferred to October 27, 1998, per applicant's request.

185

186 Mr. Vanarsdall - Second.

187

188 Mr. Archer - The motion was made by Mr. Zehler and seconded by Mr. Vanarsdall. All

189 in favor say aye...all oppose say nay. The motion passes.

190 At the request of the applicant, the Planning Commission deferred the landscape plan for  
191 LP/POD-123-97, Highwoods Distribution Center, to its October 27, 1998, meeting.

192

193 **LANDSCAPE & LIGHTING PLAN**

194

LP/POD-111-97

Tuckaway Child Care  
II

**Balzer & Associates: Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.55-acre site is located on Barony Crescent Drive approximately 400 feet West of Church Road on parcel 57-A-74N. The zoning is O-2C, Office District (Conditional). (Three Chopt)**

195

196 Mr. McGarry - The applicant request deferral to your October 27, 1998, meeting.

197

198 Mr. Archer - Is there anyone here in opposition to the deferral of LP/POD-111-97,

199 Tuckaway Child Care II? No opposition.

200

201 Mrs. Wade - I move landscape plan LP/POD-111-97, Tuckaway Child Care II, be  
202 deferred until the 27<sup>th</sup> of October at the applicant's request.

203

204 Ms. Dwyer - Second.

205

206 Mr. Archer - The motion was made by Mrs. Wade and seconded by Ms. Dwyer. All in  
207 favor say aye...all oppose say nay. The motion passes.

208 At the request of the applicant, the Planning Commission deferred the landscape plan for  
209 LP/POD-111-97, Tuckaway Child Care II, to its October 27, 1998, meeting.

210

211 **PLAN OF DEVELOPMENT (Deferred from the August 25, 1998, Meeting)**

212

**POD-70-98  
Car Nation –  
W. Broad Street**

**Resource International, Ltd. For Victor J. Moes and MGT  
Construction: Request for approval of a plan of development as  
required by Chapter 24, Section 24-106 of the Henrico County  
Code to construct a one-story 1,275 square foot used car sales  
facility. The 0.425-acre site is located on the north line of W.  
Broad Street (U.S. Route 250), opposite its intersection with  
Willard Road approximately 310 feet west of Bethlehem Road on  
parcel 81-12-A-1A. The zoning is B-3, Business District. County  
water and sewer. (Brookland)**

213

214 Mr. McGarry - The applicant request deferral to your October 27, 1998, meeting.

215

216 Mr. Archer - Is there anyone here in opposition to the deferral of POD-70-98, Car  
217 Nation – West Broad Street? No opposition.

218

219 Mr. Vanarsdall - Mr. Chairman, I move POD-70-98, Car Nation – W. Broad Street, be  
220 deferred to October 27, 1998, meeting at the applicant’s request.

221

222 Ms. Dwyer - Second.

223

224 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Ms. Dwyer. All  
225 in favor say aye...all oppose say nay. The motion passes.

226 At the request of the applicant, the Planning Commission deferred POD-70-98, Car Nation – W.  
227 Broad Street, to its October 27, 1998, meeting.

228 Mr. McGarry - The last deferral is on page 20 of your agenda POD-84-98, River of Life  
229 Church – Phase 1 and Master Plan.

230

231 **PLAN OF DEVELOPMENT**

232

**POD-84-98  
River of Life Church  
– Phase 1 and Master  
Plan**

**Hulcher & Associates for River of Life Church, Trustees:  
Request for approval of a plan of development as required by  
Chapter 24, Section 24-106 of the Henrico County Code to  
construct a one-story 5,508 square foot education building (Phase  
1) and a master plan for a one-story 9,350 square foot  
fellowship/recreation building and a one-story, 10,000 square foot  
sanctuary. The 6.22-acre site is located on the north line of Gayton  
Road, approximately 500 feet west of Red Hawk Road on parcel  
90-A-13C. The zoning is R-3, One-Family Residence District.**

**County water and sewer. (Tuckahoe)**

**233**

**234** Mr. McGarry - The applicant request deferral to your October 27, 1998, meeting.

**235**

**236** Mr. Archer - Is there anyone here in opposition to the deferral of POD-84-98, River of

**237** Life Church – Phase 1 and Master plan? No opposition.

**238**

**239** Ms. Dwyer - Mr. Chairman, I move that we defer POD-84-98, River of Life Church to

**240** our October 27, 1998, meeting, at the applicant’s request.

**241**

**242** Mr. Vanarsdall - Second.

**243**

**244** Mr. Archer - The motion was made by Ms. Dwyer and seconded by Mr. Vanarsdall. All

**245** in favor say aye...all oppose say nay. The motion passes.

**246** At the request of the applicant, the Planning Commission deferred POD-84-98, River of Life

**247** Church – Phase 1 and Master Plan, to its October 27, 1998, meeting.

**248** Ms. Dwyer - May I ask a question of Mr. McGarry?

**249** Mr. Archer - Sure.

**250** Ms. Dwyer - Have you received a call from anyone wishing to defer Canterbury on the

**251** James subdivision?

252 Mr. McGarry - Not that I am aware of. None of the staff has received a call.

253

**254 SUBDIVISION (Deferred from the August 25, 1998, Meeting)**

255

**Canterbury on the James  
(August 1998 Plan)**

**Koontz-Bryant, P.C. for Wilton Development Corporation: The 19.86-acre site is located on the southwest corner of River Road and Parham Road on parcel 125-A-18A. The zoning is R-1, One-Family Residence District. County water and sewer. (Tuckahoe ) 11 Lots**

256

257 Ms. Dwyer - Is there anyone here representing Canterbury on the James?

258 Mr. Panick - My name is Kevin Panick and I represent Koontz-Bryant, the engineer on  
259 that project and I believe that they want to defer that for two weeks.

260 Ms. Dwyer - Okay. I know we have a heavy zoning agenda but this should not be a  
261 problem and the applicant has agreed that if there is any opposition that he would go ahead and  
262 defer it again to our regular POD meeting so that we won't be taking up a lot of time.

263 Mr. Archer - Is there anyone in opposition to this deferment? No opposition.

264 Ms. Dwyer - I move the deferral of subdivision Canterbury on the James (August 1998  
265 Plan) to our October 15, 1998, meeting, at the applicant's request.

266 Mr. Vanarsdall - Second.

267 Mr. Archer - The motion was made by Ms. Dwyer and seconded by Mr. Vanarsdall. All

268 in favor say aye...all oppose say nay. The motion passes.

269 At the request of the applicant, the Planning Commission deferred Canterbury on the James  
270 (August 1998 Plan), to its October 15, 1998, meeting. Mr. Zehler was absent.

271

272 Mr. Archer - Okay. Where are we? We will now move on to our Expedited Agenda,  
273 and we would ask that you bear with us a little bit on this, this is the first time we have done it.  
274 We will probably mess it up a little bit but as time goes on, we'll get it right. Mr. Secretary.