

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 Spring Roads, beginning at 6:00 p.m., Thursday, April 10, 2025. Display**  
4 **Notice having been published in the Richmond *Times-Dispatch* on March 20, 2025, and**  
5 **March 27, 2025.**

6  
7 **Members Present:** Mr. Robert Witte, Jr., Chairperson (Brookland)  
8 Mr. Jaron N. Dandridge, Vice-Chair (Fairfield)  
9 Mr. William M. Mackey, Jr., (Varina)  
10 Mr. Bob Shippee, (Three Chopt)  
11 Mr. Brian Winterhoff, (Tuckahoe)  
12 Mr. R. Joseph Emerson, Jr., AICP, Director of Planning  
13 Secretary  
14 Ms. Misty D. Roundtree (Three Chopt)  
15 Board of Supervisors Representative  
16

17 **Also Present:** Ms. Jean Moore, Assistant Director  
18 Mr. Ben Sehl, Senior Principal Planner  
19 Mr. Livingston Lewis, County Planner  
20 Mr. Michael Morris, County Planner  
21 Ms. Ali Hartwick, County Planner  
22 Mr. Matthew Mawyer, Traffic Engineer  
23

24 **Mr. Witte -** Good evening, welcome to the April 2025 meeting of the  
25 Planning Commission. I'm going to ask that you turn off, mute, silence, something your  
26 cellphones, and while doing so, stand with us for the Pledge of Allegiance.  
27

28 [Recitation of the Pledge of Allegiance]  
29

30 **Mr. Witte -** We have all members present. Along with the Commission,  
31 we have the honorable Misty Roundtree from the Three Chopt District. She is our  
32 supervisor representative. She's keeping an eye on us.  
33

34 **Mr. Emerson -** Just you, Mr. Chairman.  
35

36 **Mr. Witte -** Do we have any news media in the audience? We do.  
37

38 **Mr. Jacobs -** Jack Jacobs from Richmond BizSense.  
39

40 **Mr. Witte -** Welcome. Just for conversation, this is my good side. I'll turn  
41 the meeting over to our secretary, Mr. Emerson.  
42

43 **Mr. Emerson -** Thank you, Mr. Chairman. I'll join with you welcoming  
44 everyone to the Henrico County Planning Commission public hearing for April 10, 2025.  
45 This evening, it is requested all public comments be provided from the lectern located in  
46 the rear of the room. For everyone who is watching us and participating live stream on  
47 the county's website, you can also participate remotely in the public hearings by following

48 these guidelines. You also can see them on the screen. Go to the planning department's  
49 meeting webpage at [henrico.gov/planning/meetings](http://henrico.gov/planning/meetings). Scroll down under Planning  
50 Commission and click on WebEx event. Once you have joined the WebEx event, please  
51 click the chat button in the bottom right corner of your screen. Staff will send a message  
52 asking if anyone would like to sign up to speak on an upcoming case. To respond, select  
53 Michael Morris from the dropdown menu and send him a message. He'll place you in the  
54 queue to speak. The Commission does have guidelines for its public hearings. The  
55 applicant is allowed 10 minutes to present the request and time may be reserved for  
56 responses to testimony. The opposition is allowed a cumulative 10 minutes to present its  
57 concerns. What that means is that everybody who wishes to speak must be included in  
58 that overall 10 minute allowance. Commission questions do not count into those time  
59 limits and the Commission may waive the time limits at their discretion. Comments must  
60 be directly related to the case under consideration. So, you understand why we ask for  
61 your name to be stated. The Commission does maintain verbatim minutes of the meeting.  
62 So therefore, we do ask commentators to provide their name and address prior to speaking  
63 for the record. So, if we have questions or need to follow up, we can find you to, follow  
64 up with you. Thank you again for your participation and interest in your community this  
65 evening. With that said, Mr. Chairman, the first item on our agenda this evening are the  
66 requests for withdrawals and deferrals and those will be presented by Mr. Ben Sehl.

67  
68 Mr. Witte - Good evening.

69  
70 Mr. Sehl - Good evening, Mr. Chairman, members of the Commission.  
71 There are two deferrals staff is aware of on your agenda this evening. Both are on Page  
72 1 of your agenda. The first is REZ-2025-100261 Discount Tire. This is in the Varina District  
73 and is a request to amend proffers.

74  
75 **REZ-2025-100261 Emily Trafecante for Discount Tire:** Request to amend proffers  
76 accepted with C-29C-06 on Parcel 816-718-0130 located at the southeast intersection of  
77 S. Laburnum Ave and Interstate 64. The applicant proposes to amend proffers to allow  
78 tire sales, repair, and installation on a portion of the property. The existing zoning is B-3C  
79 Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial  
80 Concentration. The site is located in the Enterprise Zone.

81  
82 The applicant is requesting you defer this item to your May 15 meeting.

83  
84 Mr. Witte - Is there anybody in the audience or on WebEx opposed to the  
85 deferral to this case or would like to speak to it?

86  
87 Mr. Morris - Mr. Chairman, there is no one on WebEx for this case.

88  
89 Mr. Mackey - Seeing or hearing there is no opposition, I move that REZ-  
90 2025-100261, Discount Tire be deferred to the May 15, 2025, meeting at the request of  
91 the applicant.

92  
93 Mr. Winterhoff - Second.

94  
95 Mr. Witte - We have a motion by Mr. Mackey a second by Mr. Winterhoff.  
96 All in favor say aye.  
97  
98 Commission - Aye.  
99  
100 Mr. Witte - Opposed? Motion passes.  
101  
102 Mr. Sehl - Staying on Page 1 in the Varina District is REZ-2024-102790.  
103 This is Godsey Properties Inc.  
104  
105 **REZ-2024-102790 Daniel Caskie for Godsey Properties, Inc.:** Request to  
106 conditionally rezone from R-2AC One-Family Residence District (Conditional) and R-5AC  
107 General Residence District (Conditional) to R-5AC General Residence District  
108 (Conditional) Parcel 816-729-1884 containing 52.40 acres located at the northern  
109 terminus of Westover Avenue. The applicant proposes a single-family residential  
110 development. The use will be controlled by zoning ordinance regulations and proffered  
111 conditions. The 2026 Comprehensive Plan recommends Suburban Mixed Use. The site  
112 is located in the Airport Safety Overlay District.  
113  
114 Again, the applicant is requesting you defer this item to your May 15 meeting.  
115  
116 Mr. Witte - Is there anyone on WebEx or in the audience who would like  
117 to speak to this case?  
118  
119 Mr. Morris - Mr. Chairman, there is no one on WebEx for this case.  
120  
121 Mr. Mackey - Since there's no opposition Mr. Chair, I move that REZ-2024-  
122 102790, Godsey Properties, be deferred to the May 15, 2025 meeting at the request of  
123 the applicant.  
124  
125 Mr. Dandridge - Second.  
126  
127 Mr. Witte - We have a motion by Mr. Mackey, a second by Mr. Dandridge.  
128 All in favor of say aye.  
129  
130 Commission - Aye.  
131  
132 Mr. Witte - Opposed? Motion passes.  
133  
134 Mr. Sehl - Thank you.  
135  
136 Mr. Emerson - Mr. Chairman, that finishes the withdrawals and deferrals for  
137 this evening. We have no expedited items, so we move on to the first case of the evening,  
138 which appears on Page 1 of your agenda. It is PUP-2025-100253 Christopher Johnson  
139 for St. Mary's Hospital of Richmond Inc.



**PUP-2025-100253 Christopher Johnson for St. Mary's Hospital of Richmond Inc:**  
Request for a Provisional Use Permit under Sections 24-2306, 24-3406 and 24-4418 of Chapter 24 of the County Code to allow a structure to exceed 110' and an accessory helicopter landing facility on Parts of Parcels 769-737-3039 and 768-737-9879 on the east line of Bremono Road approximately 300' south of its intersection with Monument Avenue. The existing zoning is O-3 Office District. The 2026 Comprehensive Plan recommends Semi-Public.

The staff report will be presented by Mr. Livingston Lewis.

Mr. Witte - Mr. Lewis, you have the floor.

Mr. Lewis - Thank you, Mr. Chairman, members of the Commission. This is a request for a Provisional Use Permit to allow two aspects of a proposed St. Mary's Hospital critical care building expansion. The subject site is zoned O-3 Office District and is located on the east line of Bremono Road, approximately 300 feet south of its intersection with Monument Avenue. The 2026 Comprehensive Plan recommends Semi-Public, reflecting the site's long-time use for a hospital. Since St. Mary's original construction in 1966, it has implemented various improvements and expansions to meet growing patient demand, upgrade facilities, and offer advanced medical care. As illustrated on this campus-wide exhibit, the hospital's latest initiative involves plans to construct a new 8-story building with critical care facilities to accommodate approval as a Level 1 trauma center [sic]. Indicated by the bold black outline here, the new building would be located between the existing north and south towers facing Bremono Road and would add roughly 200,000 square feet of new surgery, intensive care, and other space. This would not increase the total number of beds, but it would allow all patient rooms to be private, rather than some being shared as they are now. Other proposed changes include relocating the helipad from its existing parking lot location to the rooftop of the new building and this movement is indicated by this arrow here moving from the corner of the parking lot to the circle on the top of the new proposed building. Changes also would include reconfiguring patient and staff parking for better efficiency, loading dock and equipment yard improvements, and enhanced landscape areas, among other objectives. Nearly all aspects of this project are allowed by-right in the O-3 zoning district and can be approved administratively through the Plan of Development process, with two exceptions: the maximum height for part of the new building, and the helipad relocation. The zoning code allows buildings in an O-3 Office district to be a maximum of 110 feet tall without additional permitting. Extended heights up to 200 feet are allowed but require PUP approval. As this exhibit shows, the roofline of the new building would be 100 feet above ground, so roughly as I'm showing with the cursor here, but portions of the structure would extend above the by-right code permitted maximum, including the elevator shaft which could reach 158 feet. You can see the elevator shaft extension in this location right here. When the helipad was first approved in 2010, it was listed as a Conditional Use in the zoning ordinance, to be reviewed for approval by the Board of Zoning Appeals. The ordinance was updated in 2021 and now lists accessory helicopter landing facility as a Provisional Use in the O-3 district. For this reason, the helipad relocation to the rooftop spot shown here is also part of the PUP request. This change will allow medevac patients to be delivered more quickly

186 to critical care units and would reduce pedestrian and traffic disruptions on the ground.  
187 Also, roughly 50 surface parking spaces would be reclaimed after the relocation. The  
188 presence of taller buildings and the allowance of helicopter landings are consistent with  
189 the site's O-3 zoning and its Semi-Public designation in the 2026 Comprehensive Plan.  
190 These uses have been well-established on the subject site for many years and have  
191 proven to be reasonably compatible with surrounding properties. Similar compatibility is  
192 anticipated with this application. Therefore, staff supports this request subject to the 10  
193 conditions recommended in the staff report. This concludes my presentation and I'm  
194 happy to answer any questions.

195  
196 Mr. Witte - Anybody on the Commission have questions before we hear  
197 from anyone? Is there anyone on WebEx or in the audience that would like to speak to  
198 this case?

199  
200 Mr. Morris - Mr. Chairman, there is no one on WebEx for this case.

201  
202 Mr. Emerson - Ma'am, could you just approach the podium and speak from  
203 the podium and provide, yes ma'am, and provide us your name and an address for the  
204 record, please?

205  
206 Ms. Breit - My name is Carol Breit, B R E I T. My address is 2 Spicer  
207 Road, Richmond, VA, 23226. I don't know if this is the right time to speak my concerns  
208 because I haven't been to one of these meetings before, but I would like to address at  
209 some point when it's proper, if this is it, some of my concerns. Is now the time?

210  
211 Mr. Emerson - Yes, ma'am, it is.

212  
213 Ms. Breit - I'm an adjacent property owner to this property and I have  
214 some very large concerns. One, what does this do to the values of the land? I think there  
215 are other studies in other cities and places that say helicopters, and as you increase the  
216 helicopter pad or the number of helicopters, it increases the safety concerns, it increases  
217 the noise. It's pretty disruptive to a neighborhood, even the vibrations from the helicopter.  
218 I don't know if everybody's familiar, there was another, I think helicopter accident today  
219 around DC or somewhere around there. But my question is: how does this or how much  
220 does it increase, one question is the helicopter activity? When it says it's Semi-Public,  
221 does that mean that other folks, other than just Medevac would be using it? Who's going  
222 to really in reality be using this? Does this mean that private folks can land there when  
223 they ask permission from the hospital? I don't know any of these answers, and I don't  
224 know how big this expansion really is. But there is an impact on the neighborhoods and  
225 the properties around this, which impacts the land values. Having been down at VCU in  
226 a hospital bed when a helicopter brought someone in, you feel the vibration. It's kind of  
227 scary when you're in that environment. What it does to land values, I think there should  
228 be a study. The safety concerns, the noise concerns. The impact on reducing the value  
229 of the properties. It's a residential area, and it's surrounded by a whole lot of people in  
230 residences, and then you have apartment buildings and apartment condos. How fair does  
231 the, well, where's the flight path? And what other neighborhoods is this impacting? Are



232 you impacting the adjacent City of Richmond properties, impacting their land values and  
233 the people who are living there? I don't know, maybe you've already had a study that  
234 impacts this or tells you some of these answers. But, I think those are important questions  
235 to the people who live there, the County of Henrico residents, and the adjacent city, and  
236 adjacent housing. It impacts the demographics of an area when you put in a helicopter  
237 pad or you increase the size. The benefit is in some ways to the financial issues for the  
238 hospital, but how does that ripple effect impact the community? That's really an important  
239 question, and I think there's some studies that should be done. I appreciate your time. I  
240 don't know if anybody wanted to ask me any questions.

241  
242 Mr. Witte- Any questions by the Commission? We'll see if we can get  
243 some of these answers for you.

244  
245 Ms. Breit - Thank you sir.

246  
247 Mr. Witte - Can the applicant come, please? State your name, please.

248  
249 Ms. Fitzpatrick - Good evening, I'm Bridget Fitzpatrick. I'm the Chief Operating  
250 Officer at St. Mary's.

251  
252 Mr. Witte - We have several issues that have been brought up: value of  
253 the adjoining land, the noise factor, Semi-Public, safety, flight paths. Start anywhere you  
254 want.

255  
256 Ms. Fitzpatrick - Yes, so we also had presented some slides. Would you like  
257 me to share those as well?

258  
259 Mr. Witte - Sure.

260  
261 Ms. Fitzpatrick - Okay.

262  
263 Mr. Lewis - Lower left. Ah perfect.

264  
265 Ms. Fitzpatrick - Thank you for the opportunity to speak with you all. In  
266 answering some of those questions, it may be helpful to start with some of the strategic  
267 intent regarding the project. So, from a healthcare standpoint, we know that the Greater  
268 Richmond Metropolitan Area is projected to increase population by 5% over the next five  
269 years. We also know from a healthcare perspective, a lot of our lower acuity or less sick  
270 patients are being seen either in community hospitals or in telemedicine or outpatient  
271 facilities. And so one of the major reasons why this project's so important is the ability to  
272 bring critical care services to St. Mary's as the regional hub for Bon Secours' seven  
273 facilities in our market. In addition, the helicopter landing pad and relocation creates a few  
274 safety, addresses a few safety challenges that we currently have. In landing, our helipad  
275 in the surface lot where it currently is located, we then have to navigate not only car traffic  
276 but pedestrian traffic when taking those patients from the helipad to emergent services in  
277 the emergency department, the OR, or into a different ICU. The ability to locate the

278 helipad on top of the building will have direct access directly down into our OR or  
279 operating rooms suite, directly into our emergency department and to our ICU. We know  
280 as more patients are, more population is growing in this area, the patients who are  
281 receiving health care are receiving health care in quaternary and tertiary care facilities,  
282 which we are growing to become. Being able to service those patients directly and safely  
283 is highly important to us. In addition, we know that some of the stats we have up here for  
284 tertiary care across the nation is growing right under 10% at 8.8% and quaternary care  
285 across the nation is growing by 20%. And we want to make sure that over the next 5, 10  
286 and 30 years we're able to meet the needs of our community and the healthcare that they  
287 require. In addition, at the end of this, as Mr. Lewis had shared, this is not an increase in  
288 growth in overall beds but is the privatization of all beds. That only supports our patients  
289 from, and their families, from being able to receive that care privately, but also from an  
290 infection prevention standpoint. We'll add additional procedural platforms, the latest and  
291 greatest for both cath lab, our cardiology care, as well as some of our ORs, and have new  
292 modernized building systems. Additionally, we'll have two floors that will be added for  
293 additional growth. We have some timeline here to share with you all. So, we're looking to  
294 start the project this summer, into the fall. It's about two and a half years in total, so we'll  
295 be finished with the tower construction in '27 and then we'll be able to go back into the  
296 hospital and renovate much needed upgrades throughout our 60-year-old building. I'll  
297 share some additional slides regarding the rendering that you saw at the beginning with  
298 the helipad and the slide that Mr. Lewis showed regarding the height and elevation of the  
299 helipad and the elevator deck there. This is our roof plan with the helipad, the elevators  
300 and the connections into the existing facility. And I'll end there regarding the helipad.  
301 Regarding the question about the property value, I can't speak to that, but I do know noise  
302 and vibration studies are work that we are working with consultants to understand what  
303 that is currently, so we understand what our neighbors and community are currently  
304 experiencing as well as what that may be in the future. The last question regarding the  
305 flight path, we had several meetings with our pilots, and LifeEvac team. Mostly that is  
306 coming from the southeast on the flight path. That can change depending on weather.  
307 And, to the comment of who would be utilizing this helipad, our focus and priority is patient  
308 safety, and so that would be used for hospital and medical purposes.

309  
310 Mr. Witte - Ms. Fitzpatrick, let's go over this Semi-Public situation.

311  
312 Ms. Fitzpatrick - The semi-private rooms?

313  
314 Mr. Witte - I think she was referring to the Semi-Public helipad.

315  
316 Ms. Fitzpatrick - The helipad is intended for medical use, and that would be our  
317 priority is to be able to utilize that for patients.

318  
319 Mr. Witte - It wouldn't be used to transfer people in other than patients?

320  
321 Ms. Fitzpatrick - No, I can't speak to any other reason to use the helipad other  
322 than for patient care.  
323

324 Mr. Emerson - Mr. Chairman, there may be some confusion. The  
 325 Comprehensive Plan notes this site is Semi-Public because it's a hospital. That doesn't  
 326 mean that the helipad is semipublic and available for public use. As was stated by Ms.  
 327 Fitzpatrick, it's intended only for emergency medical use for the hospital itself. It's not  
 328 open for public transportation. Somebody can't fly their helicopter in, drop someone off  
 329 and they catch a ride down on Breemo to wherever they're going kind of thing.  
 330

331 Mr. Witte - Okay.

332

333 Mr. Emerson - So, but that may be where the confusion is.

334

335 Mr. Witte - Did that answer your question? Well, that's alright, we'll get to  
 336 them.

337

338 Ms. Breit - I don't know, I just...

339

340 Mr. Witte - You're going to have to go up and speak. So just, let's take  
 341 care of this at the end. Okay, so, there's no way to tell the value of the land. My  
 342 understanding is historically, values of property continue to go up regardless of what's  
 343 around them. The helicopter noise, it seems to me like it ought to be, correct me if I'm  
 344 wrong, it ought to be less noise because it's not landing on the ground. It's not echoing  
 345 off of the trees and the cars and whatever houses are right there.  
 346

347 Ms. Fitzpatrick - It will be relocated from the surface to the top of the 8th floor,  
 348 and closer to our parking deck further away from a lot of the residential areas next to us.  
 349

350 Mr. Witte - With the present helicopter situation, don't you have to close  
 351 the road or something?

352

353 Ms. Fitzpatrick - We do and that's one of the major safety concerns we have is  
 354 navigating the pedestrian traffic and car traffic within our parking lot. And so, when a  
 355 helicopter is landing, our security team, our emergency department team, as well as some  
 356 of our nurse leaders go into the lot and maintain a path of travel that shuts down the ability  
 357 for cars to navigate through the lot during that duration to ensure that the patient can be  
 358 safely transported from the helipad into the emergency department.  
 359

360 Mr. Witte - I have one more question, in reference to safety. Has there  
 361 been any impact studies done on the safety or surrounding areas that you're aware of?  
 362

363 Ms. Fitzpatrick - Can you elaborate on that? Do you mean from the helipad  
 364 landing perspective or from construction?

365

366 Mr. Witte - I would think the helicopter landing perspective would be the  
 367 primary safety issue.  
 368



369 Ms. Fitzpatrick - I mean we work very closely with the LifeEvac team and the  
 370 pilots who fly to ensure that they feel comfortable in our space. We also have a team of  
 371 EMS coordinators who help communicate all of this information, whether there are  
 372 changes that are happening on campus, be it construction or otherwise, to ensure that  
 373 anybody who's flying in has full line of sight into what's happening on our campus to  
 374 ensure safety.  
 375  
 376 Mr. Witte - Anybody else have any questions?  
 377  
 378 Mr. Emerson - Mr. Chairman, we may want to clarify that this isn't an increase  
 379 in the number of helipads. It's merely the movement of the existing helipad and the  
 380 footprint of the hospital itself isn't expanding.  
 381  
 382 Mr. Witte - Correct.  
 383  
 384 Mr. Emerson - I think those are important points.  
 385  
 386 Mr. Witte - Thank you. Mr. Lewis, can you pull up the parking situation  
 387 that we just received yesterday, I believe? I think you have a, can you enlarge that?  
 388  
 389 Mr. Lewis - This one Mr. Chairman, showing the completed project and  
 390 the areas where parking would be different?  
 391  
 392 Mr. Witte - Okay, so, these parking suggestions are acceptable?  
 393  
 394 Ms. Fitzpatrick - Yes sir.  
 395  
 396 Mr. Witte - And we're going to put some signage up eventually?  
 397  
 398 Ms. Fitzpatrick - Yes, so we're looking at ensuring that we've got clear parking  
 399 for all of our patients as close as possible and increasing the number of ADA spaces we  
 400 have available for anybody coming to our campus.  
 401  
 402 Mr. Witte - Well I have nothing further. Thank you for working with us.  
 403  
 404 Ms. Roundtree - I've got a question.  
 405  
 406 Mr. Witte - Oh, wait a minute.  
 407  
 408 Ms. Fitzpatrick - Yes ma'am.  
 409  
 410 Ms. Roundtree - The existing helipad, I assume is currently in operation being  
 411 used as needed now?  
 412  
 413 Ms. Fitzpatrick - Yes ma'am.  
 414

415 Ms. Roundtree - With the expansion of the hospital or this new building, is there  
 416 any anticipated increase that would be seen in the frequency of use of helicopters?  
 417

418 Ms. Fitzpatrick - We've reached out to our EMS liaisons to better understand  
 419 that. It's kind of challenging to estimate the increased growth. Currently it's about 170 a  
 420 year, and we would imagine that would maintain, going forward and then kind of working  
 421 with them on any increases that we should have. We're also working on a secondary site,  
 422 should there ever be a helicopter that maybe breaks down on our helipads so they have  
 423 somewhere else that they can land from an emergency standpoint.  
 424

425 Ms. Roundtree - There's nothing inherent about the nature of the building that's  
 426 being constructed itself that would increase the use of the helicopters?  
 427

428 Ms. Fitzpatrick - Not that we see currently. We already have ICUs and taking  
 429 care of a lot of these patients and because it's not an increase in total beds, we imagine  
 430 that would remain pretty consistent.  
 431

432 Ms. Roundtree - Thank you.  
 433

434 Mr. Witte - I have nothing further. Anyone else? Thank you for your input  
 435 and thank you for your concerns. I hope they were answered to some degree. This isn't  
 436 the - what did I do with my paper? This isn't the end of it. This board will make a  
 437 recommendation to the Board of Supervisors. I believe that's correct.  
 438

439 Mr. Emerson - Yes, sir. That is correct.  
 440

441 Mr. Witte - With that, I move that we recommend approval of PUP-2025-  
 442 100253, St. Mary's Hospital of Richmond Inc., subject to the conditions recommended in  
 443 the staff report.  
 444

445 Mr. Mackey - Second.  
 446

447 Mr. Witte - We have a motion by Mr. Witte, a second by Mr. Mackey. All  
 448 in favor, say aye.  
 449

450 Commission - Aye.  
 451

452 Mr. Witte - Opposed? Motion passes.  
 453

454 REASON: Acting on a motion by Mr. Witte, seconded by Mr. Mackey, the  
 455 Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors  
 456 grant the request because it is reasonable in light of the surrounding uses and existing  
 457 zoning on the property and it would provide added services to the community.  
 458

459 Ms. Roundtree - May the chair note my abstention on this and the other two  
 460 cases.



461  
462 Mr. Witte - Let the record show that Ms. Roundtree is abstaining from the  
463 previous two cases and this case. Thank you.  
464

465 Mr. Emerson - I would also add the Board of Supervisors meeting this will go  
466 to is on May 13. Mr. Chairman with that said, we move on to Page 2 of your agenda and  
467 you have two companion cases. They are:  
468

469 **REZ-2025-100115 Jeffrey P. Geiger for ProSafe Storage:** Request to rezone from R-  
470 6C General Residence District (Conditional) to B-3 Business District part of Parcel 784-  
471 760-2968 containing 0.049 acre located on the north line of Magellan Parkway  
472 approximately 250' east of its intersection with Brook Road (U.S. Route 1). The applicant  
473 proposes vehicular access for a proposed self-service storage facility. The use will be  
474 controlled by zoning ordinance regulations. The 2026 Comprehensive Plan recommends  
475 Government. That is because this is the former location of the Division of Motor Vehicles  
476 office that was located there on Brook Road.  
477

478 The second case that is associated is the Provisional Use Permit: the PUP-2025-100068.  
479 Also Mr. Geiger for ProSafe Storage.  
480

481 **PUP-2025-100068 Jeffrey P. Geiger for Pro Safe Storage:** Request for a Provisional  
482 Use Permit under Sections 24-2306 and 24-4330.D of Chapter 24 of the County Code to  
483 allow a self-service storage facility on Parcels 784-760-2885 and 784-760-2968 located  
484 at the northeast intersection of Brook Road (U.S. Route 1) and Magellan Parkway. The  
485 existing zoning is B-3 Business District and R-6C General Residence District Conditional).  
486 B-3 Business District zoning for the entire site is proposed with REZ-2025-100115. The  
487 2026 Comprehensive Plan recommends Government and Environmental Protection  
488 Area. A portion of the site is within the Enterprise Zone.  
489

490 The staff report will be presented by Mr. Livingston Lewis, and I guess as a note of order,  
491 you will need to make two separate motions on this action at the end of your public  
492 hearing.  
493

494 Mr. Witte - Got it. Mr. Lewis, you're up again.  
495

496 Mr. Lewis - Thank you again. This is an application for a Provisional Use  
497 Permit, or PUP, to allow construction of a self-service storage facility on a 2.2-acre site at  
498 the northeast corner of Brook Road and Magellan Parkway. The property is zoned B-3  
499 and R-6C and is designated for Government and Environmental Protection Area in the  
500 2026 Comprehensive Plan. Surrounding uses include residential neighborhoods adjacent  
501 to the north and east, as well as Office and Retail to the south and west. The site was  
502 developed in 1998 for a DMV branch office, which remained in use until its closing in  
503 2023. This exhibit illustrates the applicant's proposal to remove the existing 7,157 square  
504 foot, 1-story office building and replace it with a 132,000 square foot, 4-story indoor  
505 storage building with 23 parking spaces. The new structure would be approximately 33'  
506 from the residential boundary to the north, roughly 50' closer than the existing building.  
507 Existing vegetation along the northern boundary would be removed and replaced by new

landscape plantings and a masonry wall, both of which would also extend along the eastern property line. The existing entrance from Magellan Parkway would remain and would serve as the only point of access. Because the zoning code prohibits commercial uses from being accessed through residential zoning, this companion case has been filed to rezone part of the entrance parcel from R-6C to B-3. That's the companion case. This two-page exhibit illustrates the potential appearance of the east, south and west façades of the proposed building with a mixture of masonry and siding materials, and an overall scale similar to the Retreat at One condominiums. Views of the north façade toward the Biltmore neighborhood are not provided. Self-service storage facilities are first allowed as a principal use in the M-1 Industrial District based on their generally industrial characteristics. They are allowed with PUP approval in the B-3 district as requested here, but the bar for overall compatibility is higher in this type of situation. The proposed building would be roughly 4 times taller, with over 18 times more square footage, and located significantly closer to residential uses. For these reasons, it would not be appropriate in this location and would be better suited to other B-3, M-1, or M-2 zoned sites in the area where these incompatibility issues would be minimized. Therefore, staff does not support these companion requests and recommends they be denied. This concludes my presentation and I'm happy to answer any questions.

Mr. Witte - Is there anyone on WebEx or in the audience that would like to speak to this case? Hang on.

Mr. Morris - Mr. Chairman, there is no one on WebEx for either of these cases.

Mr. Witte - We have a couple.

Mr. Drake - Good evening, my name is Devin Drake, and I live at 9281 Magellan Parkway, Unit B, Glen Allen, VA. While I am not vehemently opposed to the construction of a new self-storage facility in the proposed location, I personally fail to see the merit of such a thing. By my count, there are over 15 self-storage facilities within a 10-minute drive of the location in question, with the next closest location being less than 500'. After doing a quick search in the area, it would appear that most, if not all, because I didn't have time to check all of them before I came, still have a good number of units available. I've never lived in an area of Virginia with this many self-storage locations in such close proximity. Furthermore, I found out about this letter from the office of the attorney representing ProSafe Storage. In that letter, they felt it necessary to state that something far worse could end up here instead, and we should support the issue because of this. I'm hoping to make my high school English teacher proud with this one, but that is the fallacy of the false dilemma. While I'm sure that is the case, it is also possible that something much better could be built there instead. I fail to see how yet another self-storage location would add value to my neighborhood and surrounding community. Additionally, a self-storage facility does not align well with the goals of the Enterprise Zone as I come to understand them. ProSafe is a corporate chain that will construct a facility that ends up employing very few people. This will not do much to quote "stimulate business development and job growth", which is a quote I took directly from the Henrico



554 County website. In conclusion, I'd like to ask the members of the board to please carefully  
555 consider the proposal at hand as I feel it would likely have no positive impact on those  
556 living in the immediate area near it nor those in the surrounding area. I believe we can do  
557 much better. Thank you for your time.

558  
559 Mr. Witte - Thank you. Anyone else?

560  
561 Mr. Fazlani - Hi, my name is Mohsin Fazlani and I have family that lives  
562 there. Should I give their address or my address?

563  
564 Mr. Emerson - Your address, please.

565  
566 Mr. Fazlani - My address? It's 1647 Centerville Parke Lane, Manakin-  
567 Sabot, VA. Thank you for allowing me to address the Commission this evening. I'm  
568 supportive of the REZ and Provisional Use Permit and welcome the proposed storage  
569 facility. I believe the proposed use is the best fit for the neighbors and the area and will  
570 result in less traffic as opposed to what the location is already zoned for, such as a gas  
571 station or a restaurant that will bring a lot more traffic, especially if that gas station or  
572 restaurant is like a 24-hour. I support the facility and hope the Commission decides in that  
573 favor. Thank you.

574  
575 Mr. Witte - Thank you. Anyone else? How would you like to proceed?  
576 Would you like to hear from the applicant?

577  
578 Mr. Dandridge - Yes.

579  
580 Mr. Geiger - Good evening, Mr. Chairman, members of the Commission.  
581 My name is Jeff Geiger, here on behalf of the applicant. I want to thank Mr. Lewis for his  
582 presentation. I think we're here, the reason we're standing before you, is to have a  
583 conversation about what is compatible. Self-storage started out like this, and zoning  
584 looked at it from an industrial perspective because of the way it looked. But, the market  
585 has changed. We don't just use self-storage for the things we don't want to get rid of, the  
586 things that we don't want to throw away but we don't need any more and we really don't  
587 care about. As I'm going to show you in this presentation, self-storage, your constituents  
588 have demanded that it change and evolve into an extension of the living space. So, we  
589 are no longer building this. We are building this. We are building modern buildings that  
590 can be designed to look like offices that are all enclosed, where residents can come in  
591 and enjoy storing their goods in an area that feels like a closet in their home, not the shed  
592 in the backyard. To help you get a sense of this, I won't play the whole thing, but a little  
593 bit of a video of what this building is. It's not the all enclosed building that you have seen  
594 come up recently in response to what your constituents are demanding. We're taking it to  
595 a whole new level. With this project, you can raise the bar for the industry.

596  
597 [Video plays] "...to our state-of-the-art temperature-controlled facility and  
598 claim the best space today. At ProSafe, you'll find the highest level security and  
599 convenience with drive-in loading, keypad access, ..."

600  
601 Mr. Geiger - As you saw there, you drive in the building. You unload in the  
602 building. There is no more parking outside, leaving your car and goods out there and  
603 carrying it in and having security concerns or trash concerns on the outside. This new  
604 building provides an opportunity to take this use and make it compatible with residential  
605 because it's on the inside. On the layout here that Mr. Livingston, Mr. Lewis, showed you,  
606 you can see the aisle for the parking or where the vehicle drives through the building in  
607 the middle, with the arrows. We would come into the building on the right hand side.  
608 Customers would come through. It's very wide, very tall, very welcoming, and you can  
609 then park on the inside and unload and then leave. You would drive out towards Brook  
610 and circle your way back out. We can comply with your Neighborhood Compatibility  
611 Standards; it's not a problem. This building where it's located can be in compliance; no  
612 issue there. We would like to let you know we have shared with staff that the parking  
613 we're showing along Magellan Parkway, we don't need it. The only reason it's there is  
614 because your ordinance requires it. We'd be happy to submit a parking study acceptable  
615 to your Planning staff and see if we can reduce it and pull the building closer to Magellan.  
616 Even with that, we will have a 10-foot wall on both sides. You can see it pointed with the  
617 two blue arrows; this is a masonry wall. And this applicant was very intentional with the  
618 way it designed this building. On the right-hand side are the condo buildings at Retreat  
619 One. The size of the building mirrors the size of those buildings. We were very careful to  
620 make sure the massing was complementary. The condos at Retreat One are shown on  
621 the right, four stories. The self-storage building that we are requesting is on the left, the  
622 same height. So, we will be very complementary to what is already there. In addition, as  
623 you may know, across Brook, a four-story apartment building is going up. At this  
624 intersection, we're getting taller. Why are we here? Like I said, we are no longer, we,  
625 years ago we came, the industry came before you because there was a demand for  
626 storage in those industrial types because there was a life event, a divorce, a death, and  
627 people needed to store. That's not the case anymore. Forty percent of our users treat us  
628 as an extension of their living space because they don't have enough closet space at  
629 home. Why don't they have enough closet space at home? Our housing is getting smaller,  
630 and it's not the Boomers that were our primary consumer in the last 20 years. The person  
631 driving this are the Millennials and the Gen X because they are the ones who are living in  
632 the smaller housing because that's what they can afford in order to get into housing. As  
633 you know, we are seeing a tremendous amount of rejuvenation in this corridor. A  
634 significant amount of smaller dwellings that are, have been built or will be built. And that's  
635 why we're here. To address the gentleman's concern about the number, I would submit  
636 we are the only one that offers this style in Henrico. The applicant has built one in Forest  
637 Hill. If you'd like to go see it, we're happy to give you a tour. There are two others in the  
638 area, one immediately to the south, 1970s version. At our community meeting I told the  
639 owner, "I hope everybody comes here. And we're redeveloping your spot next." This is  
640 the demand that was coming. We don't invest the money to meet an unknown demand.  
641 We know the demand is here. These residents will need it. And this opportunity, this  
642 demand by your constituents for this need that we ask that you to recognize with the  
643 evolution is more complementary to residential than it has been in years past. It gives you  
644 an opportunity to address something that you have dealt with in the last two years and  
645 the Board has dealt with in the last two years. What's the appropriate use next to existing



646 residential? This property could be developed by right with a convenience store, two  
647 restaurants with drive-thrus, filling station, a parts store. If you approve the PUP though,  
648 we give the area and your constituents what they're looking for with an hours of operation  
649 that is no longer 24 hours but is instead 6:00 a.m to 10:00 p.m. It's quiet. Everything's  
650 enclosed. And to a real benefit from what we heard at a community meeting about  
651 concerns about the number of vehicles in the area, this use will generate next to no  
652 vehicles. As requested at the community meeting, we have changed the architecture to  
653 match the condos next door. We originally showed brick, and now we're showing stone.  
654 For this reason, we would ask you to, to look at this in a different way and recommend  
655 approval subject to the suggested conditions that were provided to you, were provided to  
656 staff previously and provided to you today. The conditions are summarized here. What I'd  
657 like to point out is how they reflect the requests by the neighbors. Again, using stone in  
658 lieu of brick, so we match their architectural material. No outside storage. They asked us  
659 not to do any construction on the weekend. We agreed. They suggested that the light  
660 fixtures on the building not be located above the 2nd story. No problem. One resident  
661 pointed out that they have, these condos give them the ability to be on the roof, and so  
662 they asked us not just to screen it from the street, which is the normal way, but to screen  
663 it from their condo units as well, roof to roof. Trash receptacles will be located on the  
664 inside unless the county requires us to put it on the outside. We have a standard limitation  
665 for hours of trash pickup and parking lot cleaning. One other thing I'd like to point out, I  
666 know this is hard on this slide, I'd like you to see the red cloud. I know Mr. Lewis said we  
667 were, kind of gave the impression we were asking for access through an R-6 to get to a  
668 B-3. I want to let you know this already exists, the county approved that access through  
669 the R-6 to the B-3. You can see it here at the bottom. When they put in Magellan Parkway,  
670 the county approved a left turn lane to be constructed that provides access into the access  
671 currently on the property. And we'll just use that same access. I'm happy to answer any  
672 questions, but on behalf of the applicant, ask that the Commission recommend approval  
673 of the request before you subject to the suggested conditions, most recently provided  
674 today.

675  
676 Mr. Dandridge -                    Alright. Mr. Geiger, first and foremost, thank you for taking the  
677 opportunity, time to share the ProSafe Storage staff and as well as the county staff for the  
678 work that's gone into it, your attendance at the community meeting, and you know even  
679 back several months in February. So just want to take a moment before reading my  
680 decision just to share a few little thoughts. Also too, to the residents - Mr. Drake, Mr.  
681 Fazlani. Okay, I just wanted to make sure I pronounced that right. You know, there are a  
682 few things and thoughts that I just wanted to share in regard to the Fairfield District  
683 currently. Right now, Fairfield currently ranks at the top of the list as it pertains to the  
684 district in the county as far as storage facilities in the number of storage facilities, even  
685 thinking about in close proximity. Being mindful of the willingness with the suggested  
686 conditions also with the evolution in the storage facilities and, you know, becoming more  
687 modernized and just the facade and the face of the particular proposed facility. I know  
688 too, you know, there are developments that are currently there and also developments  
689 being proposed. But at the current time with the number of those, it's just kind of hard to  
690 imagine another facility. I just want to take a moment and read my decision in regard to  
691 that. Mr. Chair, I move that REZ-2025-100115 ProSafe Storage be recommended for

692 denial because there are ample appropriately zoned properties in the area that would  
693 allow for the proposed use.

694  
695 Mr. Winterhoff - Second.

696  
697 Mr. Witte - We have a motion by Mr. Dandridge, a second by Mr.  
698 Winterhoff. All in favor of say, aye.

699  
700 Commission - Aye.

701  
702 Mr. Witte - Opposed? You abstained?

703  
704 Ms. Roundtree - Abstention.

705  
706 Mr. Witte - Motion passes.

707  
708 Mr. Dandridge - Mr. Chairman, moving on to the PUP. I move that PUP-2024-  
709 100068 ProSafe Storage be recommended for denial because it does not reflect the  
710 area's development trends and is in conflict with the Comprehensive Plan goals,  
711 objectives, and policies.

712  
713 Mr. Winterhoff - Second.

714  
715 Mr. Witte - We have a motion by Mr. Dandridge, a second by Mr.  
716 Winterhoff. All in favor, say aye.

717  
718 Commission - Aye.

719  
720 Mr. Witte - Opposed? Abstain? Motion passes.

721  
722 Mr. Emerson - Mr. Chairman, we now move on to the next item on your  
723 agenda, which is also on Page 2. This is a discussion item, and what I have to speak with  
724 you about tonight is based on a resolution that the Board adopted at their meeting on the  
725 28th of last month. The Board requested that staff and the Commission research and take  
726 a look at how data centers are treated in the zoning code especially in the by-right  
727 districts. As you know, you went through a large rezoning for what I'll refer to as the  
728 Hourigan case. You do have to rezone if properties are A-1. Data centers are allowed by  
729 right in O Districts, the B Districts, and the M Districts. The intent in the O and the B  
730 Districts, as you know, from the discussions, from the proposed rezoning for the site in  
731 the Fairfield District on the former flea market site, is that really, they're supposed to be  
732 ancillary or accessory to a larger use? Therefore, they have to be fully enclosed. That  
733 applicant initially did request that the B-3 property located there be rezoned to an M-1  
734 District in order to allow for a more unrestricted allowance of a data center of a hyperscale  
735 nature. Subsequently, of course, that evolved into a smaller request, which then was  
736 eventually denied. What the Board asked that we do is look at some of these existing  
737 zoning categories that allow for this use without additional input from the Commission and



738 the Board. So, that's what we are doing, and we'd like to bring the results of our work and  
739 our thoughts to you in a work session at your next meeting, which is May 15. I would  
740 suggest scheduling a work session at 4:30, so we can have a full discussion of those. At  
741 that time, we may also be bringing to you some suggested changes to the code regarding  
742 that use, I would place a public hearing item on your agenda for that evening similar to,  
743 what you normally do. I'm making you aware of that because we'll just place that on there  
744 for your consideration Mr. Chairman and count on that as possibly a public hearing item  
745 later in the evening. I would like the Commission to schedule their time to be here at 4:30  
746 to discuss the findings of our work and what we may propose to you. And of course, we'll  
747 try to get something to you prior to that, because if we do move forward with the public  
748 hearing, we will have to advertise that by May 1.

749  
750 Mr. Witte - Is there any opposition to the 4:30 from the Commission?

751  
752 Ms. Roundtree - I'll note, on my calendar I've got a hold on it for 5:00, so is the  
753 4:30 or sorry Mr. Emerson, is that a change from previous...

754  
755 Mr. Emerson - We've been having a lot of discussions that are evolving, but  
756 I think I think 4:30 would be better especially if we moved forward with a potential joint  
757 meeting between the Commission and the Board. Because normally I bring in food for the  
758 Commission, so I wanted to allow enough time to have a full discussion. So possibly they  
759 were holding at 5:00 and we start at 6:00. So, I was thinking 4:30 might be more  
760 appropriate.

761  
762 Ms. Roundtree - Certainly don't change it on my behalf only I will note I have a  
763 trial that will start at 1:00. It's scheduled to run from 1:00 – 4:00 in Hanover and it may run  
764 over but I would not have any objection to it being at 4:30. I'll get here as soon as I can,  
765 maybe it will be 4:30, but if I'm not, then that's why.

766  
767 Mr. Emerson - Sure. What we may do is everybody can eat and then we start  
768 after that. That would give you a little extra time.

769  
770 Ms. Roundtree - I'd appreciate that.

771  
772 Mr. Emerson - That works. I just wanted to make sure I got everybody here  
773 in time so they'd have time to eat and then fully understand what we're proposing. It's not  
774 that complicated, but I'm sure there may be many questions.

775  
776 Ms. Roundtree - Yes, sir. Thank you.

777  
778 Mr. Witte - I'm sure Mr. Shippee will save you some food.

779  
780 Mr. Shippee - Well, Mr. Chairman, I will be in Colorado on that day attending  
781 my daughter's graduation. I will look at the materials before that session if they're  
782 available. And we'll try to get all, as soon as we have something concrete, it's been kind  
783 of a moving target, but it's again not that complicated of a, of a topic. You know, our zoning

code handles them very well in terms of location distances from residential, we're able to accomplish quite a bit with, with the setbacks and things that are required through the planet development process. This is just adding, potentially adding another level of review that would require legislative action in, in the by right zones because otherwise you have to go through a rezoning for that action and also clarifying in the O and the B zones that that truly is supposed to be an ancillary use to a primary use similar to the ones that exist today in, in Villa Park and in Innsbrook and some of our other office park locations. We've got, we have a small data center in this building. So, we just need to make sure that that's clarified. We certainly wouldn't want to add an extra burden to our office community of having to jump through additional hoops. We just don't want a hyperscale going into a business part basically is what we're trying to get at. We'll plan on 4:30. If that changes or we need to do it later, we'll make sure that we get the word out to everyone on that.

Mr. Witte - Other than Three Chopt, any issues?

Mr. Emerson - We'll make sure that everybody gets what they need. The next item Mr. Chairman, if everybody's comfortable, we'll say between 4:30 and 5:00, but mark your calendars. We'll clarify that time. The next item Mr. Chairman, is the consideration of the approval of your minutes from the Planning Commission Capital Improvement Program and regular meetings on March 13. We didn't receive any errata sheet input, so I don't have an errata sheet for you, but if there are any changes that, that the Commission feels need to be made, just let us know and we certainly will take care of those.

Mr. Shippee - I move that we approve the minutes.

Mr. Mackey - Second.

Mr. Witte - We have a motion by Mr. Shippee, a second by Mr. Mackey.  
All in favor, say aye.

Commission - Aye.

Mr. Witte - Opposed? Motion passes.

Mr. Emerson - Mr. Chairman, I do have one other item just to go over with you quickly. I wanted to remind you, and I know all of you are aware of the Suggestion Sessions that begin with Three Chopt next Monday the 14th, on the Comprehensive Plan. We are taking land use maps out. We're hoping that people will participate and show up, but I think this is very important and I know all of you do. We're kicking it off with Three Chopt to Deep Run High School on Monday the 14th, 5:00 p.m. - 7:00 p.m. The next one will be in Tuckahoe on Wednesday the 16th at 5:00 p.m. - 7:00 p.m. at Freeman High School. Then we follow up on Monday the 21st, 5:00 p.m. - 7:00 p.m. again at Hermitage High School for Brookland. Move on to Fairfield. We like the enthusiasm there Mr. Chairman. We have Fairfield on Monday, April 28, 5:00 p.m. - 7:00 p.m. at Henrico High School. And then we culminate with Varina on Monday, May 5, 5:00 p.m. - 7:00 p.m. at Highland Springs High School, and we certainly hope everybody comes out and



830 participates and anything that any of you can do to help get that word out, we certainly  
831 appreciate it. We've got it posted on all our social media sites.

832

833 Mr. Mackey - The Varina one is on Cinco de Mayo.

834

835 Mr. Emerson - It most certainly is. We are having popcorn. We are having  
836 popcorn. We've got a popcorn machine, so we wanted to try to do something to try to  
837 encourage people to get out. We're going to bring popcorn in. I thought about asking the  
838 fire department to bring a fire truck. Something that will help generate a little more interest  
839 maybe to get folks to come.

840

841 Mr. Witte - Would you like guacamole for your popcorn?

842

843 Mr. Emerson - Maybe by the time we get to Varina we can come up with a  
844 different food item that's more in keeping with the theme of the day. Mr. Chairman, I have  
845 nothing further for the Commission.

846

847 Mr. Witte - Any other input? I hate to do this, but meeting adjourned.

848

849

850


851

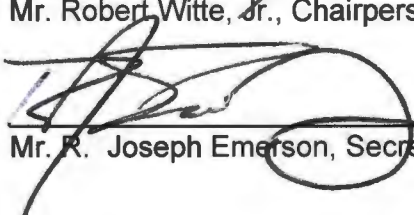
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Mr. Robert Witte, Jr., Chairperson

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