

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, Parham and Hungary
3 Spring Roads at 7:00 p.m., February 12, 2004, Display Notice having been published in the
4 Richmond Times-Dispatch on January 22, 2004 and January 29, 2004.

5
6 Members Present: Mrs. Lisa D. Ware, C.P.C., Chairperson, Tuckahoe
7 Mr. Ernest B. Vanarsdall, C.P.C., Vice-Chairman, Brookland
8 Mr. C. W. Archer, C.P.C., Fairfield
9 Mr. John Marshall, Three Chopt
10 Mr. Randall R. Silber, Assistant Director of Planning, Secretary
11 Mr. James B. Donati, Jr., Board of Supervisors, Varina

12
13 Others Present: Mr. Virgil R. Hazelett, P. E., County Manager
14 Mr. Ralph J. Emerson, Principal Planner
15 Mr. Mark Bittner, County Planner
16 Ms. Jean Moore, County Planner
17 Mr. Thomas Coleman, County Planner
18 Mr. Paul Gidley, County Planner
19 Ms. Debra Ripley, Recording Secretary
20

21 Mrs. Ware - I will bring the meeting to order. There will be a hearing on the Capital
22 Improvements Program and rezoning cases at tonight's meeting, and I am going to turn the
23 meeting over now to the Secretary, Mr. Silber.

24
25 Mr. Silber - Thank you, Madam Chairman and members of the Commission, and ladies
26 and gentlemen in the audience. Welcome this evening. The first item on the agenda is a public
27 hearing on the Capital Improvements Program for Fiscal Years 04-05 through 08-09. This is a five-
28 year plan. However, it clearly shows those items that are proposed under the first year Capital
29 Budget. State law requires the Planning Commission to hold a public hearing and recommend to
30 the governing body its recommendation on capital improvements relative to the County's adopted
31 Comprehensive Plan. So, at the end of the public hearing, we have a resolution for the Planning
32 Commission to consider in recommending the CIP. We again have the County Manager here
33 tonight, and staff to present the CIP. This is a public hearing and I don't know if we will have
34 anybody that wants to speak, but this is a public hearing and the Planning Commission is welcome
35 to ask questions at the conclusion of the presentation. Mr. Manager.

36
37 Mr. Hazelett - Thank you, Mr. Silber, Madam Chairman and members of the Planning
38 Commission.

39
40 As we have done for a number of years, we are here to make a presentation to you concerning,
41 first of all, the County's five-year Capital Improvement Program and to highlight the proposed
42 Capital Budget, which, of course, is different than the Capital Improvement Program. The Capital
43 Budget is what we will be asking you to approve as far as the Resolution Form and to send forward
44 to the Board of Supervisors for consideration.

45
46 The highest priority projects in this plan are those which were approved by the County voters in the
47 Bond Referendum 2000, November of 2000 exactly, or General Obligation Bonds which have been
48 underway since then. The FY 2004-05 bond projects that are included in the Capital requests are
49 \$17.3 million, about \$9.5 million is for education and another \$7.8 million is for General
50 Government. Fiscal Year 2004-05 is actually the fifth of seven anticipated General Obligation Bond
51 issues. We have scheduled these out to insure that we could provide the necessary projects over
52 the appropriate period of time and at the same time control our overall expenditures to insure that
53 we have kept our tax rates at a minimum, which we are able to do. The first issue, of course, was

54 2000-2001 and the last issue of bonds for all of these projects will be 2006-2007 in order to cover
55 all of that.

56
57 As we begin the effort, we look at the five-year CIP request. This is all of the projects that the
58 various departments have submitted and they are listed here by the agency, which is submitting it.
59 A number of these you have seen before, because they are one unit item and there are others,
60 which are, of course, an accumulation of various items within the various agencies that you will
61 see.

62
63 As we go down through these, you will note that the first one is Capital Area Training Consortium.
64 It is a request for \$5.4 million and it is to build a one-stop career resource center to replace the
65 existing facility, which is located on Williamsburg Road. This is a difficult project from a funding
66 standpoint, because it involves the State of Virginia as well as some other entities. Funding is
67 difficult, but, of course, the request must be made by CATC and we must look at it on a reoccurring
68 basis.

69
70 There is \$168.3 million for education projects. Again, this is in your five-year Capital Improvement
71 Program. It includes funding for a new elementary school, two new high schools plus renovations,
72 improvements and additions to various schools at the elementary and middle school and even the
73 high school level. There is also roof replacements and mechanical improvements which are always
74 on the Capital Budget, because they are needed on a routine basis from year to year.

75
76 You will note that Fire is requesting \$31.9 million. That includes funding for new fire stations,
77 rebuilding and relocation of three additional stations and some other aspects of public
78 improvements within the Division of Fire.

79
80 General Services a whopping \$221.5 million, includes funding for roof repair, mechanical
81 improvements, pavement rehabilitations on all of the General Government facilities throughout the
82 County, and also upgrading of many of these facilities to meet the expectations of our citizens. It
83 also includes an item that perhaps you have not seen before and that is \$72.6 million for a new
84 courts facility. We are fast closing on a capacity concern for our existing court facility. There is
85 going to be a need to expand or to replace that facility and it is included in the overall five-year
86 request.

87
88 Human Resources, previously known as our Personnel Department, has a \$7.4 million request that
89 you see there, and that is to replace the current payroll time and attendance system, which is very
90 cumbersome and difficult to work with. It continues to work, but as we add more and more
91 employees this is going to have to be replaced.

92
93 Information Technology is requesting a small sum when you think about computers, almost
94 \$900,000. That is to maintain and expand the County's computer network. That may include
95 various things, not only computers, but the networks itself and the way in which we talk to the
96 various facilities throughout Henrico County.

97
98 The Library's have requested \$35 million and includes funding for the construction of one additional
99 library, renovation and expansion of two libraries and even consideration of relocation of the Library
100 Headquarters over the next five years. It also includes consideration of generators, as do many of
101 these projects, because of what happened to us with Hurricane Isabel, and the aspect that we do
102 need and are requesting for consideration generators at various locations throughout the County.

103
104 You will note that Public Relations and Media Services is requesting \$465,000. This is for studio
105 equipment as we continue modernizing the overall communications effort for Henrico County by
106 improving our video aspects and our communications with our citizens. There have been dramatic
107 changes on the Cable TV Channels at the General Government Office and I think that there is going

108 to be many, many more. This request follows an overall five-year plan that was presented to the
109 Board of Supervisors in the consultant's report a number of years ago.

110
111 On the second slide of these projects you will notice Public Utilities, which is a landfill operation at
112 \$4.5 million, not a glamorous effort for most of us, but a necessary effort on behalf of the citizens
113 of the County. This money will actually close what we call Phase III and open Phase IV at our
114 Springfield Road System. It will also provide a gas control system in order to vent gas and collect
115 that gas at the Springfield Road facility and to make some site improvements at both the Charles
116 City Road facility as well as the Springfield Road facility.

117
118 One item that always appears on any Capital Request is drainage improvements throughout the
119 County, \$36.4 million is being requested and in that effort we prioritize those drainage projects
120 throughout Henrico County.

121
122 There is a continuation of the implementation and maintenance and upgrading of something that
123 we have all, quite frankly, taken for granted over the years, and that is our Geographical
124 Information System. It is a very complex technological change for Henrico County that many,
125 many other localities come to see. It is a success and it provides us a wealth of information, some
126 of that which you all use on a routine basis.

127
128 Road projects totaling \$14.8 million include improvements to alleviate traffic congestion and public
129 safety throughout the County, and, of course, Recreation is also making a request. It is \$120.1
130 million for projects which include improvements to existing facilities as well as consideration for the
131 development of new parks.

132
133 The Registrar, the last line that you see on this slide, is requesting \$4.7 million for a new voting
134 system, which will replace the County's current punch card system. We all remember the
135 comments and conversations about chads. We do know that under the Federal Government
136 processes we are going to have to replace voting machines. This is a portion of that project.

137
138 The next slide will review two of our Enterprise Funds or the actual two Enterprise Funds that we
139 have. These are entities which collect fees for their services. They operate in essence as a private
140 utility, although the second one is not exactly a utility. Public Utilities is requesting \$131.5 million
141 to rehabilitate, expand and continue to modernize both the water and sewer systems of Henrico
142 County. This goes on constantly. These types of money are needed. They are included within the
143 funds available to the Department of Public Utilities through the fees which they receive. In
144 addition to that, the second Enterprise Fund is the Belmont Golf Course, and they are requesting
145 \$4.6 million to provide funding to increase the number of parking spaces available at the facility, as
146 well as to repair and replace those items that Mr. Archer destroys on a routine basis and I always
147 remind the Commissioners of that.

148
149 Mr. Archer - I knew you would say that.

150
151 Mr. Hazelett - In total, as you can see at the bottom, this slide requests over a five-year
152 period amount to \$789 million. Of that amount, obviously, due to the funding constraints that we
153 find ourselves in, only the most pressing needs are recommended for consideration to Capital
154 Budget.

155
156 The following slide shows you those particular areas in which we are requesting your consideration
157 and will be requesting consideration by the Board of Supervisors for the FY 04-05 Proposed Capital
158 Budget. These projects include \$38.9 million in education. This is for planning and designing of a
159 new elementary school, one new middle school, and renovations and additions to a high school and
160 seven elementary schools. Funding again is also included for roof replacement and mechanical
161 improvements.

162
163 Fire's funding here is \$2.9 million for construction of the new Fire Station #21, which was one of
164 our Bond Referendum projects that is underway.
165
166 General Services funding of \$1.1 million includes the purchase of additional generators, emergency
167 management and an environmental project and a study to plan for a future convocation center to
168 be located in Henrico County. Continued funding, as I indicated previously, is for roof replacement,
169 mechanical improvements and for pavement rehabilitation at County facilities.
170
171 There is \$125,000 included for Information Technology to provide funding to continue the
172 necessary updating for our computer network systems throughout the County.
173
174 There is \$90,000 for a public library effort to provide exterior lighting for both the Fairfield and the
175 Varina Libraries.
176
177 There is \$200,000 in the area of Public Relations and Media Services again to continue the efforts
178 for the studio equipment in our expansion of those services.
179
180 Landfill projects totaling \$1.5 million for the installation of the gas control system at the Springfield
181 Road Landfill site and also site improvements at Charles City Road. We have recently or the Board
182 of Supervisors has approved a contract for the efforts on Charles City Road and these monies are
183 necessary to continue that operation.
184
185 There is \$100,000 in here for the Geographical Information System. Again, the implementation,
186 Maintenance and Upgrading of that overall effort.
187
188 There is \$4 million for funding improvements to the County road system, including John Rolfe
189 Parkway, Creighton Road, Charles City Road and Dabbs House Road. Three of these projects are
190 General Obligation Bond Projects, which we continue to bring forth on schedule that we indicated
191 to our citizens.
192
193 Recreation funding of \$3.4 million is also included as a Phase I development at the Meadowview
194 Park and Osborne Park Improvements and also improvements to Walkerton Tavern. Again, these
195 are three projects, which are included on our General Obligation Bond efforts.
196
197 And again as I previously mentioned, there is \$3.5 million here for the Registrar to provide the new
198 voting system, which will replace our existing voting machines in Henrico County.
199
200 And last but not least in this particular year, there is \$20.3 million for Public Utilities and that is for
201 the continued expansion and rehabilitation of our water and sewer system. You see the proposed
202 budget is a little over \$76 million. This slide simply depicts the types of projects. I have just ran
203 through the projects. The total is the same. This simply categorizes the various projects into types
204 as you see, water, sewer, technology improvements, building additions and new.
205
206 The next slide shows the proposed funding sources. This is how we get to the point as far as the
207 recommendation to the Capital Budget. We do believe as we close down the budgetary process on
208 the Capital side we are able to fund these. These are the identified funding sources for that. You
209 will see some that you don't often see. Federal Revenue, that is money that would come to us from
210 the Federal Government in reference to voting machines by the Registrar's Office.
211
212 You see the Water and Sewer Revenues. Those are the fees generated by the Water and Sewer
213 efforts and you will also see funding under General Obligation Bonds for both Education and
214 General Government. As you can see once again, this total is \$76,036,720. As a point of
215 comparison, in the current year the Capital Budget is \$81.8 million, so this is about \$5 million less

216 at this particular point in time that is scheduled because of that five-year Capital Improvement
217 Program that we see. Madam Chairman and members of the Planning Commission, I know this is a
218 lot of information for you. We have previously submitted to you the proposed Capital
219 Improvements as well as the Capital Budget for the upcoming year. We do request that you give
220 consideration of these efforts and to recognize that we simply cannot fund all of the projects in one
221 year. I am not sure that we will be able to fund them all in five years, but I think that we do very,
222 very well, as can be shown by a Capital Budget of \$76 million. With that I will be glad to answer
223 any questions. The entire staff is here to answer questions on any particular project that you may
224 have, and if they can't answer it, we will find a way to do that before we leave.

225
226 Mrs. Ware - Thank you, Mr. Hazelett. Are there any questions for Mr. Hazelett from
227 the Commission?

228
229 Mr. Vanarsdall - Mr. Hazelett, where do we get the money for Homeland Security for the
230 County? That doesn't all come from the State, does it?

231
232 Mr. Hazelett - No, sir. I wish we did, Mr. Vanarsdall. At this point in time, the bulk of
233 money that we have spent, which is a little over \$6 million, if my recollection is correct, is all local
234 funds. We have received some grants to this point in time, probably a little less than a million
235 dollars. In reference to Homeland Security, we are still looking for Henrico County's portion of
236 those billions of dollars at the Federal level that is simply not coming down to local governments at
237 this point. It is very frustrating to us.

238
239 Mr. Vanarsdall - Do you think it will?

240
241 Mr. Hazelett - Eventually it will have to, or portions of it will, and that is what we are
242 banking on. We do have efforts where we will provide improvements under Homeland Security.
243 Most of that will be Capital Expenditures, equipment and so forth, and that is what we have spent
244 our money on to this point. The actual staffing that is necessary for expanded services and so
245 forth, we have to pick up locally.

246
247 Mr. Vanarsdall - Thank you.

248
249 Mr. Archer - Mr. Hazelett, the CATC facility, I note the report indicates the preferred
250 location. Has any more detail been specified for where that might be?

251
252 Mr. Hazelett - It has not, Mr. Archer. We continue to look for different locations and
253 actually to do it under different scenarios, whether it is leasing, whether it is building, whether it is
254 locating it on public facilities at the Eastern Government Center. Our dilemma is trying to come up,
255 in essence, an agreement to provide revenue for the facility. CATC is a program that is vitally
256 needed in this community, but by the same token the funding sources are always shifting, Federal
257 and State, and obviously as the Federal money for the actual program shifts, the needs and
258 demands shifts, and quite frankly we are not getting a lot of support from the State of Virginia for
259 this effort, so we are in limbo.

260
261 Mr. Archer - Do we own that facility in there?

262
263 Mr. Hazelett - We do own the one that they are in now. Yes, sir.

264
265 Mr. Archer - OK, thank you.

266
267 Mrs. Ware - What about the new courts facility? Do you have any planned location for
268 that? Would that be in this complex or nearby?

269

270 Mr. Hazelett - We have had some planning studies done. We have looked at alternative
271 locations. I would tell you that while that may change, I anticipate that the new courts facility will
272 be across Hungary Spring Road where the proposed jail facility was going to be, just on the other
273 side of Hungary Spring and Parham. We have owned that property for a number of years. When
274 you look at all of the alternatives, including expansion on the existing site and the fact that it takes
275 parking away and so forth, rather than renovate and expand into the parking lot, I believe that we
276 will be constructing a new facility office at Hungary Spring Road. Now, a small point that we often
277 forget because we are taking the courts facility off site, we will have to hold a referendum and have
278 the relocation approved by the citizens. That is all a part of the process we go through.

279
280 Mrs. Ware - Thank you.

281
282 Mr. Silber - Mr. Manager, there are a couple of elementary school renovations listed in
283 the Capital budget that had some large price tags associated with them. They call them
284 renovations. Are these renovations or are they expansions of those schools, in particular, Ridge
285 Elementary had \$4.5 million and the Laburnum Elementary renovation. I was just wondering if
286 they were expanding those schools or just renovating them?

287
288 Mr. Hazelett - I will be happy to let the representatives from the schools speak to that.
289 Don.

290
291 Mr. Don Large - There is one school I believe that has an addition and I believe it is
292 Maybeury. Ridge Elementary and you mentioned Laburnum Elementary, those are additions they
293 are called. Maybeury, I know has an addition included with it.

294
295 Mr. Silber - Two are additions and Maybeury is..

296
297 Mr. Don Large - That is an addition. It is in two separate categories there, and
298 renovations, of course. Ridge is a very old school and in addition to expansion, there will be
299 renovation. I know that.

300
301 Mr. Silber - There is also, I believe this is in one of the out years, but I noted that the
302 Dumbarton Library replacement, the map that is shown in this document shows a specific location.
303 I don't know if that is just a generalized location or a specific location, but the Planning Commission
304 just approved, last month, Glenside Commons Office Development at that location. So there are
305 six office buildings proposed there, at this time, so I presume that is just a general location for the
306 replacement.

307
308 Mr. Hazelett - That is correct. It is a general location. We, of course, would have to go
309 through a site search as well as determination of Substantial in Accord, and I have it simply on the
310 map location on a particularly desired vacant parcel, but where obviously no development has
311 occurred.

312
313 Mr. Silber - It would have been a good location for a library.

314
315 Mr. Vanarsdall - I was going to ask that same question because of the POD we just
316 approved last month. Thank you, Mr. Silber.

317
318 Mr. Silber - One other comment, Mr. Manager, maybe for the benefit of the Planning
319 Commission as well. As the Commission deals with development and large tracts of land, we often
320 question whether we have the public facilities necessary to support that growth that is anticipated,
321 and often we have developers come forward and probably could offer sites for various public
322 facilities. We anticipate with the next update of the County's Comprehensive Plan, we would
323 include an element that deals with public facility locations and siting. Do you think that that type of

324 effort through the Comprehensive planning process could help the County and the Planning
325 Commission to achieve or obtain sites whereby we can locate our libraries and fire stations, etc. as
326 development comes forward instead of the County having to purchase those locations.

327

328 Mr. Hazelett - I think we almost have to. The rate at which portions of this County are
329 currently developing actually put us far, far to the rear of the track, if you will. We are having to
330 search for fire stations, library sites, as well as some school sites. And as we go through the
331 Comprehensive Plan process, which we are going to go through starting hopefully sometime the
332 latter part of this year, that is one item that we have to look for, and that is a better coordination
333 process as well as establishing a real process to obtain these lands wherever we can. The price of
334 property in Henrico County, because of the quality of development, is simply going up everywhere,
335 and we have to do everything we can to secure these public sites and public facilities as we move
336 forward.

337

338 Mrs. Ware - Are there any more questions from the Commission? I have one more
339 question and it has to do with what you mentioned about the water. Water treatment, how much
340 pump do we maintain and I just remember during the storm this year, Isabel, losing water power
341 and I noticed an item in here on emergency power projects, the generator system. Is that what
342 would prevent losing water from happening again during a major storm?

343

344 Mr. Hazelett - Yes. I reckon Isabel was a little bit difficult because the City actually lost
345 its power at the station where we get our water currently from. In addition, we lost power at a
346 substation or pumping station. The new plant, which hopefully Mr. Petrini ever is successful, which
347 is an inside conversation, a new plant which we hope will open in March of this year has backup
348 generators and we can produce water. That is not an issue. It would not produce all of the water
349 that everyone would need during the day, but it would produce sufficient water to get us through a
350 crisis, yes, by backup generators.

351

352 Mrs. Ware - Any more questions?

353

354 Mr. Marshall - Mr. Manager, I have a question and maybe Public Works can answer it.
355 Charles City Road and Laburnum Seven Hills, I think that was on the bond referendum for 2000. It
356 is only showing \$86,000 for that project.

357

358 Mr. Hazelett - Eighty-six thousand dollars wouldn't quite build anything in reference to a
359 road.

360 Mr. Thompson - That is a bond project and it is going to be from a joint Federal aid and
361 County and the \$86,000 is our 20% match for the engineering for that.

362

363 Mr. Hazelett - Mr. Thompson refers to matches, which we get from Federal aid
364 secondary funding. We sometimes can match 70-30, 80-20, and when we do that, of course, we
365 only show our portion.

366

367 Mrs. Ware - This is a public hearing, so if there is any one with questions or comments
368 in the audience, now is the time. Then I will call for a motion.

369

370 Mr. Vanarsdall - Whereas the Planning Commission - has completed its review of the Capital
371 Budget together with the Five-Year Capital Improvements Program, CIP. Now, therefore, be it
372 resolved that we, the Henrico County Planning Commission, find that the Capital Budget for Fiscal
373 Year 2004-2005 is generally consistent with the County's Comprehensive Plan and we recommend
374 its approval to the Board of Supervisors.

375

376 Mr. Archer - Second.

377

378 Mrs. Ware - Motion made by Mr. Vanarsdall and seconded by Mr. Archer. All in favor
379 say aye. All opposed say no. The motion passes.

380
381 Mr. Hazelett - Thank you.

382
383 Mr. Silber - Well, we actually have some time on our hands, so we may want to
384 entertain a break.

385
386 **THE COMMISSION CONVENED AT THIS TIME FOR A BREAK.**

387
388 **THE COMMISSION RECONVENED AT THIS TIME.**

389
390 Mrs. Ware - Good evening. Welcome back, and for those of you who are just arriving
391 for the rezoning portion of the meeting, before we get started I'd like to recognize a couple of
392 members of Boy Scout Troop 799, Parker Sperry and Marshall Jones, who are here for work on one
393 of their badges. One more has joined you? (Unintelligible) Troop 747.

394
395 I will turn the meeting over to Mr. Silber, the Secretary, now.

396
397 Mr. Silber - Thank you, Madam Chairman. We do this evening have a fairly long
398 agenda, however, most of the items on the agenda have been requested by the applicant for
399 deferral, so we have a list of deferrals that staff will go through to tell us about, I believe we are
400 down to just one or two cases at this point. So, Mr. Emerson, if you could walk us through the
401 deferrals and withdrawals.

402
403 Mr. Emerson - We are currently down from the original number of cases to one
404 withdrawal, eight deferrals, and two cases to be heard.

405
406 **Deferred from the December 11, 2003 Meeting:**

407 **C-64C-03 David Redmond for Mid-Atlantic Commercial Properties, LLC:** Request to
408 conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel
409 814-717-0480, containing 5.06 acres, located at the southwest intersection of Gay and S.
410 Laburnum Avenues. Community retail is proposed. The use will be controlled by proffered
411 conditions and zoning ordinance regulations. The Land Use Plan recommends Office. The site is in
412 the Airport Safety Overlay District.

413
414 Mr. Emerson - This case has been withdrawn by the applicant. That requires no action
415 by the Commission.

416
417 **Deferred from the January 15, 2004 Meeting:**

418 **C-41C-03 Don Smith:** Request to conditionally rezone from B-2C Business District
419 (Conditional) to M-1C Light Industrial District (Conditional) and B-2C Business District (Conditional),
420 Parcel 808-729-7538, containing 8.585 acres (M-1C – 6.496 ac.; B-2C – 2.089 ac.), located at the
421 southeast intersection of Dabbs House and Creighton Roads. A mini-storage warehouse/self-
422 storage facility and retail are proposed. The use will be controlled by proffered conditions and
423 zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. The
424 site is in the Airport Safety Overlay District.

425
426 Mr. Emerson - Don Smith has requested a deferral to the March 11, 2004 meeting.

427
428 Mrs. Ware - Is there any opposition to the deferral of this case? Mr. Jernigan.

429
430 Mr. Jernigan - There is no opposition and with that Madam Chairman I will move for
431 deferral of Case C-41C-03 to March 11, 2004 by request of the applicant.

432
433 Mr. Vanarsdall - Second.
434
435 Mrs. Ware - Motion made by Mr. Jernigan and seconded by Mr. Vanarsdall. All in favor
436 say aye. All opposed say no. The ayes have it. The motion is passed.
437

438 At the applicant's request, the Planning Commission deferred Case C-41C-03, Don Smith, to its
439 March 11, 2004 meeting.
440

441 **C-6C-04 Gloria Freye for Ray Perkins:** Request to conditionally rezone from A-1
442 Agricultural District and C-1 Conservation District to R-2C (82.5acres) R-2AC (63.4 acres) and R-3C
443 (30.1 acres) One Family Residence District (Conditional); R-5AC (26.9 acres) General Residence
444 District (Conditional), and RTHC (41.036 acres) Residential Townhouse District (Conditional),
445 Parcels 816-729-1884, 814-731-5764 and part of Parcel 817-731-6470, containing 243.936 acres,
446 located at the northern terminus of Westover Avenue, extending northward to Creighton Road.
447 The applicant proposes a residential community of no more than five hundred ninety-seven (597)
448 units (320 one family lots, 79 villa lots, 96 townhouses, 102 condominiums). The R-2 District
449 allows a minimum lot size of 18,000 square feet; the R-2A District allows a minimum lot size of
450 13,500 square feet; the R-5A District allows a minimum lot size of 5,625 square feet; and the
451 maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends
452 Suburban Residential 1, 1.0 to 2.4 units net density per acre, Office/Service, Light Industry, and
453 Environmental Protection Area. The site is in the Airport Safety Overlay District.
454

455 Mr. Emerson - The deferral is requested to the April 15, 2004 meeting.
456

457 Mrs. Ware - Is there any opposition to the deferral of this case? No opposition. Mr.
458 Jernigan.
459

460 Mr. Jernigan - With that I will move for deferral of Case C-6C-04 to April 15, 2004 by
461 request of the applicant.
462

463 Mr. Vanarsdall - Second.
464

465 Mrs. Ware - Motion made by Mr. Jernigan and seconded by Mr. Vanarsdall. All in favor
466 say aye. All opposed say no. The ayes have it. The motion is passed.
467

468 At the request of the applicant, the Planning Commission deferred Case C-6C-04, Gloria Freye for
469 Ray Perkins, to its meeting on April 15, 2004.
470

471 **C-7C-04 Larry Horton for Anthony P. Renaldi:** Request to conditionally rezone from
472 A-1 Agricultural District and M-1C Light Industrial District (Conditional) to R-2C (15.29 ac.) and R-
473 2AC (48.52 ac.) One Family Residence Districts (Conditional), Parcels 813-733-7603, 814-732-6992,
474 815-733-0010 and part of Parcel 815-733-2040, containing approximately 63.81 acres, located on
475 the north line of Creighton Road approximately 360 feet east of Cedar Fork Road. The applicant
476 proposes no more than one hundred twenty-five (125) single-family residential lots. The R-2A
477 District allows a minimum lot size of 13,500 square feet; the R-2 District allows a minimum lot size
478 of 18,000 square feet. The Land Use Plan recommends Office/Service. The site is in the Airport
479 Safety Overlay District.
480

481 Mr. Emerson - The deferral is requested to the March 11, 2004 meeting.
482

483 Mrs. Ware - Is there any opposition to the deferral of this case. No opposition. Mr.
484 Archer.
485

486 Mr. Archer - Madam Chairman, at the request of the applicant, I move deferral of Case
487 C-7C-04 to the March 11, 2004 meeting.

488
489 Mr. Marshall - Second.
490

491 Mrs. Ware - Motion made by Mr. Archer and seconded by Mr. Marshall. All in favor say
492 aye. All opposed say no. The motion passes.

493
494 At the request of the applicant, the Planning Commission deferred Case C-7C-04, Larry Horton for
495 Anthony P. Renaldi, to its meeting on March 11, 2004.

496
497 **Deferred from the January 15, 2004 Meeting:**

498 **C-18C-03 James W. Theobald for Commercial Net Lease Realty Services, Inc.:**
499 Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to B-2C
500 Business District (Conditional), Parcel 741-761-8112 and part of Parcel 741-761-8532, containing
501 approximately 2.899 acres, located at the southeast intersection of W. Broad Street (U. S. Route
502 250) and Three Chopt Lane. A retail use is proposed. The use will be controlled by proffered
503 conditions and zoning ordinance regulations. The Land Use Plan recommends Office and
504 Commercial Concentration. This site is within the West Broad Street Overlay District.

505
506 Mr. Emerson - The deferral is requested to the March 11, 2004 meeting.

507
508 Mrs. Ware - Is there any opposition to the deferral of this case? No opposition. Mr.
509 Marshall.

510
511 Mr. Marshall - Madam Chairman, I move that Case C-18C-03 be deferred until the March
512 11, 2004 meeting, at the request of the applicant.

513
514 Mr. Vanarsdall - Second.
515

516 Mrs. Ware - Motion made by Mr. Marshall and seconded by Mr. Vanarsdall. All in favor
517 say aye. All opposed say no. The motion passes.

518
519 At the request of the applicant, the Planning Commission deferred Case C-18C-03, James W.
520 Theobald for Commercial Net Lease Realty Services, Inc., to its meeting on March 11, 2004.

521
522 **Deferred from the January 15, 2004 Meeting:**

523 **C-51C-03 Larry D. Willis:** Request to rezone from A-1 Agricultural District and M-
524 1C Light Industrial District (Conditional) to B-2C Business District, Parcels 742-762-9861, 743-762-
525 1862 and 743-762-1538 and part of Parcel 742-762-9178, containing 4.089 acres, located at the
526 northern terminus of Brookriver Drive and at the I64E/I295 southeast cloverleaf. Restaurants and
527 other retail uses are proposed. The use will be controlled by proffered conditions and zoning
528 ordinance regulations. The Land Use Plan recommends Semi Public. The site is also in the West
529 Broad Street Overlay District.

530
531 Mr. Emerson - The deferral is requested to the March 11, 2004 meeting.

532
533 Mrs. Ware - Is there any opposition to the deferral of this case? Mr. Marshall.

534
535 Mr. Marshall - Madam Chairman, I move that Case C-51C-03 be deferred until the March
536 11, 2004 meeting at the applicant's request.

537
538 Mr. Vanarsdall - Second.
539

540 Mrs. Ware - We have a motion by Mr. Marshall and a second by Mr. Vanarsdall. All in
541 favor say aye. All opposed say no. The motion passes.

542

543 At the request of the applicant, the Planning Commission deferred Case C-51C-03, Larry D. Willis,
544 to its meeting on March 11, 2004.

545

546 **Deferred from the January 15, 2004 Meeting:**

547 **C-4C-04 Bill Axselle for Forest Park Associates, L.L.C.:** Request to
548 conditionally rezone from RTH Residential Townhouse District and O-2 Office District to B-1C
549 Business District (Conditional) and O-2C Office District (Conditional), Parcel 758-743-7963,
550 containing 1.815 acres (B-1C – 0.888 acre, O-2C – 0.927 acre), located at the northeast
551 intersection of Santa Rosa and Three Chopt Roads. An office and retail center is proposed. The
552 use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan
553 recommends Office.

554

555 Mr. Emerson - The deferral is requested to the March 11, 2004 meeting.

556

557 Mrs. Ware - Is there any opposition to the deferral of this case? No opposition.

558

559 Mr. Marshall - Madam Chairman, I move that Case C-4C-04 be deferred until the March
560 11, 2004 meeting, at the request of the applicant.

561

562 Mr. Vanarsdall - Second.

563

564 Mrs. Ware - Motion made by Mr. Marshall and second by Mr. Vanarsdall. All in favor
565 say aye. All opposed say no. The motion passes.

566

567 At the request of the applicant, the Planning Commission deferred Case C-4C-04, Bill Axselle for
568 Forest Park Associates, L.L.C., to its meeting on March 11, 2004.

569

570 **Deferred from the January 15, 2004 Meeting:**

571 **C-5C-04 Robert M. Attack:** Request to conditionally rezone from A-1 Agricultural
572 District to R-5AC General Residence District (Conditional), Parcel 748-772-3954, containing
573 approximately 4.90 acres, located on the northwest line of Opaca Lane approximately 700 feet
574 northeast of Nuckols Road. The applicant proposes no more than twenty (20) single-family
575 residential lots. The R-5A District allows a minimum lot size of 5,625 square feet. The Land Use
576 Plan and the Nuckols Road/I-295 Small Area Land Use Study recommend Rural Residential, not
577 exceeding 1.0 unit net density per acre, and Environmental Protection Area.

578

579 Mr. Emerson - The deferral is requested to the March 11, 2004 meeting.

580

581 Mrs. Ware - Is there any opposition to the deferral of this case? No opposition.

582

583 Mr. Marshall - Madam Chairman, I move that Case C-5C-04 be deferred to the March 11,
584 2004 meeting at the request of the applicant.

585

586 Mr. Vanarsdall - Second.

587

588 Mrs. Ware - Motion made by Mr. Marshall and seconded by Mr. Vanarsdall. All in favor
589 say aye. All opposed say no. The motion passes.

590

591 At the request of the applicant, the Planning Commission deferred Case C-5C-04, Robert M. Attack,
592 to its meeting on March 11, 2004.

593

594 **C-10C-04 James Theobald for Ukrop's Super Market, Inc.:** Request to
595 conditionally rezone from B-2C Business District (Conditional) and O/SC Office Service District
596 (Conditional) to B-2C Business District (Conditional), Parcels 746-773-8345 and 747-773-2781,
597 containing approximately 14.943 acres, located on the east line of Nuckols Road between Twin
598 Hickory Road and Wyndham Forest Drive. A grocery store and other retail uses are proposed. The
599 use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan
600 recommends Commercial Concentration, Office/Service and Environmental Protection Area.

601
602 Mr. Emerson - The deferral is requested to the February 25, 2004 meeting.

603
604 Mrs. Ware - Is there any opposition to the deferral of this case? No opposition. Mr.
605 Marshall.

606
607 Mr. Marshall - Madam Chairman, I move that Case C-10C-04 be deferred to the February
608 25, 2004 meeting, at the request of the applicant.

609
610 Mr. Vanarsdall - Second.

611
612 Mrs. Ware - Motion made by Mr. Marshall and seconded by Mr. Vanarsdall. All in favor
613 say aye. All opposed say no. The motion passes, and I have been asked to mention that some
614 here might wish to speak with the applicant and he will be available in the lobby to talk with you
615 and answer questions.

616
617 At the applicant's request, the Planning Commission deferred Case C-10C-04, James Theobald for
618 Ukrop's Super Market, Inc., to its meeting on February 25, 2004.

619
620 Mr. Emerson - Madam Chairman, that completes the withdrawals and deferrals that we
621 have for tonight unless the Commission has anything that they wish to add.

622
623 Mrs. Ware - Yes. I would like to add a case to the list of deferrals, C-25C-03. There
624 are still several outstanding proffer issues that still need to be discussed and worked out concerning
625 this case. Therefore, I am asking, at my request, for a two-week deferral to the POD meeting at
626 the end of this month in order to work on those issues. It will still keep this case on the same track
627 with the Board of Supervisors, but hopefully the remaining issues that are still critical to this case
628 can be discussed in that time period.

629
630 **Deferred from the January 15, 2004 Meeting:**

631 **C-25C-03 Henry L. Wilton for Wilton Companies LLC:** Request to conditionally rezone
632 from O-3C Office District (Conditional) to B-2C Business District (Conditional), part of Parcel 737-
633 751-4601, containing 3.9 acres, located at the northeast intersection of Ridgefield Parkway and
634 John Rolfe Parkway right-of-way. Retail uses are proposed. The use will be controlled by proffered
635 conditions and zoning ordinance regulations. The Land Use Plan recommends Office.

636
637 Mr. Emerson - If I understand you correctly, you wish to defer it to the February 25, 2004
638 meeting.

639
640 Mrs. Ware - That is correct. That is the morning meeting. Is there any opposition to
641 the deferral of this case? There is opposition.

642
643 Mr. Johnson - Madam Chairman and members of the Commission, my name is Rich
644 Johnson. I am president of the Wilton Companies. There are some complicated proffers. We have
645 been working on this for many months. We feel like we have progressed as far as we are able to.
646 There have been many, many concessions made. We have a number of citizens here tonight that
647 have come out after many false starts and we feel like we have gotten this far and for better or

648 worse, we would like to be heard tonight. We respectfully request that you do that, particularly in
649 deference to the fact that we have a number of citizens here that have come out tonight and would
650 like to address this issue as well.

651
652 Mrs. Ware - I appreciate the fact that you have all come out for this case, and I am
653 sure you would return again in two weeks to do the same, but there are other issues involved with
654 this case and the responsibilities I have to the people in the surrounding areas as well, and those
655 issues also need to be addressed, and I think some of them can be addressed much more so than
656 they are at this point. So I do want to continue to defer this case for two weeks.

657
658 Mr. Vanarsdall - Mr. Johnson, you have to remember that the first deferment on this case
659 was June 12, 2003, so I agree with Mrs. Ware.

660
661 Mr. Johnson - That is all the more reason we'd like to be heard tonight.

662
663 Mr. Vanarsdall - I don't blame you for that, but what I am saying is you don't need to rush
664 through it tonight and the Commissioner in the district would prefer not to hear the case.

665
666 Mrs. Ware - Thank you. Could you state your name, please.

667
668 Mr. Greenwood - My name is Rick Greenwood.

669
670 Mrs. Ware - Are you speaking to the deferral, sir?

671
672 Mr. Greenwood - I am speaking to the deferral. For my own curiosity and perhaps the
673 curiosity of others who have come out tonight, if some bullet point statement could be made as to
674 the areas that still need to be addressed.

675
676 Mrs. Ware - Yes. There is the issue of maximum square footage, architectural
677 elevations, and hours of operation.

678
679 Mr. Greenwood - OK. Thank you very much.

680
681 Mr. Vanarsdall - The applicant knew this coming into tonight's meeting. The applicant
682 knew what needed to be done in order to hear it tonight.

683
684 Mrs. Ware - What issues were still outstanding, OK. At this time...

685
686 Mr. Vanarsdall - I don't think we need to hear anything else. She has already made the
687 motion. We have seconded it. Have we voted on it? Let's vote on it.

688
689 Mrs. Ware - I move for the deferral of C-25C-03 at the Commissioner's request.

690
691 Mr. Vanarsdall - Second.

692
693 Mrs. Ware - Motion made by Mrs. Ware and seconded by Mr. Vanarsdall. All in favor
694 say aye. All opposed say no. The motion passes.

695
696 The Planning Commission deferred Case C-25C-03, Henry L. Wilton for Wilton Companies LLC to its
697 meeting on February 25, 2004.

698
699 Mr. Silber - This meeting will be on the 25th of February. It is during the day. It is
700 9:00 a.m. We will be sending notices out again to notify those that surround the property. Same
701 location.

702

703 Mr. Silber - Any more deferrals from Commission members?

704

705 **Deferred from the January 15, 2004 Meeting:**

706 **C-74C-03**

707 **Laraine Isaac for Alan Braun:** Request to conditionally rezone from A-1
708 Agricultural District to R-5AC General Residence District (Conditional), Parcels 805-692-4564 and
709 806-692-0994, containing 54.073 acres, located along the north line of I-895 and at the southwest
710 intersection of Burning Tree Road and I-895/S. Laburnum Avenue Extension. No more than one
711 hundred seventy (170) age-restricted residential lots are proposed. The R-5A District allows a
712 minimum lot size of 5,625 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0
713 to 2.4 units net density per acre.

713

714 Mrs. Ware - Is there any opposition to this case? We have opposition. Mr. Bittner.

715

716 Mr. Bittner - Thank you, Mrs. Ware.

717

718 The property is designated Suburban Residential 1 on the 2010 Land Use Plan with a recommended
719 density of 1.0-2.4 units per acre. Major proffers submitted with this application include:

720

- 721 • Housing restricted to older persons as defined under the Virginia Fair Housing Law.
- 722 • Sidewalks on both sides of the streets.
- 723 • A minimum finished floor area of 1,200 square feet, with 1,400 square feet for units over
724 two bedrooms.
- 725 • Two-car garages with each home. We do have some elevations which are unproffered,
726 but the applicant has submitted them for what they are intending to build in here.
- 727 • A front porch or outside seating area for each unit.
- 728 • Exterior construction of brick, vinyl, hardiplank, dryvit or stone, with thirty-three (33%)
729 percent of the units to have partial or all brick fronts; and
- 730 • Provision of a community center with a pool, outdoor pavilion, and walking trail.

731

732 The applicant has also slightly revised Proffer #13, and hopefully the new proffers have been
733 handed out to you. The applicant has simply removed the requirement for concealed-source
734 lighting to allow the possibility of using decorative or ornamental style lighting fixtures. So long as
735 any glare from lighting on-site is limited, staff has no objection to this change.

736

737 Although the proffers contain some positive features, staff still has a number of concerns, including
738 the following:

739

- 740 • The proposed density of 3.14 units per acre is substantially more than the maximum
741 density of 2.4 units per acre recommended by the 2010 Plan.
- 742 • Staff is concerned about the design of the site and would prefer to see more land set aside
743 for open space. For your reference, we do have the preliminary layout here that the
744 applicant is looking to do. Burning Tree Road is on the top side of this diagram.
- 745 • Staff suggests a minimum lot width of 65 feet, which would allow for greater flexibility in
746 home design and garage orientation.
- 747 • Greater use of brick is also encouraged. Staff suggests at least one-third brick on all units,
748 as compared to the current proffer of one-third of the units to have at least a partial brick
749 front.
- 750 • Sound proofing or an additional setback should be considered for homes adjacent to 895
751 and its Laburnum Avenue connector; and
- 752 • The Department of Recreation and Parks has recommended preserving the on-site 1880's
753 Redwood-Reed Farmhouse, perhaps for use as the clubhouse.

754

755 For your reference, we have also handed out a letter from the Varina Beautification Committee
756 listing several comments they have on this application.

757

758 If the applicant could address the issues presented tonight, staff could be more supportive of this
759 request. This concludes my presentation. I would be happy to try to answer any questions you may
760 have.

761

762 Mrs. Ware - Are there any questions for Mr. Bittner from the Commission?

763

764 Mr. Jernigan - I will wait until I hear everybody.

765

766 Mrs. Ware - OK. Can we hear from the applicant, please? You have 10 minutes and
767 there is opposition. Would you like to save some time for rebuttal?

768

769 Ms. Isaac - Four minutes. My name is Laraine Isaac with Engineering Designs
770 Associates. I'd like to address the density first. The land use plan does not specifically recommend
771 sites for age-restricted housing. We have redesigned the site to revise 3.07 units per acre. If in
772 order to make this project financially feasible the higher density is going to have to be provided on
773 the site. The subject of the existing house has come up several times. The house is beyond repair.
774 To use the house, not only would it have to be improved, it would also have to be brought up to
775 ADA Standards. It is financially not possible. However, there is conversation about donating the
776 house to have it removed and reconstructed at another location. Those conversations will
777 continue.

778

779 We have redesigned the site providing shorter streets, making it a little more in human scale. The
780 houses have been redesigned. These houses were designed specifically for this development and
781 the designs express the developer's desire to have a village look by offering a selection of designs
782 that all look together.

783

784 There have been several discussions today and we'd like to add a proffer that we would proffer
785 floor plans and elevations and we would also like some flexibility to offer other designs, so we
786 would like to offer a proffer and we may need to work with staff on this, that the building designs
787 would be in substantial conformance with plans prepared that we have added to the case, unless
788 otherwise approved during the plan of development or subdivision process, giving some assurance
789 of what we will be doing.

790

791 We also, prior to this meeting, just prior to this meeting, we have agreed to pursue the side and
792 rear-loading garages. We will see if we can come up with a design and still be able to provide that
793 on a 60-foot lot. There will be an overall lighting and landscaping plan. We are providing
794 sidewalks. Every dwelling will have a two-car garage and the amenities include a community
795 center, pavilion and swimming pool.

796

797 Each request for zoning for age-restricted housing must be judged on its own merits. Varina needs
798 this kind of development and I believe this request sets a high standard for other developments in
799 the future. I will be happy to answer any questions.

800

801 Mrs. Ware - Are the pictures that we have in our staff report the ones that you are now
802 proffering?

803

804 Ms. Isaac - I don't know. Let me see.

805

806 Mrs. Ware - That is it? OK. Thank you.

807

808 Mr. Jernigan - Laraine, as Alan and I discussed today, the elevations that you have here
809 that were recently drawn, that you are proffering those, but I also discussed with Alan that the
810 elevations that they had shown me before that they picked up from Legacy in Hanover, we had
811 discussed that they may proffer those, too, not necessarily going to use those, but if they have the
812 flexibility of using a little bigger house, then they would fall in to comply with what you have here.
813
814 Ms. Isaac - I am leery of proffering those by name. I don't know...
815
816 Mr. Jernigan - Well, the designs.
817
818 Ms. Isaac - If we have a proffer that says, "We are going to proffer these but we can
819 give you something else that you have to specifically approve." And if that language works with
820 what we have kind of all agreed to...
821
822 Mr. Jernigan - With approval of the Planning Commission.
823
824 Ms. Isaac - Right. And that way if another product came up, we could use that, too.
825
826 Mr. Jernigan - Now, in our discussion previously, you are going to look into the fact, and
827 I don't know that I mentioned side-load. I think I was talking about rear-load, because I am not
828 sure that we will have enough room unless you are talking about for the corner lot.
829
830 Ms. Isaac - Corner lots we can, I think that is the obvious place to put a side-load in.
831
832 Mr. Jernigan - But Mr. Nelson had discussed with me two or three times about the side-
833 load garages, which are in those homes that are in Williamsburg. But those homes are not exactly
834 the same. That is not an age-restricted community. That is a full subdivision. Those lots in there
835 are from ¼ of an acre to two acres, and they have a little more room for a side-load garage. What
836 I wanted to look was, would he entertain the possibility of flipping the house and putting the
837 garage on the back and having the drive way come around and circle up around the back of the
838 house.
839
840 Ms. Isaac - The developer is willing to pursue that and look into it and see what we
841 can provide.
842
843 Mr. Jernigan - OK, and on the Civil War house, the Redwood House, I think Russ has said
844 that he is willing to, as he said in the meeting the other day, he will donate that house and give
845 them \$5,000 to help them along. I remember that. And then he said he would be willing to look
846 into replacing that house with a Colonial style structure made out of white brick as long as they
847 didn't get beat up by ADA.
848
849 Ms. Isaac - Right. The clubhouse has not been designed yet and so based upon the
850 meeting that we had, they are going to pursue looking into replicating some of the elements of that
851 house.
852
853 Mr. Jernigan - Can you all have that straight before this gets passed tonight? Can you
854 have that straight before it goes to Mr. Donati?
855
856 Ms. Isaac - Yes, I think we should be able to have something to add to the case.
857
858 Mr. Jernigan - OK. That is all I had. Thank you.
859
860 Ms. Isaac - Any other questions?
861

862 Mr. Donati - I have one. Are the roads in the proffer, the roads are to be built to
863 County standards, but are they going to be private roads?
864
865 Ms. Isaac - Yes. They will be private.
866
867 Mr. Donati - They will not be part of the County system?
868
869 Ms. Isaac - No. They will not.
870
871 Mrs. Ware - Is that all? Thank you.
872
873 Mr. Jernigan - Ms. Isaac, I know Mr. Bittner said it, but you are proffering that these lots
874 are 60 feet wide?
875
876 Ms. Isaac - Right. We are, which is 10 feet over the zoning ordinance.
877
878 Mr. Jernigan - OK. Thank you.
879
880 Mrs. Ware - We'd like to hear from the opposition now. You have ten minutes in total.
881 Hello.
882
883 Ms. Snyder - Good evening. I am Nelda Snyder from Varina Beautification Committee
884 and I do wish you all a good evening, Madam Chairman, Mr. Donati, Mr. Jernigan and
885 Commissioners, and Mr. Silber.
886
887 I am going to go over my two major points and then I have another member who is going to
888 address some specifics. First of all, you do have our letter and second, we totally agree that there
889 is a need for senior housing. We have many members of our community who have not been able
890 to stay in their homes and they have said, "Please, somebody build something where we can go."
891 It is a definite need. However, this particular case, as the staff report addressed and the
892 suggestion Mr. Bittner made are about identical to the problems that we have with the community.
893
894 First, the main problem is density. There is no R-5 in that area and although you do need a dense
895 area for something of this kind where you want small houses, easy to care for, and so forth. You
896 do not want to set a precedent for R-5 in the area. This would be a terrible precedent without
897 some amenity that lessens the overall density. For a long time the Varina Beautification Committee
898 has advocated that we have cluster development, village-style cluster development with open space
899 around so that the overall density would be brought down to maybe R-1 or R-2, but by loading it
900 from one border to another with nothing but houses in the R-5, that is just entirely too heavy, and
901 then the next developer will come along down the road and want an R-5 development and he will
902 say, "You don't have a leg to stand on to deny me, because you just approved one right up the
903 road." Even if it is for age-restricted housing, we really feel very strongly on this density issue. If
904 more space could be made, even though it is clustered, but more space around so that the overall
905 density is less, we would be OK with it.
906
907 The second point I'd like to address is "What is meant by age-restricted?" I know the law.
908 However, everything from almost nothing, which this is, all the way to total retirement centers and
909 assisted living, so it is really a very broad category and this seems to fit into the most simple, so it
910 would, therefore, draw and be aimed at the younger spectrum of senior citizens, age 55-65. Now,
911 they are still working. How many of us quit work at 55? There are not too many. So, you are
912 going to have the traffic of a regular subdivision for those who are younger, and they are the ones
913 that will probably be attracted here, and that throws off the Traffic Engineer's report plus the roads
914 are not very swift in that area. It is very difficult. The Traffic Engineer said that there would not be
915 much traffic because it was an age-restricted community, so you don't have all of the work time

916 traffic. I think the total number they estimated was 1,200 plus trips per day, but if you have 170
917 units and you have a large percentage of those units occupied by working people, it is going to
918 raise that traffic estimate to a large extent. The other thing that will raise it is, there is no place
919 there to buy anything. Most senior developments are located next to or have within them essential
920 shopping. And this doesn't have that, so that is going to raise that traffic, because everybody has
921 to go out several miles actually, a minimum, even to a grocery store, drug store, 7-11. We think
922 that if this wants to be aimed toward older people so that you wouldn't have all of that traffic and
923 so forth, it should have the amenities that older senior citizens need, and that is the shopping
924 facilities, what one needs on a daily basis, and also a way to do things there without having to go
925 out to a park even to have a really nice place to walk and so forth.

926

927 Those are the two major issues, and I have to tell you a lot of our citizens were really excited about
928 getting an age-restricted, and when they have found out that this isn't going to have the things
929 they thought they were going to have, like shops and restaurants and so forth, they were really
930 disappointed. Do you have any questions?

931

932 Mr. Jernigan - Nelda, how many, well, of course, we don't have any in the East End now
933 so we are trying to get one, but how many of the senior living facilities in the other parts of town
934 have stores right in them? Now I know that...

935

936 Ms. Snyder - It is mostly the larger communities or like the one in the West End. You
937 are right there in the middle of everything. You have got stores all around. You don't have to go
938 very far. Of course, some of the bigger ones even have van service or bus service, but that is for a
939 much more complicated senior community than what this is.

940

941 Mr. Jernigan - Well, are you against the project all together?

942

943 Ms. Snyder - I am against the way it is set up with the density and with the way it is
944 aimed, because it seems to be aimed to 55-65, and that is just like any other subdivision.

945

946 Mr. Jernigan - Well, it is aimed at 55 and older.

947

948 Ms. Snyder - But it doesn't have what really older seniors would need, so it wouldn't be
949 suitable for them, which means it is just like any other subdivision and there is no reason, just to
950 get age-restricted housing, to allow that kind of density, when it really isn't any different from any
951 other subdivision. Many of them do have pools and a club house, and that is what this offers.

952

953 Mr. Jernigan - Well, we are trying to get something here to where the seniors that we
954 have in Varina can have some place to go. They want to downsize, mainly, and what happens is
955 not so much about people having a job and still working. I am 58. I still work. But it is the fact
956 that a lot of people want to move into housing where they don't have to take care of the yard. And
957 that is one of the main things that drives the retirement community, not that everybody is retired
958 that is there.

959

960 Ms. Snyder - But you can have that in a regular community that is not age-restricted,
961 too. Many people like that.

962

963 Mr. Jernigan - Well, I don't know how many subdivisions we have that all the
964 maintenance is taken care of.

965

966 Ms. Snyder - Probably don't have very many if any.

967

968 Mr. Jernigan- I don't know of any. That is the reason I am saying that we have to call it
969 a retirement community, even though people may still be working, but the concept is that it is a

970 total maintenance, that you come in. You don't have to cut grass. You pay a fee each month and
971 have everything taken care of, and the density is 3.07 and it was 3.14. I think Mr. Bittner said it is
972 now 3.07 and that, actually on that, the density could be six, and 3.0 is actually, under regular
973 zoning, would be R-3. R-3 is up to 3.4.
974
975 Ms. Snyder - But if it were six, it wouldn't be individual houses. It would be townhouses
976 and so forth? Whatever?
977
978 Mr. Silber - You can get up to six units per acre in the R-5A zoning classification. It is
979 very difficult to do, but the ordinance allows you to do that.
980
981 Mr. Jernigan - They have designed this and this case has just come in, but I have been
982 working on it for three or four months and it is not something we just blew in the door.
983
984 Ms. Snyder - And I do appreciate any improvements in the proffers that have been
985 made just over the last couple of weeks, and this garage thing just came up today that we found
986 that you could do it with a 20' strip along side the lot, but we just don't feel the quality. Anything
987 that is that dense, wall to wall, with none of the amenities that would, except for the maintenance
988 and that is taken for granted, it is just not quality enough for Varina and as the staff report said,
989 this is the first thing like that built out here, and if this goes through, then there won't be anything
990 any better, because of the precedent.
991
992 Mr. Jernigan - Now let me ask you. When you are speaking of quality, you mean the
993 elevations you don't think are good?
994
995 Ms. Snyder - The overall quality. I think the current elevations are a lot better. I think
996 it is a little wishy-washy with, "Well, we might want to add something later."
997
998 Mr. Jernigan - No. I asked them to do that because in the other elevations they had
999 showed me before...
1000
1001 Ms. Snyder - The first ones were terrible.
1002
1003 Mr. Jernigan - They are way gone. They started this whole project over. They showed
1004 me more elevations from another project and we had discussed those, and then at that point, they
1005 went and had these drawn up, because you all requested that it have more of a Colonial look, that
1006 it have a front porch where people could sit on the front porch rather than opening the garage
1007 doors and sitting in there, and that is what they did. They tried to get you what you wanted.
1008
1009 Ms. Snyder - It is better. It is just overall primarily the density and Blaine Carmichael
1010 will speak on a few of the other points that we find just extremely disturbing. It is just not good
1011 enough for us, to tell you the truth. I don't think it is good enough if Henrico has one in the West,
1012 that is similar, then it is located right near everything else that people need. It is not stuck off on a
1013 road that is very difficult to get in and out of, and narrow, and I know, because I went up there
1014 and looked last night to see what it looked like at night, which was pretty bad with 895 traffic, so I
1015 do want to save time for Ms. Carmichael.
1016
1017 Mr. Jernigan - I am asking questions now. You are not on the clock.
1018
1019 Ms. Snyder - All right. Good.
1020
1021 Mr. Jernigan - Tell me what you want.
1022

1023 Ms. Snyder - We would like to have that density changed so that there would be less
1024 houses. They can be clustered together in an R-5 but then have open space. Some open space
1025 around them, and especially near the roads and near the neighbors, the neighboring neighborhood
1026 so that it doesn't look like the place in New York they built after World War II. That kind of thing.
1027 And we'd like to have protection from the roads, especially 895, that is big time when you've got
1028 protection. It just hangs over there. It is terrible and the lights and the traffic signs. If you go on
1029 895 you know the big green signs and the bright lights and everything on expressways. That is
1030 what you see at night from this site.
1031
1032 Mr. Jernigan - Wait a minute. Are you talking about the VDOT road signs?
1033
1034 Ms. Snyder - Yes, the ones that say "Pay Toll Ahead" or "Next Exit Whatever So Many
1035 Miles" to such and such. The large overhead green signs with the big bright pink lights all the way
1036 across the top, plus pink lights along the side of the road. That is what you see at night. And you
1037 have no idea of that until you go down there at night. You have no idea that you are going to see
1038 it like that.
1039
1040 Mr. Jernigan - When you are speaking of protection, you are talking about...
1041
1042 Ms. Snyder - Heavily treed buffer all along the 895 side. Heavy, to block out that. It is
1043 noise. It is noisy. The smell, you know that it is polluted. There is all kinds of exhaust coming out,
1044 a lot of light.
1045
1046 Mr. Jernigan - When it comes to the density, I mean and this is one thing that makes
1047 retirement communities, you have to have the numbers to make the dollars work. And if you are
1048 going to go in there and they are going to furnish, if you start diminishing the amount of homes
1049 that is in there, first of all it is going to run the price up, and it is going to run up the price of the
1050 monthly fee. It all works out into dollars. It has got to work together and that is what I have tried
1051 to do on this is to make it to where it is good for the County, it is good for the residents around it,
1052 and it is good for the builder, too. I've got to kind of watch out for everybody.
1053
1054 Ms. Snyder - What happens with the next developer who wants an R-5 development
1055 down the road?
1056
1057 Mr. Jernigan - We are doing this as a community. I am not going to zone anything R-5,
1058 R-5AC unless it is, everything we are zoning in Varina, you know yourself, has been R-2 or better.
1059 R-2A or R-2 or better. We haven't zoned anything. The last case that had any R-3 zoning in it was
1060 on Darbytown and Wilson, and it was a small cluster of R-3 in there, and everything surrounding it
1061 was R-2A and R-2, and the only reason that got R-3 then was because I had already talked to them
1062 previously and told them that they could put it in. But after that point, I said there was not going
1063 to be any more R-3s. So, we are not going to approve, just because somebody comes up and
1064 says, "Well, you did this other project R-5. You've got to do it for me." That is not going to work,
1065 because you don't have to. It is a legislative decision. It is a zoning case. If it is zoned A-1, then
1066 we don't have to, just because somebody says we did it somewhere else. That does not set a
1067 precedent. This is a retirement community.
1068
1069 Ms. Snyder - I am wondering if, because it is a retirement community, that would be
1070 excluded from when you look at the surrounding zonings to see what is suitable for a new piece of
1071 property being zoned or a piece of property having a new zoning.
1072
1073 Mr. Jernigan - It is going to be R-2 or better.
1074
1075 Ms. Snyder - And if it back next to R-5 what happens?
1076

1077 Mr. Jernigan - If it is a single-family subdivision, they are not going to do anything
1078 because this is on 895 – right next to 895 – and there is already single-family across the street.
1079 There may be something...
1080
1081 Ms. Snyder - No, I didn't mean necessarily right next door but say a mile down the road
1082 or whatever.
1083
1084 Mr. Jernigan - Well, that is what I am saying. I told you and Henry Nelson and the rest
1085 of them, you know, we are bringing the quality up out there. If it is a regular subdivision, it is
1086 going to be R-2 or better. The case we have on Osborne Pike is R-0, up on the front 40%. That is
1087 what I told them they have to do, and that is $\frac{3}{4}$ acre.
1088
1089 Ms. Snyder - Don't you personally feel it would be better if you didn't have the houses
1090 backed up to every road and that you didn't have those lots. Can you get that plan? If you look at
1091 the backs of the lots along 895, the lots come right to the edge of the property. There is nothing
1092 there to protect at all from 895, noise, lights, signs.
1093
1094 Mr. Jernigan - Am I correct in saying 895 sets down lower?
1095
1096 Ms. Snyder - A little bit, because what you are looking at from this site is you are
1097 looking right up into the signs and lights that are on those overhead VDOT markers. The road is a
1098 little bit lower, and that may help a little bit with noise. But there are no barriers, not even a tree.
1099 There is nothing.
1100
1101 Mr. Jernigan - OK. I thank you.
1102
1103 Ms. Snyder - Thank you.
1104
1105 Ms. Carmichael - I am Blaine Carmichael. I don't know what to say after all that exactly,
1106 but there are a couple of other points that I wanted to make. In talking about the buffers here and
1107 the site in particular, it is kind of a grim site because of 895 and I just think it could be improved by
1108 having buffers around all the sides of it. The side that backs up to the neighborhood, if we could
1109 plant trees or something along there, I guess that is not quite as bad because you've got backyards
1110 going to backyards, but you do have a lot of houses backing up into bigger lots along that side, the
1111 existing neighborhood. And then along Burning Tree, you've got, I don't know how many houses
1112 across there that would have their back ends facing Burning Tree, as their front faces the cul-de-
1113 sac there, and it seems like if we had some kind of proffered landscaping along Burning Tree, it
1114 would be a lot more attractive to the neighborhood as well. As far as the building styles, I know
1115 you have talked about submitting those elevations. One question I had was that we like the idea of
1116 the front porch a lot. I think that adds a lot to the elevations, but the wording was kind of
1117 confusing to me when it said, "All dwellings shall have a covered front porch or outside seating area
1118 in front of the dwelling." I wasn't really sure what. That Mayflower that was up here a minute
1119 ago, it kind of had a stoop, but I am not sure it really had a front porch. Would that be big enough
1120 for a seating area on that porch? I can't really tell, and I didn't know really exactly what an outside
1121 seating area meant in front of a house, whether that is just chairs on the lawn or whatever. Let's
1122 see, I know there was something about the, I don't want to cover all the stuff we have talked
1123 about before. Oh, in talking about the open space that Nelda has been referring to, one other
1124 thing that I know we talked about the other day is the BMP that is on the site, that would just be a
1125 dry pond where they have proposed to have walking areas around that, and it seems like just a dry
1126 pond is not going to be a very attractive space for people to be walking around, and if something
1127 could be done about that to make it more attractive. I don't know, but I am sure there are ways to
1128 make it into a real pond or a bog area or something. And, let's see, I know there was a swimming
1129 pool that was talked about in the plan and there have been discussions about it being covered, but
1130 that is not in the proffers, and for a retirement facility, I believe that a covered swimming pool

1131 would be whole lot more attractive to people so they could use it all year long for exercise
1132 programs rather than just a few months out of the year. I won't talk about the traffic because we
1133 have already talked about that, I think.

1134

1135 I am concerned, too, I believe as was discussed earlier about the destruction of the historic home.
1136 I don't – I know that it has been said that the house is a wreck essentially, but I don't know that
1137 any study has been done on that, or if that is pretty much hearsay. I do feel like that should be
1138 addressed as a proffer or something, because it is a home that was built in the 19th century. It is
1139 on the Henrico County registry of historic places, and is in the booklet that is published by Henrico
1140 County. It is pictured in there, and I think that we really have an obligation to try to save these
1141 homes, even if it is just to recycle them in the way that they did with the Ruth Chris Steakhouse on
1142 Southside. But I feel like it is part of our history and Varina is so steeped in history and the whole
1143 Richmond area has been so successful in recycling buildings downtown, that I think we should, I
1144 think it is important that we look into that, rather than just kind of say, "Well, we can't do it
1145 because it is an old house."

1146

1147 Mr. Jernigan - Who do you want to look into it?

1148

1149 Mrs. Carmichael - You know, I am not, it would seem like the developer would start off
1150 looking into it as a possibility as using the shell, because that is really all that is salvageable, you
1151 know, for a house that old, and using the shell as its clubhouse. To me that would be an attraction
1152 for this retirement facility.

1153

1154 Mr. Jernigan - Well, from the meeting we were in the other day and you were there and
1155 Henry was there, I mean the person that owns the house considers that it is all to pieces.

1156

1157 Mrs. Carmichael - I think that is really a renter, isn't it, that is in there? So I don't know that
1158 anyone has really...to me that is kind of hearsay. I would probably say my house is all to pieces,
1159 too, and it is 200 years old. You know what I mean. Because it has a little termite damage here
1160 and a little problem over there, but I just feel like it hasn't been really even explored more than
1161 kind of just taking the renter's word on hearsay.

1162

1163 Mr. Jernigan - I am going to have him come down when you finish.

1164

1165 Mrs. Carmichael - I just feel like we have an obligation to explore that and to do whatever
1166 we can to save the old homes in our community. I think they are really important, and I know I
1167 and a lot of other people get that Henrico County book out and go around and look at the old
1168 homes. We want to see them. We want to see what life looked like 100 years ago.

1169

1170 Mr. Jernigan - Blaine, sometimes an old house is like an old car. You can't put but so
1171 much money in it. You're better to buy a new one.

1172

1173 Mrs. Carmichael - I know. I know. Maybe it was the way I was raised, I think, but I just
1174 feel like the old places are really important to preserve when at all possible. I do understand that
1175 there are times when it is time...

1176

1177 Mr. Jernigan - Like he said, they are willing to donate the house.

1178

1179 Mrs. Carmichael - And that may be a fine solution, too. I just feel like that is something that
1180 we shouldn't let fall through the cracks. My main concerns, I just want to finish with. I just feel
1181 like there are a lot of unproffered points that I just want to make sure don't fall through the cracks
1182 as well. I know there has been talk about a security system. There has been talk about a covered
1183 pool. There has been talk about the front porches and talk about the rear and side entry garages,
1184 all of those things that I just don't want to have go as being talked about and never acted on.

1185
1186 Mr. Jernigan - As far as the porches, they redesigned the houses with porches. Now, the
1187 Mayflower, probably that is just – two people can sit there – but if you see on all of the other
1188 elevations they have provided covers for...
1189
1190 Mrs. Carmichael - I haven't looked at them that closely, and like I say, the proffer on outdoor
1191 seating was confusing when it says "or outside seating area." I don't know really what that means.
1192
1193 Mr. Jernigan - Now on the enclosed pool, when we discussed that the other day, Russ
1194 said he has committed a half a million dollars for the recreation center and what we will have to do,
1195 and he has said he is willing to build a two-story Colonial style house out of brick to kind of replace
1196 what is there, and make it look like the Colonial stage, which is what you all are shooting for, but
1197 he can't commit to cover the pool yet because you have to find out what the house is going to cost,
1198 and we are going to work on that before it comes to Mr. Donati.
1199
1200 Mrs. Carmichael - Well, I think that, I believe that Mr. Bittner's comments, I agree with the
1201 comments he made on his staff report and I do feel like that we need to make sure that some of
1202 these items are proffered and put down before I would feel at all comfortable about it being
1203 passed.
1204
1205 Mr. Jernigan - When you are talking about, you all said you would rather cluster them
1206 up. Now, these are on 60-foot lots. Mr. Bittner wants 65 foot. You want to go to 50 and cluster
1207 them up tighter and leave a few trees around the outside? I mean, I think that a 60-foot lot looks
1208 better. It gives you a little space between the houses.
1209
1210 Mrs. Carmichael - It goes back to how to just sort of a general design, you know. To me, I
1211 would almost rather have some of the houses attached, but have a lot of more open space around
1212 the edges, but, you know, that is my feeling. I would rather have my house, maybe attached on
1213 one side to my neighbor's house and have them clustered more closely like that, but then have a
1214 nice park to go sit in with benches and a picnic area and all that, a nice area to go to. That is sort
1215 of my personal feeling. I don't know if I am speaking for anybody else in the Varina Beautification,
1216 but, you know, to me, you know the American dream of having your postage stamp lawn and your
1217 house with your little bit of lawn around it, it is almost kind of like you are wasting that lawn a little
1218 bit. But if the lawn can be kind of, but I know that is sort of reinventing the wheel here, but that is
1219 sort of my thought on the whole thing.
1220
1221 Mr. Jernigan - OK. I thank you.
1222
1223 Mrs. Carmichael - OK, thank you.
1224
1225 Mr. Jernigan - I would like to hear from the land owner.
1226
1227 Mrs. Ware - Good evening, sir. Would you please state your name?
1228
1229 Mr. Reed - My name is Bill Reed and I own the property that is in question, half of it.
1230 The one with the house.
1231
1232 Mr. Jernigan - Good evening, Mr. Reed. What kind of shape is the house in?
1233
1234 Mr. Reed - Very poor shape. We probably would not even put it on the market like
1235 we obviously would if it were in good shape. The windows all need replacing, the siding should be
1236 replaced. The furnace has seen its usefulness. The water system has inside plumbing that needs
1237 repair. It needs to be completely redone all over.
1238

1239 Mr. Jernigan - Structurally, the floor and all, has it had termites? And is the floor sound?
1240
1241 Mr. Reed - Termites, we did have termite approval come in, the Orkin people come in
1242 and put a tent on it, but there are termites around on the property considerably and that type of
1243 damage, we haven't seen any of that. But it is in the area and would have to be treated
1244 constantly.
1245
1246 Mr. Jernigan - In your opinion it is in pretty bad shape?
1247
1248 Mr. Reed - It is in very bad shape, yes.
1249
1250 Mr. Jernigan - OK.
1251
1252 Mr. Reed - I would like to make another comment. Historically, I don't think that
1253 property was ever agreed to be on the historic, because they came to me and I said, no, I would
1254 not put in historic. It is in the book of old houses, but it is not anything historic that I am aware of.
1255
1256 Mr. Silber - That may be true. It may be in the County's inventory of historic places.
1257 We have a book that Recreation and Parks has put together that lists properties of historical
1258 significance. I doubt that it is on the National Register or State Register.
1259
1260 Mr. Donati - It would have a plaque on it if it did.
1261
1262 Mr. Silber - Correct.
1263
1264 Mr. Jernigan - OK, thank you, Mr. Reed.
1265
1266 Mrs. Ware - Ms. Isaac, do you want rebuttal?
1267
1268 Ms. Isaac - Yes, some of the things I heard seemed to contradict each other,
1269 especially the traffic issue that this is going to generate as much traffic as any other subdivision
1270 because the people are still working. Nothing changes, but then amenities are needed because
1271 these people aren't going to be out, so I am just kind of hearing two different stories. The traffic
1272 counts are not something that are just made haphazardly by the Traffic Engineer. These are based
1273 on national studies. The Traffic Engineer also has the benefit of other communities like this in
1274 Henrico County. I have to trust his judgment on traffic generation.
1275
1276 The age restricted, I am not sure I understand what Ms. Snyder's concerns were. It is restricted to
1277 50 to 55 and older although 20% can be sold to younger people. To my knowledge, there has
1278 been no problem with this in other developments in the County that younger people don't want to
1279 live. It is the older people. They are marketing for a certain group of people and that is who lives
1280 in these.
1281
1282 The outdoor seating area is simply, it could be a patio, a place in front of the house for seating.
1283 So, that was all the intent. And I keep hearing a lot about trees and buffers. We have proffered a
1284 landscape plan to be approved by the Planning Commission and I think that is the time to address
1285 that.
1286
1287 I think those were the main issues, traffic. The density, I don't think the density sets a precedent.
1288 For one reason, there is a lot of Varina that is not served by public water and sewer, and this site
1289 is, and so I think it is very important that this kind of community be put where it is. You can't do a
1290 high density age restricted house without utilities. So, this in that sense, is the appropriate place
1291 for it, where utilities are present. And I honestly don't believe that any R-5A zoning would occur in
1292 Varina except for this type of development that is very specific in what it is doing. Again, the

1293 existing house, I think it is very easy to ask for things to be preserved without knowing how much
1294 it is going to cost to renovate them and to make them usable, and in this case it is going to be cost
1295 prohibitive to use this building and it has been offered to be moved and whatever would happen to
1296 it then would be someone else's responsibility.
1297
1298 The interstate is 36 to 30 feet below this site and again anything concerning the interstate should
1299 be addressed with the landscape and lighting plan, I believe, once we get the engineering done.
1300
1301 Mr. Jernigan - Did you say that the road is 30 feet below?
1302
1303 Ms. Isaac - Yes, that is what I have been told.
1304
1305 Mr. Jernigan - OK.
1306
1307 Ms. Isaac - I think I have touched on the major comments that were made. Are there
1308 any other questions of me?
1309
1310 Mr. Jernigan - I don't have any.
1311
1312 Mrs. Ware - Please come up to the podium, please.
1313
1314 Ms. Snyder - What is the standard? I mean, we know that when you do a landscape
1315 plan later separately and it is not proffered, it will be to minimum County standards. What is the
1316 minimum County standard on the backside of that development there next to 895? What is the
1317 footage, the depth, I guess you would say, or width, and can that be required to be heavily
1318 wooded or have many trees planted, not one oak every 10 feet?
1319
1320 Mr. Jernigan - Laraine, you are willing to proffer a landscaping plan approved by the
1321 Planning Commission? Correct?
1322
1323 Ms. Isaac - Yes, it has been proffered.
1324
1325 Mr. Jernigan - OK. That means that it is up to us, Nelda. We will have to go over the
1326 landscaping plans. It is not just County minimum. It is what we agree to.
1327
1328 Ms. Snyder - But you can require more than minimum standards?
1329
1330 Mr. Jernigan - Yes, ma'am.
1331
1332 Ms. Snyder - OK.
1333
1334 Mrs. Ware - Thank you. I have one question and I am not sure if this is a staff
1335 question or history of this case, Mr. Jernigan, but I don't know what you have done as far as
1336 planning for this up to this point. Is there some possible way of reconfiguring this development
1337 with a different density, possibly, in order to get some of the other issues addressed, such as the
1338 buffer, more open space?
1339
1340 Mr. Jernigan - When you say different density or tightening them up?
1341
1342 Mrs. Ware - Well, tightening them up will...
1343
1344 Mr. Jernigan - OK. I have looked at projects that have a 50-foot lot and then this project
1345 has a 60-foot lot. I think, personally, a 60-foot lot is better. I mean, we can pack them in on 50-
1346 feet, but I think to get; let's start from the beginning. When we started on this, we met with

1347 Varina Beautification and they, at that point, didn't like the plan that we had, so they canned that
1348 and started over, and now we came up with, or the developer has come up with a plan of what
1349 Varina Beautification actually drove it. They wanted a Colonial looking house, they wanted a front
1350 porch appendage and they wanted a little larger lot. You can't pack it in and have a larger lot. I
1351 mean somewhere you have got to give up. If you have a 60-foot lot or a 65-foot lot, the project is
1352 going to be bigger. Now, Nelda and Henry Nelson and all have talked about side-load garages. I
1353 have talked to Henry twice today about side-load garages. You can't put a side-load garage on a
1354 50-foot lot. You don't have room to back up. If you back up, you have to back out to the street.
1355 You can't turn around and come out if it is a side-load garage. That is the reason that I asked Russ
1356 before the meeting today would he consider flipping the houses and putting the garage on the back
1357 and having the driveway come down the side and come up to the back, and that is what we are
1358 going to review. To be truthful, I am happy with the project the way that it is. He is willing to
1359 work on that before it comes to Mr. Donati because they have done what I have asked them. After
1360 we had the meeting with you all, they went back and redrew everything and they have done what I
1361 asked for, and I don't feel right to ask for any more. You've got to put the dollars to this thing, too.
1362 We need space for seniors. We need to hold the price down, and in order to hold the price down
1363 to where people can afford it, you have to have more units that is going to take care of the
1364 monthly fees. The less units they have, the monthly fees go up. So, we are trying to make it
1365 balance to where the citizens are protected, the developer is protected, and the residents are
1366 protected in this project. Now, we have not had any opposition from anybody around this project.
1367 The people across the street are all right with it. We had a neighborhood meeting, and they are
1368 fine. So, at this point, they are going to work on some things before it comes to Mr. Donati, but at
1369 this point I am going to ask for approval of this case and send it on to the Board of Supervisors.

1370

1371 Mr. Marshall - Second.

1372

1373 Mrs. Ware - Motion made by Mr. Jernigan and seconded by Mr. Marshall. All in favor
1374 say aye. All opposed say no. The motion passes.

1375

1376 **REASON:** Acting on a motion by Mr. Jernigan, seconded by Mr. Marshall, the Planning Commission
1377 voted 5-0 (one abstention) to recommend that the Board of Supervisors **grant** the request because
1378 it would provide a type of housing in demand in the area and the proffered conditions would
1379 provide appropriate quality assurances otherwise not possible.

1380

1381 Mr. Silber - We have the January 15, 2004 minutes.

1382

1383 Mr. Archer - I had one change that I noted earlier, Mr. Secretary, Page 47, line 1672,
1384 change the word congregation to conurbation.

1385

1386 Mr. Silber - Do you want to spell that for us, Mr. Archer?

1387

1388 Mr. Archer - Conurbation.

1389

1390 Mr. Vanarsdall - Would you tell us what that word means?

1391

1392 Mr. Archer - Yes, it is aggregation of urban properties.

1393

1394 Mr. Vanarsdall - Thank you.

1395

1396 Mr. Silber - I think we have been sending Mr. Archer to too many planning schools.

1397

1398 Mr. Vanarsdall - I have a change on Page 22, line 779. In favor of this case and that
1399 comes off of your time. I never use the words off and of in the same sentence. I learned that in
1400 the first grade. Please strike the of.

1401
1402 Mr. Silber - Strike of?
1403
1404 Mr. Marshall - You have too much time on your hands.
1405
1406 Mr. Vanarsdall - Take it off of my report.
1407
1408 Mrs. Ware - OK. Are there any more changes to the minutes? OK. Can I get a motion?
1409
1410 Mr. Vanarsdall - I move that we approve the minutes of January 15, 2004.
1411
1412 Mr. Marshall - Second.
1413
1414 Mrs. Ware - Motion made by Mr. Vanarsdall and seconded by Mr. Marshall. All in favor
1415 say aye. All opposed say no. The motion passes.
1416
1417 **DISCUSSION ITEM TO SET A PUBLIC HEARING FOR: INITIATE STUDY OF POTENTIAL**
1418 **AMENDMENT TO THE MAJOR THOROUGHFARE PLAN OF THE COMPREHENSIVE PLAN:**
1419 **MTP-1-04** Proposed Deletion of Kara Drive, Forest Drive, and Concept Road 219-1 Between
1420 Yahley Mill Road and Charles City Road.
1421
1422 Mr. Silber - The next and final item on the agenda is a discussion item to set a public
1423 hearing to initiate the study of a potential amendment to the Major Thoroughfare Plan. This would
1424 be MTP-104. Again, this is to initiate the study. This would be for the proposed deletion of Kara
1425 Drive, Forest Drive and Concept Road 219-1, which runs between Yahley Mill Road and Charles City
1426 Road. I have shown a map, which illustrates this. You can see Kara Drive, Forest and 219-1.
1427 There is a resolution in your packet. If you see fit, we would initiate the study and I believe we can
1428 have a public hearing set and studies completed by March 24, 2004.
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1430 Mr. Vanarsdall - If nobody objects I will make the motion that Planning Commission
1431 resolution to initiate the study MTP-1-04. Now, therefore, be it resolved that the Planning
1432 Commission of Henrico County requests County staff to prepare a report on this matter and
1433 advertise a public hearing of the Planning Commission meeting on March 24, 2004, to consider an
1434 Amendment to the Major Thoroughfare Plan to remove Kara Drive, Forest Drive in their entireties
1435 between Yahley Mill Road and Yahley Mill Road.
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1437 Mr. Bittner - Madam Chairman, I wanted to point out, we actually were considering
1438 adding Concept Road 219-1 to this resolution. We do have extra copies of that, so I wanted to
1439 make sure that was read into the motion if you so desire.
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1441 Mrs. Ware - Mr. Vanarsdall, will you read that into the motion?
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1443 Mr. Silber - It is on my resolution. I don't know if you all had the latest resolution or
1444 not.
1445
1446 Mr. Bittner - We have it right down here and we are going to pass it out in just a
1447 second.
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1449 Mr. Archer - Is this an addition to what we have seen?
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1451 Mr. Vanarsdall - Do you want me to just amend the motion?
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1453 Mr. Archer - That will be fine, or restate it.
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1455 Mr. Silber - I think it would be adequate, Mr. Vanarsdall, if you just said that this
1456 resolution would include 219-1.

1457
1458 Mr. Vanarsdall - This resolution will include "Whereas Kara Drive, Forest Drive, Concept
1459 Road 219-1 in an area that would benefit from planned transportation infrastructure
1460 improvements."

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1462 Mr. Archer - Madam Chairman, whereas Mr. Vanarsdall has made this motion, now,
1463 therefore, I second it.

1464
1465 Mrs. Ware - OK. Motion made by Mr. Vanarsdall and seconded by Mr. Archer. All in
1466 favor say aye. All opposed say no. The motion passes.

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1468 The meeting was adjourned at this time.

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Lisa Ware, C.P.C., Chairman

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Randall R. Silber, Secretary