

1 Minutes from the work session of the Planning Commission of the County of
2 Henrico held in the County Administration Building in the Government Center at
3 Parham and Hungary Spring Roads, beginning at 5:30 p.m. on March 9, 2017.
4

Members Present: Mr. Eric Leabough, C.P.C., Chair (Varina)
Mr. Robert H. Witte, Jr., Vice-Chair (Brookland)
Mr. C. W. Archer, C.P.C. (Fairfield)
Mr. Gregory R. Baka (Tuckahoe)
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary
Mr. Tyrone E. Nelson (Varina)
Board of Supervisors' Representative

Members Absent: Mrs. Sandra M. Marshall (Three Chopt)

Also Absent: Ms. Jean M. Moore, Assistant Director of Planning

Also Present: Mr. James P. Strauss, PLA, Senior Principal Planner
Mr. Benjamin Blankinship, AICP, Senior Principal Planner
Mr. Paul Gidley, County Planner
Mr. Miguel Madrigal, County Planner
Ms. Sylvia Ray, Recording Secretary

5
6 **The Commission convened a work session in the County Manager's**
7 **Conference Room at 5:36 p.m.**
8

9 Mr. Leabough - The meeting of the Planning Commission will come to order. This
10 is a work session, so I'll turn the agenda over to Mr. Emerson, our Secretary.
11

12 Mr. Emerson - Thank you, Mr. Chairman.
13

14 The Planning Commission met to review and discuss the process for Preparation
15 of New Zoning and Subdivision Ordinances. A presentation was provided by Mr.
16 Ben Blankinship. The anticipated kick-off date is April 26, 2017 at the Plan of
17 Development meeting.
18

19 The Commission recessed their meeting at 6:23 p.m.
20
21
22

23 **THE PLANNING COMMISSION RECONVENED AT 7:00 P.M. FOLLOWING A**
24 **WORK SESSION.**

25
26 Minutes of the regular monthly meeting of the Planning Commission of the County
27 of Henrico held in the County Administration Building in the Government Center at
28 Parham and Hungary Spring Roads, beginning at 7:00 p.m. March 9, 2017. Display
29 Notice having been published in the Richmond Times-Dispatch on February 20,
30 2017 and February 27, 2017.

31
Members Present: Mr. Eric Leabough, C.P.C., Chair (Varina)
Mr. Robert H. Witte, Jr., Vice Chair (Brookland)
Mr. C. W. Archer, C.P.C. (Fairfield)
Mr. Gregory R. Baka (Tuckahoe)
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary
Mr. Tyrone E. Nelson (Varina)
Board of Supervisors' Representative

Members Absent: Mrs. Sandra M. Marshall (Three Chopt)

Also Present: Ms. Jean M. Moore, Assistant Director of Planning
Mr. James P. Strauss, PLA, Senior Principal Planner
Mr. Seth Humphreys, County Planner
Mr. Livingston Lewis, County Planner
Mr. William Moffett, County Planner
Ms. Sylvia Ray, Recording Secretary

32
33 **Mr. Tyrone E. Nelson, the Board of Supervisors' representative, abstains on**
34 **all cases unless otherwise noted.**

35
36 Mr. Leabough - I'd like to reconvene the Henrico County Planning
37 Commission. This is our March 9th rezoning meeting. As we rise for the Pledge of
38 Allegiance, I would ask that everyone mute or silence your cell phones.

39
40 Mrs. Marshall unfortunately could not be with us tonight, but we do have our Board
41 of Supervisors' representative, Reverend Nelson with us. Thank you, Reverend
42 Nelson, for being with us, sir.

43
44 We have a quorum and can conduct business, so at this point I would like to turn
45 the agenda over to Mr. Emerson.

46
47 Mr. Emerson - Thank you, Mr. Chairman. As you noted, you did
48 reconvene the meeting. The Commission did meet to review and discuss the
49 process for the preparation of the new zoning and subdivision ordinances for the

50 County. You met at 5:30 in the manager's conference room and discussed that
51 process.

52
53 At this time on the agenda, the first items are the requests for withdrawals and
54 deferrals, and we have none this evening. The request for expedited items follows,
55 and there are none of those this evening.

56
57 Before we head into the regular agenda, Mr. Chairman, I believe we have some
58 Boy Scouts with us, if you'd like to recognize them.

59
60 Mr. Leabough - Yes. Would the young gentlemen attending from the
61 Boy Scouts please approach the podium. If you don't mind, please state what troop
62 you're here representing tonight.

63
64 Mr. Gorman: Troop 776.

65
66 Mr. Emerson - What's your name, sir?

67
68 Mr. Gorman Oh. Brendan Gorman.

69
70 Mr. Leabough - Say that again? I'm sorry.

71
72 Mr. Gorman: Brendan Gorman.

73
74 Mr. Leabough - Okay. Thank you, sir, for being here.

75
76 Mr. Nadipelli - Troop 776. Vishal Nadipelli.

77
78 Mr. Leabough - Thank you as well. Thank you for being here.

79
80 Mr. Emerson - Welcome. What badge are you working on?

81
82 Male - Citizenship in the Community.

83
84 Mr. Emerson - Well great, you chose a good meeting. We'll run
85 through the process. You'll get to see that, and it probably won't be very long. So
86 tonight's a good night to be here. Welcome.

87
88 Mr. Leabough - Thank you all.

89
90 Mr. Emerson - Mr. Chairman, with that said the first item on the
91 agenda this evening appears on page 1, and it is PUP2017-0009. The staff report
92 will be presented by Mr. Livingston Lewis.

93
94 **PUP2017-00009 Terry Shoemaker for World of Beer Richmond,**
95 **LLC: Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120,**

96 and 24-122.1 of Chapter 24 of the County Code to allow extended hours of
97 operation for a proposed restaurant on part of Parcel 739-762-4639 located on the
98 north side of W. Broad Street (U.S. Route 250) approximately 425' west of its
99 intersection with Pouncey Tract Road (State Route 271). The existing zoning is B-
100 2C Business District (Conditional) and M-1 Light Industrial District. The 2026
101 Comprehensive Plan recommends Commercial Arterial. The site is located in the
102 West Broad Street Overlay District.

103
104 Mr. Leabough - Is there here in the audience who is opposed to
105 PUP2017-00009, Terry Shoemaker for World of Beer Richmond, LLC? I see no
106 opposition. Mr. Lewis, good evening.

107
108 Mr. Lewis - Good evening, Mr. Chairman, members of the
109 Commission.

110
111 This request is for a provisional use permit to allow a World of Beer restaurant to
112 operate until 2:00 a.m. on Friday and Saturday nights, 6:00 a.m. to 12:00 midnight
113 otherwise, which would be the allowed hours until midnight. The building is a
114 former TGI Fridays located in the Downtown Short Pump shopping center,
115 northwest of the intersection of Pump Road and West Broad Street.

116
117 The subject site's B-2C and M-1 zoning, and its Commercial Arterial future land
118 use designation, are consistent with immediately adjacent and surrounding
119 properties, some of which include: Regal Short Pump Cinema, Barnes & Noble,
120 Walgreens, and McAlister's Deli.

121
122 Within the same building footprint, the applicant plans a full interior and exterior
123 renovation. Exterior materials would include a combination of brick, cement board
124 siding, and EIFS. A 2,800-square-foot second floor full-service restaurant area
125 would be added and large glass panels upstairs and down would fold or slide away
126 for an open air dining option. This rendering illustrates the conceptual view of these
127 changes from the West Broad Street perspective.

128
129 Properly regulated, extended hours until 2:00 a.m. on weekends would be
130 consistent with the site's 2026 Plan designation and would be compatible with
131 other business operations in the area, many of which are permitted to be open until
132 1:00 a.m., 2:00 a.m., or later. Staff believes this would be a reasonable extension
133 of the restaurant's operation and supports this request subject to the conditions
134 outlined in the staff report.

135
136 This concludes my presentation. I am happy to answer any questions.

137
138 Mr. Leabough - Are there any questions for Mr. Lewis? There are no
139 questions, okay.

140

141 Mr. Witte - Mr. Chairman, since we have no opposition and since
142 staff supports this, I don't see the need to ask the applicant to come forward. So
143 with that, Mr. Chairman, I move that PUP2017-00009, Terry Shoemaker for World
144 of Beer Richmond, LLC, be forwarded to the Board of Supervisors with a
145 recommendation of approval with conditions 1 through 8 in the staff report.

146
147 Mr. Archer - Second.

148
149 Mr. Leabough - We have a motion by Mr. Witte, a second by
150 Mr. Archer. All in favor say aye. Those opposed? That motion passes.

151
152 **REASON -** Acting on a motion by Mr. Witte, seconded by Mr.
153 Archer, the Planning Commission voted 4-0 (one absent, one abstention) to
154 recommend the Board of Supervisors grant the request because it is reasonable
155 in light of the surrounding uses and existing zoning on the property.

156
157 Mr. Emerson - Mr. Chairman, we now move on to the next case, which
158 appears on page 1 of your agenda and also the companion case which appears
159 on page 2 of your agenda. I will call both of these cases together. There will be a
160 joint presentation, but they will require separate motions. I do believe time limits
161 will have to be waived on one portion of this action. Mr. Humphreys, who will be
162 presenting it, will fill you in on those items.

163
164 **REZ2017-00009** **Scott Stone for Adams & Wilson**
165 **Development:** Request to conditionally rezone from O-2 Office District to B-2C
166 Business District (Conditional) Parcel 741-741-6996 containing 0.586 acres
167 located at the southeast intersection of Patterson Avenue (State Route 6) and
168 Pump Road. The applicant proposes an auto parts service facility (Take 5 Oil
169 Change). The use will be controlled by zoning ordinance regulations and proffered
170 conditions. The 2026 Comprehensive Plan recommends Office.

171
172 **PUP2017-00010** **Scott Stone for Adams & Wilson Development:**
173 Request for a Provisional Use Permit under Section 24-58.2(c), 24-120, and 24-
174 122.1 of Chapter 24 of the County Code to allow an auto parts service facility (Take
175 5 Oil Change) on Parcel 741-741-6996 located at the southeast intersection of
176 Patterson Avenue (State Route 6) and Pump Road. The existing zoning is O-2
177 Office District. The 2026 Comprehensive Plan recommends Office.

178
179 Mr. Leabough - Okay. Is there anyone in the audience here in
180 opposition to REZ2017-00009, Scott Stone for Adams & Wilson Development or
181 here in opposition to PUP2017-00010, Scott Stone for Adams & Wilson
182 Development?

183
184 Mr. Riley - [Off microphone] I don't know if I'm in opposition, but
185 I'm a next door neighbor. So I am interested [inaudible].
186

187 Mr. Leabough - Well hopefully Mr. Humphreys will provide some
188 information. And if he doesn't provide enough, we'll have the applicant come
189 forward and see if they can provide some additional information for you.
190 Mr. Humphreys, good to see you, sir.

191

192 Mr. Humphreys - Good to see you as well. Good evening.

193

194 As mentioned, these rezoning and provisional use permit requests are companion
195 cases; therefore, I'll be making a combined presentation. But as noted, approval
196 of the zoning request is necessary before consideration of the provisional use
197 permit, and separate motions on the requests would be necessary by the
198 Commission.

199

200 The subject site is a parcel consisting of approximately 0.59 acres located at the
201 southeast corner of the intersection of Patterson Avenue and Pump Road.

202

203 Currently the site is zoned O-2 and the 2026 Comprehensive Plan recommends
204 Office. This request is not consistent with the Comprehensive Plan
205 recommendation, but it is consistent with other development surrounding the
206 adjacent intersection, which includes a 7-Eleven, a gas station and a service
207 station. The closest residential uses are located to the south surrounding the
208 intersection of Pump Road and Castille Road.

209

210 When combined, these two requests would allow for an oil change facility to be
211 developed on the site. The B-2 District allows auto parts sales, service, and/or
212 installation with a provisional use permit. Case REZ2017-00009 would rezone the
213 property to B-2 and PUP2017-00010 would allow the actual oil change facility.

214

215 The applicant has submitted proffers dated March 8, 2017, in response to the
216 concerns raised in the staff report. A lined version of those proffers has just been
217 handed out and they will require the time limits to be waived. The original proffers
218 addressed a conceptual plan (shown here), prohibited uses, outdoor speakers,
219 HVAC units, exterior lighting, and signage.

220

221 Changes to the proffers include:

222

- 223 • The addition of a proffer addressing the building exterior including a
224 proffered elevation;
- 225 • A revised list of prohibited uses;
- 226 • The addition of a proffer addressing dumpster enclosures;
- 227 • A revision to the sign proffer to denote the detached sign be an eight-
228 foot monument style sign; and
- 229 • Several clerical clarifications.

230

231 Staff believes the rezoning and provisional use permit requests to allow an oil
232 change facility would be generally consistent with the surrounding auto-related

233 uses. In addition, the submitted proffers, conceptual plan, and elevations provide
234 a number of quality guarantees and address all of staff's concerns as listed in the
235 staff report. For these reasons, staff supports the requested zoning change and
236 the PUP subject to the conditions identified in the staff report. A motion on the
237 proffer amendment request would be necessary prior to any action on the
238 provisional use permit request.

239

240 This concludes my presentation. I will be happy to answer any questions.

241

242 Mr. Leabough - Are there any questions for Mr. Humphreys. Yes sir.

243

244 Mr. Baka - Mr. Humphreys, if I may, if you could go back to the
245 architectural elevations. Revised proffer #1 that is in front of the Commission on
246 paper here proffers general conformance with this elevation layout. I just wanted
247 to point out – can you clarify does that not necessarily include the exact signage
248 letters shown on this conceptual, because that's governed by the Sign Ordinance,
249 correct?

250

251 Mr. Humphreys - Correct. We don't get into content of signage, just size
252 and style.

253

254 Mr. Baka - So therefore the general conformance would be—and
255 I commend the applicant for making adjustments here. This is very attractive for
256 an oil change center, the different types of materials you're showing there with the
257 different colors of dark brown, taupe, tan, earth tone colors with red accents and
258 the other accent. So I appreciate the opportunity to see those changes.

259

260 The only other question I had—well, a couple of questions. There is no access
261 from Patterson Avenue, which was clear on the conceptual plan. So what does
262 that mean in terms of a location of a retaining wall? A previous case a few years
263 ago proposed to not necessarily level the site, but grade the site down and put a
264 retaining wall in the rear. Would there be a need for a retaining wall in the front of
265 this property if it's not reduced in height?

266

267 Mr. Humphreys - We haven't gotten into that per se. It's more of a plan
268 of development issue. But the applicant has expressed to me that they would not
269 be grading in a similar manner as I think it was a Wendy's that had been proposed
270 here before that was graded to have an entrance on Patterson Avenue. And I think
271 they had something like an 8- or 10- or 12-foot retaining wall on the rear of the
272 property. They have indicated to me that they would likely have a 2-to-3-foot
273 retaining wall in the rear and either sloping or a retaining wall in the front. But the
274 applicant, who is here tonight, could probably answer that better.

275

276 Mr. Baka - I can ask them to address that. Then one other
277 question. The single access point in and out is shown on the plan on the screen is
278 just a short distance away from the veterinarian's entrance. Is that correct?

279
280 Mr. Humphreys - Yes sir.
281
282 Mr. Baka - Okay. So again, there's no access on Patterson, left
283 turn in from southbound Pump. Straight in and straight out. I have no other
284 questions for staff, sir.
285
286 Mr. Leabough - Okay. Any other questions for Mr. Humphreys?
287
288 Mr. Witte - I have just a curiosity question. What's the
289 checkerboard for on the front or the rear? I couldn't read what it said; the print's
290 too small.
291
292 Mr. Humphreys - The checkerboards? I guess that's just some design
293 styling that the applicant has.
294
295 Mr. Witte - It has something written on it; I just can't see.
296
297 Mr. Humphreys - Oh. What's written on the signs? It says—
298
299 Mr. Witte - No. What's written in the side of it tells what it is. Oh,
300 there we go.
301
302 Mr. Baka - Checkerboard panels.
303
304 Mr. Emerson - Checkerboard panels.
305
306 Mr. Witte - Okay. I guess it's just a checkerboard panel.
307
308 Mr. Emerson - Mr. Humphreys, just real quick. On the signage proffer,
309 the actual size of the monument sign, is it not limited to 32 square feet?
310
311 Mr. Humphreys - It would be limited to 32 feet under the new ordinance
312 that is being proposed.
313
314 Mr. Emerson - And the overall square footage of signage allowed on
315 the site is 150.
316
317 Mr. Humphreys - Yes.
318
319 Mr. Emerson - So the proffer isn't exactly clear on that.
320
321 Mr. Humphreys - That can be worked out. I think the intent is there.
322
323 Mr. Emerson - Okay. We just need to make sure that it's clear—
324

325 Mr. Humphreys - We can work with the applicant.
326
327 Mr. Emerson - —that it's 150 total not a 150-square-foot sign.
328
329 Mr. Leabough - Any other questions for Mr. Humphreys? If not,
330 Mr. Baka, I'm sure you would like for the applicant to come forward.
331
332 Mr. Baka - Yes.
333
334 Ms. Willis - Good evening. I'm Brittany Willis with American
335 Engineering, the civil engineer on this project.
336
337 Mr. Leabough - Good evening.
338
339 Ms. Willis - I'm happy to answer any questions you might have on
340 this.
341
342 Mr. Baka - Could you describe the grading situation on this
343 property from front to rear?
344
345 Ms. Willis - Oh yes, absolutely. We were successfully able to grade
346 this site so that the only retaining wall we have is actually going to be incorporated
347 with the dumpster screen wall. So we're meeting the requirement of an eight-foot
348 masonry dumpster screen wall at the ground level, but it's going to be a retaining
349 structure on the back side. So we have three to four feet of retainage behind the
350 dumpster screen wall. But that's the only retaining wall that we've had to
351 incorporate. We were able to use slopes.
352
353 Mr. Baka - Would you be able to point that out on the sketch
354 concept plan?
355
356 Ms. Willis - Sure. Our dumpster pad's right here. There's a pretty
357 steep slope coming off of this back corner across the whole site. This is the screen
358 wall, so the retaining wall will be right here with the dumpster sitting down inside
359 this area.
360
361 Mr. Baka - So that dumpster is lower than the mini storage side?
362
363 Ms. Willis - Correct.
364
365 Mr. Baka - And then describe the slope if you were to walk uphill
366 from those rear five parking spaces to the veterinarian's property. You say there's
367 no need for a retaining wall now?
368
369 Ms. Willis - There's not. We are at a 3-to-1 slope, however, coming
370 from the back of the curb up to the property line.

371
372 Mr. Baka - So 3 to 1. And it's seed and straw, grassed out, meets
373 MS1?
374
375 Ms. Willis - Correct.
376
377 Mr. Baka - Okay. All right. So that covers the rear. And then I also
378 just to make a comment. I appreciate the applicant working with staff in submitting
379 the revised monument signage. The original sign wasn't—there were some
380 modifications made and they were great improvements. The height was adjusted.
381 Describe the LED sign, if you would. You have a busy intersection here. Is there a
382 need to have a digital changeable message board at this intersection for safety
383 reasons?
384
385 Ms. Willis - It's not a must-have. We've been speaking with staff
386 and have presented an alternative with an analog sign. If that is more acceptable
387 to the Commission, we can certainly do that.
388
389 Mr. Baka - And that sketch that you submitted today with the
390 revised proffers is much appreciative. I'm in support of these revised sign
391 packages submitted. It was March 8th, yesterday.
392
393 Ms. Willis - We can certainly, as Seth said, make the revisions to
394 the overall square footage verses the individual signage. As you can see, the
395 individual sign still meets the requirements.
396
397 Mr. Baka - I have no other questions of the applicant. I also
398 wanted to reserve time for the gentleman to speak if he had questions.
399
400 Mr. Leabough - Sure.
401
402 Mr. Baka - Go ahead, sir.
403
404 Mr. Shore - I'm Nathan Shore with SL Nusbaum. I actually
405 represent the owner of the property in the sale, and I also work with Adams Wilson
406 and Take 5 Oil on their expansion in the Richmond market, which is going to be
407 pretty good for the entire market.
408
409 I actually reached out to Dr. Riley and some other surrounding neighbors. And of
410 course his concern is very valid from the original case many, many years ago,
411 which was the Wendy's case. We assured him that because we don't want access
412 or the client doesn't want access to Patterson Avenue, there would not be that
413 need for the major retaining wall in the back. Basically what you see on grade is
414 basically what you're going to get within a few inches there. That's what Adams
415 Wilson, Take 5, was able to do because of that access point. It's a very, very low
416 volume type of operation for this.

417

418 And we thank the County and the staff and the Planning Commission for working
419 with us to understand it is a B-2 type area and it's kind of weird that it's just that
420 little postage stamp of O-2. The owner, who is traveling a lot, really appreciates
421 the support from the County.

422

423 Mr. Baka - And I appreciate the work the owner's done and you've
424 done, sir, to make modifications. It looks to be a very good package. Any
425 comments from the other gentleman?

426

427 Mr. Riley - [Off microphone] Will there be any need—

428

429 Mr. Leabough - Sir, if you could, please approach the podium.

430

431 Mr. Archer - Sir, your name please.

432

433 Mr. Riley - My name is Kevin Riley. I'm the owner of the veterinary
434 office just right next door on Pump Road. My big concern coming here tonight was
435 the previous Wendy's plan and the ten-foot drop there. But this looks okay to me.
436 Just wondering about the median there. Are they planning on changing that? It
437 looks like a tight left turn, but I don't know. There's no turn lane or anything. But I
438 just was wondering about that.

439

440 Mr. Baka - I'd have to let the applicant answer that question.

441

442 Ms. Willis - Right now there is not a plan to make any
443 improvements to Pump Road just given the low volume of traffic we have
444 anticipated for this site. Our average maximum is seven cars per hour and that
445 doesn't really necessitate having to make any improvements. The entrance is set
446 up so a car could make a left turn on Pump Road if needed.

447

448 Mr. Baka - And you said you're generating about seven cars an
449 hour? That's a low-impact use, overall.

450

451 Ms. Willis - Right. That's the national average peak. We've got
452 data from some of the busiest facilities. And even for those the absolutely
453 maximum that we've recorded has been ten cars per hour. But when you pull the
454 maximums from all the facilities, we're hitting about seven. And again that's peak.

455

456 Mr. Baka - One other comment I'd add is that cars, when they
457 turned on Patterson and went south on Pump, were generally going at a slow
458 speed as they come out of the intersection and head toward that direction right
459 there.

460

461 Ms. Willis - Correct.

462

463 Mr. Baka - Thank you.
464
465 Ms. Willis - Traffic volume in general on Pump seems fairly low to
466 where a left turn out—in the event that a car needed to make that—shouldn't be
467 an issue.
468
469 Mr. Archer - Ma'am, can I ask you a question about Take 5? The
470 brand of oil that you all sell is it a store brand or is it customer preference?
471
472 Ms. Willis - I don't know offhand how many brands, but there are
473 several different options for oil. You get your regular to your synthetics and then
474 there are premium grades. The actual brand I don't know that I can answer to that
475 specifically.
476
477 Mr. Archer - Thank you.
478
479 Mr. Leabough - Any other questions?
480
481 Ms. Willis - If you go to their website, actually I will say they do offer
482 up what types of brands and oil options they have.
483
484 Mr. Archer - Oh, okay.
485
486 Ms. Willis - You get a free drink.
487
488 Mr. Leabough - Are there any other questions from the Commission?
489 Sir, were all of your questions answered? Okay. With that, Mr. Baka . . .
490
491 Mr. Baka - Yes sir, Mr. Chairman, with all that information and with
492 the effort the applicant has put in revising and modifying proffer improvements, and
493 with no other further objections—I would point out the applicant also reached out
494 to other neighboring properties through this process. With that in mind, I would
495 make a motion, Mr. Chairman, to waive the time limits on the proffers to be
496 accepted with REZ2017-00009, Scott Stone for Adams & Wilson Development,
497 dated March 8, 2017.
498
499 Mr. Witte - Second.
500
501 Mr. Leabough - We have a motion by Mr. Baka and a second by
502 Mr. Witte. All in favor say aye. Those opposed? That motion passes.
503
504 Mr. Baka - With the proffer time limit waived, I will now make a
505 motion to approve REZ2017-00009, Scott Stone for Adams & Wilson
506 Development, with these revised proffers dated March 8th.
507
508 Mr. Leabough - To recommend approval to the Board of Supervisors?

509
510 Mr. Baka - I'm sorry. Pardon me. To recommend approval, yes sir.

511
512 Mr. Witte - Second.

513
514 Mr. Leabough - We have a motion by Mr. Baka and a second by
515 Mr. Witte. All in favor say aye. Those opposed? That motion passes.

516
517 **REASON -** Acting on a motion by Mr. Baka, seconded by Mr. Witte,
518 the Planning Commission voted 4-0 (one absent, one abstention) to recommend
519 the Board of Supervisors **grant** the request because it would not be expected to
520 adversely affect the pattern of zoning and land use in the area.

521
522 Mr. Baka - And the third motion would be on the provisional use
523 permit to allow for the oil change center. Mr. Chairman, I would move that
524 PUP2017-00010, Scott Stone for Adams & Wilson Development, be forwarded to
525 the Board of Supervisors with a recommendation of approval with the revised
526 proffers.

527
528 Mr. Archer - Second.

529
530 Mr. Leabough - We have a motion by Mr. Baka, a second by
531 Mr. Archer. All in favor say aye. Those opposed? That motion passes.

532
533 **REASON -** Acting on a motion by Mr. Baka, seconded by Mr.
534 Archer, the Planning Commission voted 4-0 (one absent, one abstention) to
535 recommend the Board of Supervisors **grant** the request because it would provide
536 added services to the community and when properly developed and regulated by
537 the recommended special conditions, it would not be detrimental to the public
538 health, safety, welfare and values in the area.

539
540 Mr. Emerson - Mr. Chairman, we'll now move on to the next and final
541 item on your agenda, the consideration of the approval of your minutes from your
542 Commission meeting of February 9th. I don't have an errata sheet, and Mr. Strauss
543 is telling me that we don't have one this evening.

544
545 Mr. Leabough - Are there any corrections from the Commission? If not,
546 I'll entertain a motion for approval.

547
548 Mr. Archer - Mr. Chairman, I think I discovered an error and I called
549 it in on the draft. So I think the minutes were reprinted probably correctly.

550
551 Mr. Leabough - Okay.

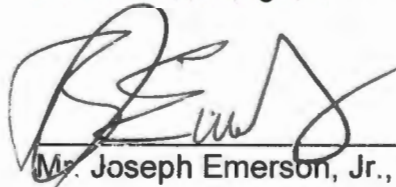
552
553 Mr. Archer - So I move for approval of the minutes.

554

555 Mr. Leabough - Second. We have a motion by Mr. Archer, a second by
556 Mr. Leabough. All in favor say aye. Those opposed? That motion passes.
557
558
559 Mr. Emerson, is there any other business to come before the Commission this
560 evening?
561
562 Mr. Emerson - Mr. Chairman, I have nothing further for the
563 Commission tonight.
564
565 Mr. Witte - I'd just like to thank the young men. I wish them the
566 best of luck in their pursuit.
567
568 Mr. Leabough - Sorry to disappoint you by not having a longer meeting
569 tonight.
570
571 Mr. Archer - It didn't disappoint us, though.
572
573 Mr. Leabough - But thank you all again for coming out. We do
574 appreciate it.
575
576 Voice: [Off microphone] Thank you for having us.
577
578 Mr. Leabough - And congrats on your badges. With that I'll entertain a
579 motion for adjournment.
580
581 Mr. Witte - So moved.
582
583 Mr. Baka - Second.
584
585 Mr Leabough - We have a motion by Mr. Witte, a second by Mr. Baka.
586 All in favor say aye. This meeting is adjourned.
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Mr. Eric Leabough, C.P.C., Chairman



Mr. Joseph Emerson, Jr., Secretary