

1 Minutes of the regular monthly meeting of the Planning Commission of the
2 County of Henrico held in the County Administration Building in the Government
3 Center at Parham and Hungary Spring Roads, beginning at 7:00 p.m. Thursday,
4 September 9, 2010. Display Notice having been published in the Richmond
5 Times-Dispatch on August 19, 2010 and August 26, 2010.
6

Members Present: Mr. Ernest B. Vanarsdall, C.P.C., Chairman (Brookland)
Mr. C. W. Archer, Vice Chairman C.P.C. (Fairfield)
Mr. Tommy Branin (Three Chopt)
Mrs. Bonnie-Leigh Jones (Tuckahoe)
Mr. R. Joseph Emerson, Jr., Director of Planning, Secretary
Mr. David Kaechele, Board of Supervisors Representative

Member Absent: Mr. E. Ray Jernigan, C.P.C., (Varina)

Also Present: Ms. Jean Moore, Assistant Director of Planning
Mr. James P. Strauss, CLA, Principal Planner
Ms. Rosemary Deemer, County Planner
Mr. Livingston Lewis, County Planner
Mr. Roy Props, County Planner
Mr. Ben Blankinship, County Planner
Mr. Paul Gidley, County Planner
Mr. Mike Jennings, Traffic Engineer, Public Works
Ms. Kim Vann, County Planner
Ms. Sylvia Ray, Recording Secretary

7
8 **Mr. David Kaechele, the Board of Supervisors' representative, abstains on**
9 **all cases unless otherwise noted.**

10
11 Mr. Vanarsdall - Good evening everyone and welcome to the Henrico
12 County Planning Commission, fellow Commissioners, and a special welcome to
13 Mr. Kaechele on the far left who is a member of the Board of Supervisors.
14

15 Mr. Kaechele - Glad to be here.
16

17 Mr. Vanarsdall - Now I would like for everyone to stand and Pledge
18 Allegiance to the Flag.
19

20 Now we'll turn the meeting over to our secretary, Mr. Emerson.
21

22 Mr. Emerson - Thank you, Mr. Chairman. The first item on your
23 agenda tonight will be the Requests for Withdrawals and Deferrals. Those will be
24 presented by Mr. Jim Strauss.
25
26

27 Mr. Strauss - Good evening. There is one request for withdrawal
28 this evening and it's in the Three Chopt District on page one of the agenda. That
29 would be case C-4C-10, Reynolds Holding, LLC. This is a request to amend
30 proffered conditions accepted with the original zoning case, C-13C-07. The
31 applicant is requesting withdrawal. No action is required.

32
33 **(Deferred from the March 11, 2010 Meeting)**

34 **C-4C-10 Andrew M. Condlin, Esq. for Reynolds Holdings,**
35 **LLC and Reynolds Crossing Property Owners Association, Inc.:** Request to
36 amend proffered conditions accepted with Rezoning Case C-13C-07, on part of
37 Parcels 765-744-6557 and 767-744-6325, located at the eastern intersection of
38 Forest Avenue and Glenside Drive. The applicant proposes to amend Proffer 3
39 to allow one direct vehicular access from Glenside Drive to the site. The existing
40 zoning is B-2C and B-3C Business Districts (Conditional) and O-3C Office District
41 (Conditional). The Land Use Plan recommends Commercial Concentration and
42 Office. The site is in the Enterprise Zone.

43
44 Mr. Vanarsdall - Thank you.

45
46 Mr. Emerson - Mr. Chairman, that takes us to the next item, which
47 are requests for expedited items. Those will also be presented by Mr. Jim
48 Strauss.

49
50 Mr. Strauss - We have two requests for expedited approval this
51 evening. The first one is in the Brookland District, page two of the agenda. That
52 is case C-15C-10. This is Wistar Commons Condo Association. This is a request
53 to amend proffered conditions accepted with the original zoning case, C-11C-08.
54 The deletion of Proffer 3 related to screening of roof-mounted equipment is
55 proposed. The proffer was intended to provide screening of rooftop mechanical
56 equipment from Staples Mill Road. But since the mechanical equipment is not
57 visible from Staples Mill Road, staff feels deletion of this proffer would not
58 diminish the quality of this development. Staff is recommending approval. We are
59 not aware of any opposition.

60
61 **C-15C-10 Brett Davis for Wistar Commons Condo Assoc.:**
62 Request to amend proffered condition accepted with Rezoning Case C-11C-08,
63 on Parcel 772-752-0526, located approximately 445 feet east of Staples Mill
64 Road (U. S. Route 33), approximately 335 feet north of Wistar Road, and
65 approximately 230 feet west of Kimway Drive. The applicant proposes to delete
66 Proffer 3 related to screening of roof-mounted mechanical equipment. The
67 existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan
68 recommends Light Industry and Environmental Protection Area.

69
70 Mr. Vanarsdall - Anyone in the audience in opposition to C-15C-10,
71 Brett Davis for Wistar Commons Condo Association? No opposition. I

72 recommend that C-15C-10, Brett Davis for Wistar Commons Condo Association,
73 be recommended to the Board of Supervisors for approval.

74
75 Mr. Branin - Second.

76
77 Mr. Vanarsdall - Motion made by Mr. Vanarsdall, seconded by Mr.
78 Branin. All in favor say aye. All opposed say no. The ayes have it; the motion
79 passes.

80
81 **REASON:** Acting on a motion by Mr. Vanarsdall seconded by
82 Mr. Branin, the Planning Commission voted 4-0 (one, absent, one abstention) to
83 recommend the Board of Supervisors grant the request because the changes do
84 not greatly reduce the original intended purpose of the proffers, and the proffers
85 continue to assure a quality form of development with maximum protection
86 afforded the adjacent properties.

87
88 Mr. Strauss - The next case requesting expedited approval this
89 evening is in the Varina District, page two of the agenda. This is P-10-10,
90 American Tower Corporation. This is a request to permit a height increase for
91 the existing tower to allow collision lighting. They're increasing the height from
92 190 feet to 197.4 feet. The lighting is an FAA requirement. Staff is
93 recommending approval and we are not aware of any opposition.

94
95 **P-10-10 Bonnie Belair for American Tower Corp:** Request
96 for a Provisional Use Permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of
97 Chapter 24 of the County Code in order to increase the height of an existing
98 communications tower (P-1-97) and add obstruction lighting on part of Parcel
99 857-713-7587 located approximately 500' northwest of the intersection of E.
100 Williamsburg (U.S. Route 60) and White Oak Roads. The existing zoning is C-1
101 Conservation District. The Land Use Plan recommends Environmental
102 Protection Area.

103
104 Mr. Vanarsdall - Anyone in the audience in opposition to case P-10-10,
105 Bonnie Belair for American Tower Corporation? No opposition.

106
107 Mr. Archer - Mr. Chairman, I move that P-10-10, Bonnie Belair for
108 American Tower Corporation, be sent to the Board with a recommendation of
109 approval.

110
111 Mr. Branin - Second.

112
113 Mr. Vanarsdall - Motion by Mr. Archer, second by Mr. Branin. All in
114 favor say aye. All opposed say no. The ayes have it; the motion passes.

115
116 **REASON:** Acting on a motion by Mr. Vanarsdall seconded by
117 Mr. Branin, the Planning Commission voted 4-0 (one absent, one abstention) to

118 recommend the Board of Supervisors grant the request because it would not be
119 expected to adversely affect public safety, health or general welfare.

120
121 Mr. Strauss - That completes the expedited agenda this evening.

122
123 Mr. Vanarsdall - Thank you, Mr. Strauss.

124
125 Mr. Emerson - Mr. Chairman, that takes us to the first item on you
126 agenda tonight, which is public hearing on zoning ordinance amendments. The
127 staff report will be presented by Mr. Ben Blankinship.

128
129 **PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS:** To Amend and
130 Reordain Section 24-3 Titled "Enumerated," Section 24-30.2 Titled "Development
131 standards – Multifamily development," Section 24-34 Titled "Development
132 standards," Section 24-50.4 Titled "Required conditions," Section 24-50.9 Titled
133 "Required conditions," Section 24-50.14 Titled "Required conditions," Section 24-
134 50.22 Titled "Development standards," Section 24-50.33 Titled "Development
135 standards and use restrictions," Section 24-57 Titled "Development standards
136 and conditions for permitted uses," Section 24-61 Titled "Development standards
137 and conditions for permitted uses," Section 24-65 Titled "Development standards
138 and conditions for permitted uses," Section 24-69 Titled "Required conditions,"
139 and Section 24-79 Titled "Required conditions," and to Add Sections 24-13.01,
140 24-13.5, 24-27.1, 24-30.3, 24-37.2, 24-44, 24-53.1, 24-72.1, 24-75.1, and 24-
141 90.1 Each Titled "Development standards and conditions for permitted uses" to
142 the Code of the County of Henrico to Minimize the Impact of Refuse Container
143 Servicing on Adjacent Properties.

144
145 Mr. Vanarsdall - Good evening, Mr. Blankinship.

146
147 Mr. Blankinship - Good evening, Mr. Chairman, members of the Board.
148 Thank you, Mr. Secretary. I believe the title of this ordinance is actually longer
149 than my PowerPoint presentation.

150
151 Mr. Emerson - I wouldn't doubt it.

152
153 Mr. Blankinship - We held a work session the last week of June on this
154 subject; I'm sure you remember. The current regulations limit the hours during
155 which dumpsters or other refuse containers can be serviced in the B-1 and B-2
156 districts. They can't be serviced between midnight and six a.m. And in the B-3
157 District, if the dumpster is located within 250 feet of a Residence District then that
158 same restriction applies—it cannot be serviced between midnight and six a.m. In
159 any other zoning district, there are no regulations on the hours of servicing
160 dumpsters or refuse containers.

161
162 The Board of Supervisors recently revised the noise ordinance due to a court
163 case out of Virginia Beach. As they were going through that process, the subject

164 came up of why don't we regulate the servicing of refuse containers the same
165 way in other districts that we do in B-1 and B-2. And so we were asked to
166 prepare the amendment that's before you tonight. Essentially, it would take the
167 same regulations that apply in B-3 and apply them in the O-3 and three Industrial
168 Districts. That is to say in those districts if the refuse container is within 250 feet
169 of an R District, it could not be serviced between midnight and six a.m. In all the
170 other zoning districts, except for UMU, it would just be a blanket provision as it is
171 in B-1 and B-2, any dumpster or refuse container in the district may not serviced
172 between midnight and six a.m.

173

174 And finally as we were going through this, we noticed that the language
175 regulating other aspects of refuse containers such as the screening and the
176 location of them was not consistent among all the different zoning districts. So
177 while we were going through this process, we made the language consistent
178 from one district to the next. The most significant of those changes is that in
179 some zoning districts now, according to the Code, landscape plantings are an
180 appropriate matter for screening dumpsters. Whereas, as you know from sitting
181 on the Planning Commission, we hardly ever approve that. We almost always
182 require an opaque fence or a wall. So we're just removing landscape plantings
183 from the Code so that everyone will know up front that they have to put in a wall
184 or an opaque fence. That really is all this is about.

185

186 Mr. Vanarsdall - Questions for Mr. Blankinship. I think I asked you this
187 question before. It's 250 feet as measured from the property line.

188

189 Mr. Blankinship - From the property line to the dumpster. If the
190 dumpster is within—well actually the zoning district boundary. If the dumpster is
191 within 250 feet of a Residential District then it would be effective. That again is
192 only in the O-3, B-3, and the Industrial District.

193

194 Mr. Vanarsdall - If the house, for example, is at the other end of the lot.

195

196 Mr. Blankinship - If the dumpster is within 250 of the zoning district.

197

198 Mr. Vanarsdall - Okay, thank you.

199

200 Mr. Branin - Mr. Blankinship, I have a question. When this came
201 before us before, I had asked you to review and look at the 250. Did you guys do
202 that?

203

204 Mr. Blankinship - We did. We had several conversations. I don't know if
205 Mr. Emerson is going to have anything to add to this, but the 250 feet that has
206 been in the Code for years, with respect to the B-3 District, has, as far as we
207 know, served well. It's impossible to pick a magic number, but we didn't really
208 see any need either to raise it or lower it.

209

210 Mr. Branin - Okay. The second question I have is with the refuse
211 companies that are servicing dumpsters. When you guys started the process of
212 reviewing it, did we have any pushback at all from such companies?
213

214 Mr. Blankinship - Very little. We did notify them and some
215 representatives of that industry attended the Board of Supervisors' work session,
216 the one on the noise ordinance. They did speak to the issue at that time, but I
217 think they understood the concerns. When we get complaints, we pass them right
218 along. Even though there's no law against it, we do get complaints about people
219 servicing dumpsters at five in the morning. And we do pass them along, through
220 our Department of Public Utilities, to the refuse people. They try to respond to
221 those complaints. So I think they were aware of the issue and not terribly
222 surprised to see it addressed.
223

224 Mr. Branin - Okay.
225

226 Mrs. Jones - I have a quick question. Would you just make sure
227 that I understand this correctly? The multifamily development and the phrasing of
228 the section here, it doesn't include the provision that you find in other areas about
229 how the enclosure will screen the refuse containers from within and outside the
230 premises. Those phrases are used in a number of other sections. I wondered
231 why the phrasing was different here in multifamily and whether that does give
232 them the protection they need. Unless I have just missed the wording somehow.
233 This is 24-32(b).
234

235 Mr. Blankinship - Yes ma'am.
236

237 Mrs. Jones - Seeing as how multifamily, obviously, is
238 [unintelligible].
239

240 Mr. Blankinship - The requirement in the Code now says that refuse
241 containers shall be located in an enclosed area conveniently accessible to all
242 residents. Enclosures shall be constructed of finished masonry materials with the
243 exception of gates and doors. I think the answer to your question is that those
244 requirements that were in the Code when we began this process, if we felt they
245 were adequate. We did not feel it needed changing.
246

247 Mrs. Jones - No need to change is what you're saying.
248

249 Mr. Blankinship - Yes ma'am.
250

251 Mrs. Jones - Okay. That phrasing was so evident elsewhere, I
252 wondered what the thought was not to have it there. Okay.
253

254 Mr. Kaechele - Question. The refuse collectors, do they use a lot of
255 these late-hour collections in the midnight timeframe?

256
257 Mr. Blankinship - In the eleven years that I've been here, I have never
258 heard a complaint about late-night hours between say midnight and two in the
259 morning. It's usually the early-morning hours, the 4:30 to 5:00 timeframe.
260
261 Mr. Kaechele - But the same hours apply to school and churches and
262 other uses in a residential area.
263
264 Mr. Blankinship - Yes sir.
265
266 Mr. Kaechele - Is that any different from what it is now?
267
268 Mr. Blankinship - Well the difference is that now the hours of servicing
269 dumpsters is not regulated at all in those districts. It's only regulated now in B-1
270 and B-2, and in B-3 if the dumpster is within 250 feet.
271
272 Mr. Kaechele - Golf courses, churches, and schools.
273
274 Mr. Blankinship - If they're in the A-1 or a residential district, they're not
275 regulated at all now in terms of the hours of servicing the dumpster.
276
277 Mr. Kaechele - Will they be?
278
279 Mr. Blankinship - Yes sir. They like to get an early start in the summer.
280
281 Mr. Vanarsdall - You know what the answer is, don't you. It's always a
282 new driver. He just didn't know.
283
284 Mr. Blankinship - Yes sir, I've heard that more than once.
285
286 Mr. Vanarsdall - Any other questions? This is a public hearing, Mr.
287 Petrini, would you like to speak?
288
289 Mr. Petrini - [Off microphone; inaudible.]
290
291 Mr. Blankinship - Mr. Petrini and his department were in on the
292 development of the draft.
293
294 Mrs. Jones - Happy to have this standardized.
295
296 Mr. Archer - So Mr. Blankinship, the main complaints that have
297 been coming have been for like 4:30 and 5:00 in the morning.
298
299 Mr. Blankinship - Yes sir.
300
301 Mr. Archer - Have you heard any at all for earlier than that?

302
303 Mr. Blankinship - I couldn't really say what the earliest is that I've heard.
304 Generally they are pretty close to daylight in midsummer, 5:30-ish.
305
306 Mr. Archer - I imagine that's going to take quite an adjustment for
307 some of these refuse companies. Their employees will literally have to change by
308 a couple of hours. That's quite a bit.
309
310 Mr. Vanarsdall - If there are no more questions, thank you very much,
311 Mr. Blankinship. Did you have anything else?
312
313 Mr. Emerson - No sir, I don't have anything to add. I believe Mr.
314 Blankinship covered everything. Yes ma'am, you need a recommendation on
315 this, on the ordinance.
316
317 Mrs. Jones - All right. I would like to move that the Zoning
318 Ordinance Amendment as presented here this evening be sent to the Board of
319 Supervisors for approval. I'm not going to read all of the Ordinance.
320
321 Mr. Emerson - "As presented" will suffice.
322
323 Mrs. Jones - As presented. I decided to leave it there.
324
325 Mr. Vanarsdall - That's enough.
326
327 Mr. Branin - I second that.
328
329 Mr. Vanarsdall - Motion by Mrs. Jones, seconded by Mr. Branin. All in
330 favor say aye. All opposed say no. The ayes have it; the motion passes.
331
332 Thank you, Ben.
333
334 Mr. Emerson - Mr. Chairman, that takes us to the next item on your
335 agenda, which is Resolution for SIA-01-10, Bacova Water Pumping Station and
336 Storage Site, Substantially in Accord with the Henrico County Comprehensive
337 Plan. The staff report will be presented by Ms. Rosemary Deemer.
338
339 **RESOLUTION:**
340 **SIA-01-10 Bacova Drive Water Pumping Station and Storage**
341 **Site – Substantially In Accord with the County of Henrico Comprehensive Plan.**
342
343 Mr. Vanarsdall - Good evening, Ms. Deemer.
344
345 Ms. Deemer - Good evening.
346

347 At the request of the Department of Public Utilities, the Planning Department
348 conducted a Substantially in Accord Study to determine whether a proposed site
349 for a water pumping station and storage facility along Bacova Drive is
350 substantially in conformance with the County's adopted Comprehensive Plan.

351
352 Located in the Three Chopt Magisterial District, the proposed site consists of a
353 single parcel generally bounded by Colonial Trail Elementary School to the north
354 and east, Bacova Drive to the west, and Interstate 64 to the south.

355
356 The site is zoned A-1 and the proposed water pumping station and storage site
357 are permitted by right. The 4.72-acre parcel exceeds the minimum 1-acre lot
358 requirement for county-owned water pumping stations and storage tanks and
359 would provide ample room to accommodate required yards and setbacks.

360
361 The subject property and surrounding area is recommended for Suburban Mixed-
362 Use development in the 2026 Comprehensive Plan. The provision of
363 infrastructure improvements, including water pumping and storage tank facilities,
364 are generally compatible and appropriate with this mixed land use
365 recommendation and is also consistent with several Goals, Objectives and
366 Policies of the 2026 Comprehensive Plan. Specifically in the Vision under
367 Infrastructure Service Provision and Growth Coordination the Plan recommends
368 closely coordinating development with plans for expansion of public services and
369 infrastructure, and Objective 1 of Infrastructure/Service Provision and Growth
370 Coordination, recommends identifying the need for new public services and
371 facilities based on projected growth in coordination with the Future Land Use
372 Map.

373
374 Through proper design, the proposed county water pumping station and storage
375 tank facility would be compatible with current and recommended land uses, meet
376 the increasing water supply demands of this growth area of the county and fulfill
377 the Goals, Objectives and Policies of the 2026 Comprehensive Plan. Staff
378 recommends the Planning Commission find the proposed Bacova Drive Water
379 Pumping Station and Storage Site facility substantially in accord with the Henrico
380 County 2026 Comprehensive Plan.

381
382 That concludes my presentation. I'd be happy to answer any questions you may
383 have.

384
385 Mr. Vanarsdall - Any questions for Ms. Deemer?

386
387 Mr. Branin - Have we begun the design of this station and will
388 there be any other use other than this pump station on this land?

389
390 Ms. Deemer - We have a preliminary site plan that I have put up on
391 the screen for you and I believe Mr. Petrini may be able to answer that question
392 for you.

393
394 Mr. Vanarsdall - Good evening, Mr. Petrini.
395
396 Mr. Petrini - Good evening, Mr. Chairman, members of the
397 Commission. That is the extent of the design so far. We've done a survey of the
398 property to make sure there was nothing there that would prevent us from
399 designing it. The only function on this property will be the water pump station
400 and the two shown water tanks, one to be built and in use by 2016; the second
401 one for future demand.
402
403 Mr. Branin - When is the second one?
404
405 Mr. Petrini - Approximately 2030.
406
407 Mrs. Jones - How tall are these structures?
408
409 Mr. Petrini - Approximately 40 to 42 feet high. We keep them
410 specifically under 45 feet.
411
412 Mr. Branin - Mr. Petrini, this is the initial design and layout,
413 correct?
414
415 Mr. Petrini - Yes sir.
416
417 Mr. Branin - My only concern is not with the pump station being
418 here, but because there is a school so close, when the design is done that there
419 is proper fencing as a security and safety measure because of the school.
420
421 Mr. Petrini - Yes sir, that is our concern also and we will address
422 any concerns that may come up or any direction given by the Planning staff.
423
424 Mr. Kaechele - The tanks, are they flat tops or are they domed?
425
426 Mr. Petrini - I would call them slightly domed. They're not flat, but
427 they're not a ball. They're kind of a slightly arched dome. That's the way our
428 tanks have been recently. Shady Grove would be an example of that, the two
429 tanks at Shady Grove.
430
431 Mr. Vanarsdall - Any more questions?
432
433 Mr. Branin - I apologize if you said this. When will this start?
434 When do you guys look to start coming out of the ground on this?
435
436 Mr. Petrini - Start in the ground around 2013 and be in operation
437 in 2016.
438

439 Mr. Branin - This is the only use for the land, correct?
440
441 Mr. Petrini - Correct.
442
443 Mr. Kaechele - Will they be fed by the line in Bacova Drive now?
444
445 Mr. Petrini - No sir. There would be a new line extended from
446 Pouncey Tract Road to this site.
447
448 Mr. Branin - Is that part of the line that came across when they did
449 the upgrade down Pouncey Tract?
450
451 Mr. Petrini - It would be attached to that line, yes sir.
452
453 Mr. Branin - Do you know if there's a line coming toward Gayton,
454 across that bridge?
455
456 Mr. Petrini - Yes sir. There is a water line that is going to be
457 extended along North Gayton.
458
459 Mr. Branin - Will this feed into that as well?
460
461 Mr. Petrini - This system that you see in front of you will feed into
462 the entire system of everything west of Pouncey Tract, which would include that
463 line.
464
465 Mr. Branin - I don't think I can come up with any more questions.
466
467 Mr. Vanarsdall - All right. Any more questions for Mr. Petrini? Thank
468 you. We don't have any more speakers for the public hearing.
469
470 Mr. Branin - We have to take action on this?
471
472 Mr. Emerson - Yes sir, Mr. Branin.
473
474 Mr. Vanarsdall - Do we have to read it into the record, Mr. Secretary?
475
476 Mr. Emerson - I can read it into the record and then a motion.
477
478 Mr. Branin - If you read it, I'll make the motion.
479
480 Mr. Emerson - I'll do that. This is SIA-01-10, Bacova Drive Water
481 Pumping Station and Storage Site, Substantially In Accord with the
482 Comprehensive Plan. Whereas, Section 15.2-2232 of the Code of Virginia
483 requires the Planning Commission to review and to consider whether the general
484 or approximate location, character, and extent of major public facilities are

485 substantially in accord with the County's Comprehensive Plan; and whereas, the
486 Planning Commission has reviewed the proposed Bacova Drive Water Pumping
487 Station and Storage Site for conformance with the County's 2026
488 Comprehensive Plan; and whereas, a report dated September 2, 2010,
489 presented by Planning staff to the Planning Commission found the proposed use
490 would not be in conflict with or a significant departure from the adopted plan; and
491 whereas, the Planning Commission has reviewed the staff recommendations and
492 finds the proposed Bacova Drive Water Pumping Station and Storage Site will
493 further the Goals, Objectives, and Policies of the Comprehensive Plan that
494 identify the need for new public services and facilities based on projected and
495 planned growth in accordance with the 2026 Future Land Use map; and
496 whereas, the Planning Commission finds the proposed use of this site for the
497 Bacova Drive Water Pumping Station and Storage Site would be compatible with
498 adjacent developments and existing and future residential developments in the
499 larger vicinity. Now, therefore, be it resolved the Henrico County Planning
500 Commission find the proposed Bacova Drive Water Pumping Station and
501 Storage Site substantially in accord with the County's Comprehensive Plan.
502

503 Mr. Kaechele - Excuse me Mr. Chairman, Mr. Secretary, does this
504 come before the Board as well?
505

506 Mr. Emerson - Yes sir, it will come before the Board next month.
507

508 Mr. Kaechele - Okay. So I'll abstain.
509

510 Mr. Branin - I'd like to move that SIA-01-10 as stated by the
511 secretary move forward to the Board of Supervisors with a recommendation of
512 approval.
513

514 Mrs. Jones - Second.
515

516 Mr. Vanarsdall - Motion by Mr. Branin, seconded by Mrs. Jones. All in
517 favor say aye. All opposed say no. The ayes have it; the motion passes.
518

519 Mr. Emerson - Mr. Chairman, that takes us to the next item on your
520 agenda, which is a brief discussion item to schedule a work session after your
521 September 22, 2010 meeting—that it is a morning meeting—to review some
522 questions that were recently raised regarding permitted automobile repair uses in
523 the B districts and also any potential Code amendments or changes. I know the
524 Commission has some questions and would like to discuss items that may come
525 to your mind in regards to the Code. That is the purpose of this work session. I
526 would suggest that you plan on doing this directly after your meeting and possibly
527 reconvene in the large conference room of the Planning Department upstairs
528 after the meeting. I'm not sure right now how many items are on your September
529 22nd agenda. I did look at the preliminary earlier this week. The majority of items
530 on that agenda are TOAs, but I can't tell you exactly what time we actually would

531 adjourn the meeting. I would just recommend that you plan on doing this
532 immediately after the meeting. That is probably the best way to address it.

533

534 Mr. Vanarsdall - Anybody have an objection to that? All right, I'll
535 entertain a motion.

536

537 Mr. Branin - I move.

538

539 Mr. Archer - Second.

540

541 Mr. Vanarsdall - Motion by Mr. Branin, seconded by Mr. Archer. All in
542 favor say aye. All opposed say no. The ayes have it; the motion passes.

543

544 Mr. Emerson - Mr. Chairman, that takes us to the next item on you
545 agenda, which is a presentation from the Richmond Association of Realtors.
546 There are two items: "Examining the Impact of Mixed Use/Mixed Housing
547 Developments in the Richmond Region" and "Sustainable Communities Building
548 for the Future." These will be presented by Elizabeth Greenfield, who is the
549 director of Government Affairs and Member Services for the Richmond
550 Association of Realtors.

551

552 Ms. Greenfield - Thank you.

553

554 Mr. Vanarsdall - Good evening, Ms. Greenfield, nice to have you here.

555

556 Ms. Greenfield - Thank you. Glad to be here. Let me start off by saying
557 that these two presentations I'm going to present to you tonight were
558 commissioned by the Partnership for Housing Affordability. The Partnership is a
559 501(c)(3) Non-Profit that the Richmond Association manages. Laura Lafayette,
560 our CEO of the Association, kind of wears dual hats and also serves as the
561 executive director for the Partnership for Housing Affordability.

562

563 A little interesting note about the Partnership is that the Partnership's Board
564 consists of non-profits, for-profits, and local government county officials. We are
565 fortunate to have four of our Board members from Henrico, Hanover,
566 Chesterfield, and Richmond from either the Community Development or Planning
567 Departments, one of which is Mark Strickler from Henrico. So it's a very dynamic
568 mixed group of people on the Board that we're really proud of its
569 accomplishments.

570

571 What I'm here to talk to you today about is, just as the title says—please bear
572 with me. I normally speak off the cuff, not PowerPoint, so if I get ahead or forget
573 to flip the screen, please let me know. I'm here to talk to you today about the
574 impact of mixed use and mixed income developments in the region. What we are
575 looking at here is kind of a little bit of information to give you some cover. I can
576 speak firsthand from some of the meetings I've been in where any time a local

577 government may be looking at something new or new development that may
578 bring in some multifamily, you tend to get those that come out and say I don't
579 want this multifamily or this mixed-use development in my area. So this report
580 kind of serves as a little bit of cover to show you that the impacts of mixed use
581 and mixed income housing developments on nearby neighborhoods is actually
582 positive, kind of the opposite of what we normally hear from what we call the
583 "NIMBYs". I take that directly from our CEO. So sorry if I offend anybody with
584 that word.

585
586 Mr. Vanarsdall - We use it all the time, ma'am.

587
588 Ms. Greenfield - And also what we hope to accomplish with this report
589 is to kind of encourage local jurisdictions as they plan forward for growth and
590 development to look at this type of mixed-use, mixed-income development.

591
592 The next slide is something that you already know; the slide kind of speaks for
593 itself. It's to just kind of give you a brief recap of where housing prices have been
594 in the area. Obviously we saw quite an increase or skyrocket during our boom
595 times and now we're beginning to see housing prices decrease. That's an
596 interesting point about the Partnership for Housing Affordability. When we first
597 began this endeavor, the purpose was to raise awareness and advocate for
598 affordable housing. Obviously the market has taken care of the affordable
599 housing needs, so now we're kind of turning our shift to focus on how regions
600 grow and develop and sustain.

601
602 We selected—when I say "we," the Board of the Partnership, as well as George
603 Mason University that put together this study—eleven study sites throughout
604 Chesterfield, Hanover, Richmond, and Henrico. Two of those sites you'll see
605 included in the study are Meredith Creek and Charles Glen. The data methods
606 and sources that we looked at were home prices on single-family homes that we
607 pulled from our Central Virginia Regional Multiple Listing Service. We looked at
608 property assessment data, which came directly from the localities. So the
609 assessment data you're seeing here came from Henrico. And we also look at
610 incidences of crime from county and city police departments. That crime data
611 was also provided to us by the County.

612
613 This will pull together as we get further into the slides, but the impact areas, the
614 geographic areas that surround the study sites that we believe there could be the
615 most potential impacts from mixed use and mixed income development. These
616 impact areas were defined in previous literature, discussion with our Partnership
617 Board members, or site visits by project staff. You'll see the data and methods
618 and impact areas that we looked at in Henrico County meaning the mixed-use
619 development was here and then we looked at single-family homes that were a
620 quarter mile away or a half mile away.

621

622 Again, what we were looking for in the data that we were pulling together was to
623 look and see what the effect of mixed use or multifamily developments had on
624 the surrounding single-family development. We looked at single-family
625 developments pre-mixed-income developments and then looked at the data after
626 the development was finished.

627

628 One of the things that we wanted to accomplish and we did was—and I bring this
629 up because it was questioned by a Board member—your data shows that
630 housing prices increased, but did they increase because we experienced a boom
631 during some of the times that we were looking at this data. But what the reports
632 show is that while housing values and assessments may have increased in the
633 County, they generally increased a little bit higher around the data sites that we
634 reviewed. So that was positive to show that we're still a little bit ahead of the
635 County curve there.

636

637 So I'm going to bring you to the first development that was previewed in the
638 report and this is Charles Glen. Charles Glen Redevelopment Project involved
639 the construction and renovation of single-family townhouse and apartment units.
640 The overall development includes 236 new single-family homes, 256 new rental
641 townhouses, and 298 renovated apartment units. So you can see here, based on
642 the kind of pre- and post-look at the development that home prices and
643 assessments increased once the development came into the area, the mixed
644 use, and crime decreased. Again, kind of the opposite of what we tend to hear
645 from people when they think about multifamily or mixed use.

646

647 The second data site was the Townes at Meredith Creek, which is a 116-unit
648 townhouse development. Ninety-eight units were built in 2003 and the remaining
649 eighteen were completed in 2006. Again, we're seeing the same trend where the
650 housing prices and assessments in the single-family areas increased once this
651 development occurred and crime numbers decreased.

652

653 So the policy implications: We're here today, the realtors, to present this to you
654 as kind of a tool to service and cover when you hear some negative comments
655 regarding this type of development, but also to encourage you as a Planning
656 Commission in a county to look at these types of mixed-use denser
657 developments as you move forward in your growth patterns.

658

659 That brings me to the second report, which focuses a bit more on sustainable
660 communities and not so much data, as I tried to run through in this previous
661 report. This sustainable communities report was put together by the Southern
662 Environmental Law Center.

663

664 What this data shows is that there is a new kind of approach to development.
665 There's kind of a new momentum for mixed-use denser development. We're
666 seeing market changes that may be associated with many of these changes—
667 rising gas prices, alternative to driving, environmental benefits. All these factors,

668 as well as changing demographics in terms of households. We have the baby
669 boomers who are tending to want to downsize and maybe move into a
670 community where they can walk to their grocery store or their dry cleaners. Same
671 with Generation Y, the younger generation. The types of housing patterns that
672 these Generation Y persons are going towards are a denser, walkable
673 community.

674
675 The last kind of major driving alternative is transportation. Sprawling
676 developments have lead to a dependency on the automobile. And just a quick
677 point that's not in the slideshow presentation, but just to read for you a bit from
678 the full report, the U. S. Department of Agriculture estimates that 58,000 acres
679 were developed in the region between 1992 and 1997, an area over 1.5 times
680 the size of the City of Richmond, more land that was developed in either
681 Northern Virginia or Hampton Roads. If land continues to be developed at that
682 rate, more land will be developed in the next 20 years than in the previous 400
683 years. So just to give you a basic idea of how we as a region in the past few
684 years kind of during our boom sprawled. I'm sorry?

685
686 Mr. Branin - Richmond has the highest driving rate of any major
687 metro area in Virginia?

688
689 Ms. Greenfield - That's [unintelligible]. I'm going to leave the full
690 reports for you and the data backs it up. I'm not a land-use planner; I'm not a
691 VDOT transportation analyst, but I draw that conclusion because of how we're
692 sprawled and we're developed outwards versus inwards.

693
694 Mr. Branin - I'm sorry for interrupting you.

695
696 Ms. Greenfield - That's okay. I'm happy to answer your questions.

697
698 Mr. Branin - I spend a lot of time in Northern Virginia and I know
699 they have mass transit up there with trains, buses, and that's great, going to D.C.
700 Their road system is denser than ours and they have a larger traffic problem than
701 ours. So I have a real hard time getting my arms around that one.

702
703 Ms. Greenfield - Okay. If you like as a side note, I'd be happy to kind of
704 walk through that area of the data with you later so as not to hold up the
705 presentation. It would take a moment for me to flip through the full book.

706
707 Mr. Branin - I'll see you afterwards.

708
709 Ms. Greenfield - Okay.

710
711 Mr. Kaechele - Well, the driving rate, that means the percentage of
712 people that drive to work is higher than any other while the distance may be
713 shorter.

714 Ms. Greenfield - Yes.
715
716 Mr. Branin - Or is it based on a per capita and it's a larger—go
717 ahead.
718
719 Ms. Greenfield - Without having that page in front of me, I don't want to
720 misspeak.
721
722 Mr. Branin - That's fine.
723
724 Ms. Greenfield - The next kind of slide here brings us to what
725 sprawling development means to local government and its constituents, the fiscal
726 and economic impacts of sprawling development. We see that we have higher
727 infrastructure costs and service costs, the cost to taxpayers to service new
728 developments or infrastructure already built and may be under used. The more
729 developments have, the more schools, roads, police, firefighters, etcetera, that
730 you need. Not to mention the lack of affordable housing that tends to be in
731 sprawling developments. You see larger lot sizes and not as much dense kind of
732 different housing prices within these regions.
733
734 So here's a little quote that—
735
736 Mr. Vanarsdall - Just a minute.
737
738 Ms. Greenfield - I'm sorry?
739
740 Mr. Vanarsdall - Go back to that infrastructure under used.
741
742 Ms. Greenfield - That tends to be where say in—this report also in a
743 much larger aspect looks at infill and revitalization. That is thinking along the
744 lines of maybe an area that was built up and maybe needs some revitalization or
745 needs some infill and maybe people have kind of moved out of it and you have
746 some existing services that aren't being utilized. Does that answer your
747 question? Okay.
748
749 So here's a quote here about the market changes. Energy prices and road
750 congestion accelerate the move back into metropolitan interiors and more people
751 crave greater convenience in their lives. They want to live closer to work and
752 shopping without the hassle of car dependence. One of the nice things about
753 being here in Henrico and presenting this is that Henrico has clearly moved
754 towards this type of mixed-use denser development. I've sat down with many of
755 your Board members and heard about different projects coming down the pike.
756 So Henrico is kind of already moving towards this movement. But again, part of
757 my reason here is the question again is not whether we're going to grow, it's how
758 we're going to grow. As you move towards the future and you're looking at new
759 developments or approving new developments and new development patterns,

760 the demographics show that the big McMansion is no longer the popular method
761 of home. People do want something a little denser. As you move forward, you
762 want to think about walkable communities, mixed use, mixed income, pedestrian
763 friendly so that you can have all aspects of housing in one area, but then you're
764 having less infrastructure costs and less people on the road and less driving and
765 maybe we won't look like Northern Virginia in a couple of years.

766
767 What's the benefit for everyone in sustainable communities? Much of what I
768 covered before—shorter commute times, cleaner air and water, more active
769 lifestyles. Maybe if you have a dense community, you have less people
770 depending on their car, they're walking or biking to where they want to live or
771 work. It's just a higher quality of life overall.

772
773 Budget and taxpayer relief is another kind of reason to head towards this type of
774 new development. Costs to operate and maintain infrastructure sprawl may be
775 higher due to the large amount of [unintelligible].

776
777 So there are many kind of incentives for everyone, whether it's the local
778 governments or the constituents to kind of move towards this new type of
779 development. Not to mention economic competitiveness. One of the reasons a
780 business may want to move here is that their workforce can live and work in the
781 area and it has quality housing stock to live in. We reference Charlotte and
782 Arlington here, some other localities in our region that have taken advantage of
783 this new mixed-development.

784
785 So I leave you with what can local governments do as you move forward. Much
786 of what I've mentioned before is encourage infill and revitalization, promote
787 alternatives for new development. The presentation kind of speaks for itself.
788 What we're encouraging here is as you move forward, try to look at denser
789 housing options where more people can live together and not be so car
790 dependent and sprawling and we won't have these transportation figures that we
791 have in here.

792
793 That is what I close with. I know I'm trying to run through a lot of data in a short
794 period of time, not to mention I also speak very fast. I'm happy to entertain any
795 questions and specifically the transportation one.

796
797 Mr. Vanarsdall - Really and truly the public sets the pace, the public
798 controls the market. One thing I've never understood is how can you prevent the
799 leapfrog effect they usually speak of?

800
801 Ms. Greenfield - The leapfrog effect? I'm not a planner, but I would
802 say smaller lot sizes, having zoning that allows for smaller homes, denser
803 developments, that would encourage development to be closer together and
804 people not to leapfrog. But I can't speak as an expert planner, so.

805

806 Mr. Vanarsdall - I'm thinking about up near Powhatan. That big
807 shopping center—
808
809 Ms. Greenfield - Westchester Commons?
810
811 Mr. Vanarsdall - —was proposed before the downturn.
812
813 Ms. Greenfield - Right.
814
815 Mr. Vanarsdall - I can't think of the word.
816
817 Mr. Emerson - I think that's what you're looking for, when the
818 development moves.
819
820 Mr. Vanarsdall - That's not the term; I just can't think of it. How do you
821 keep that from happening?
822
823 Ms. Greenfield - Keep people from moving further out?
824
825 Mr. Vanarsdall - All the way to the Goochland line, building from The
826 Pump all the way out to that. How can you keep people from going beyond
827 there? That's what causes the miles and the crisscross all over.
828
829 Ms. Greenfield - I understand what you're saying. Again, if I was a
830 planner, I'd probably have some brilliant ideas. But I would say that people are
831 moving further out and sprawling because of the house choices. People want
832 more land, larger lot homes. But what this report kind of backtracks and shows is
833 the changing age demographics with Gen Y's and baby boomers aren't looking
834 for that larger lot size.
835
836 Mr. Vanarsdall - I think if we built on what we have out there.
837
838 Ms. Greenfield - Right. Like in infill and revitalization.
839
840 Mr. Emerson - Mr. Chairman, I think you've addressed many of these
841 items with your 2026 Comprehensive Plan. You do have smaller lot sizes.
842 Henrico accommodates the second largest conglomeration of apartments in the
843 region besides the City. You recently recommended to the Board a 1351-acre
844 amendment to the Comprehensive Plan for the Greater Innsbrook Area. You do
845 encourage infill. You have TND ordinances under development. You have Urban
846 Mixed Uses. You're probably more proactive in this category than any other
847 locality in the region at this point.
848
849 Ms. Greenfield - I think we would agree with you.
850

851 Mr. Emerson - I think we've addressed many of these. I question
852 some of the data and in your first presentation I question the choices that you
853 made, but those are for discussion for another day. Meredith Creek and Charles
854 Glen, I think those speak for themselves to a certain extent because Meredith
855 Creek is a relatively upper-end townhome development. It went into an area
856 where it naturally pulled price points up because it sold at a higher price point.
857 Probably the crime statistics went down because the population went up. I see
858 Charles Glen very similar. That was a redevelopment project, so I don't know the
859 correlations made with the data necessarily connect.

860
861 Ms. Greenfield - As I mentioned, the data sites were selected by a
862 Henrico County staff member, who had input in selecting the data sites. Several
863 sites were reviewed by the staff from George Mason, as well as our Partnership
864 Board members. But the sites that were chosen were recommended from the
865 County.

866
867 Mr. Emerson - I don't know that they were reviewed with the
868 Planning Department, I guess would be my comment.

869
870 Ms. Greenfield - Okay. I understand that. I just wanted you to know
871 that we didn't pick them blindly. I thank you for the opportunity to present this. As
872 Mr. Emerson said, I think Henrico is very well beyond the curve here. I see if for
873 myself and the various different developments and the different zoning policies
874 that you have. This is more of something to continue to encourage you to look at
875 this type of development and maybe not be—which clearly the County is not.
876 Some are afraid of going into a more mixed-use denser development. So we're
877 just trying to encourage as we grow—

878
879 Mr. Branin - Ms. Greenfield, where do you live?

880
881 Ms. Greenfield - I live in the city, but I did live in Henrico during
882 college.

883
884 Mr. Branin - I'm sure your data is probably sound in some fashion,
885 but I don't know if you were just here to inform us—

886
887 Ms. Greenfield - Yes.

888
889 Mr. Branin - —or enlighten us. If you look at Henrico County's
890 track record, speaking for both Mr. Vanarsdall's district and my district, we have
891 some of the first UMUs approved. We have them underway. If you looked into
892 the Innsbrook Study at all, you would know that we're looking at and encouraging
893 mass transit from within.

894
895 Ms. Greenfield - Right.

896

897 Mr. Branin - And we, as a county, extended that area to take up
898 more land and be more inclusive to provide a better area for Innsbrook than what
899 is currently there. So I appreciate you coming, but—
900

901 Ms. Greenfield - I'm here nothing more than just to share our data and
902 share what we have found. When I say "we," the Partnership and our work with
903 George Mason. I'm really just here to say this is some great information and we
904 want to share it with you.
905

906 Mr. Branin - Well thank you.
907

908 Ms. Greenfield - You're welcome.
909

910 Mr. Vanarsdall - We needed to hear what you had to say and we
911 appreciate it. As Mr. Emerson and Mr. Branin said, we have kind of prepared
912 ourselves [unintelligible].
913

914 Ms. Greenfield - Well thank you. And as I mentioned, I have the full
915 reports here that I will leave for you so you can see more of the data and
916 methodology, specifically where the data came from and the sustainable
917 communities report from the Southern Environmental Law Center.
918

919 Mr. Vanarsdall - Any more questions?
920

921 Ms. Greenfield - Thank you.
922

923 Mr. Archer - Thank you, Ms. Greenfield.
924

925 Mr. Emerson - Mr. Chairman, that takes us to the next item on your
926 agenda, which is at the top of page three, and that's the approval of the minutes
927 from the Planning Commission meeting of August 12, 2010.
928

929 Mr. Vanarsdall - All right.
930

931 Mrs. Jones - Mr. Chairman, I just have a couple of things, none of
932 which, except one or two, are all that substantive, but I'll mention them for
933 consideration if people want to change the minutes. On the first page on line 25,
934 it's, "there are no deferrals this evening." On page eight, that blank, I guess, is—
935 Mr. Jernigan isn't here to fill that in, so we'll leave that blank. On page 13, line
936 532, "Mr. Diradour, may I address you for just one moment on that." And on
937 page 16, line 686, "I was told it was big enough to put another house on it." Page
938 17, line 721, "they didn't feel like pursuing all this stuff." My comment on that
939 same page, line 745, is "should have come through the subdivision process."
940 And on page 20, Mr. Vanarsdall, I don't know whether this comment is accurate
941 or not; you may have to tell me; it's your comment. I think what you said was in
942 line 863, "because two wrongs don't make a right."

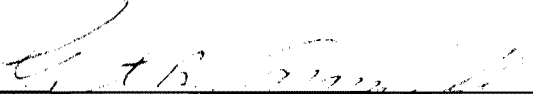
943
944 Mr. Vanarsdall - I thought I changed it, two rights don't—wait a minute.
945
946 Mrs. Jones - I will leave that line up to you.
947
948 Mr. Vanarsdall - I don't know what I said. Two wrongs don't make a
949 right. I don't know.
950
951 Mrs. Jones - Okay.
952
953 Mr. Vanarsdall - Anybody else? I need a motion.
954
955 Mrs. Jones - I move they be accepted as corrected.
956
957 Mr. Archer - Second.
958
959 Mr. Vanarsdall - Motion by Mrs. Jones, seconded by Mr. Archer. All in
960 favor say aye. All opposed say no. The ayes have it; the motion passes.
961
962 Anyone else have anything? Mr. Secretary?
963
964 Mr. Emerson - No sir, that is all staff has for the Commission this
965 evening.
966
967 Mr. Vanarsdall - Mrs. Jones?
968
969 Mrs. Jones - No sir.
970
971 Mr. Vanarsdall - Mr. Branin?
972
973 Mr. Branin - No sir.
974
975 Mr. Vanarsdall - Since there is no more business to conduct, we will
976 adjourn.
977
978 Mrs. Jones - I move we adjourn.
979
980 Mr. Archer - Second.
981
982 Mr. Vanarsdall - Motion by Mrs. Jones, second by Mr. Branin. All in
983 favor say aye. All opposed say no. The ayes have it; the motion passes.
984
985 The meeting adjourned at 7:55 p.m.

986
987
988



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997

Mr. R. Joseph Emerson, Jr., Secretary



Mr. Ernest B. Vanarsdall, Chairperson