

## 360 WEST CORRIDOR COMMITTEE

OCTOBER 11, 2000 MINUTES

The meeting was called to order at 7:10 p.m.

The committee was introduced to Mr. Dick Collier and Mr. Dick White of the Rt. 360 East Corridor Committee. The Rt. 360 East Committee has been together for 5 years and have extended themselves to some feeder roads as well. The Rt. 360 East committee would defer to the requests of the community most affected but would show support as an entire committee for a project. The Rt. 360 East Corridor Committee found that Bexley is the only subdivision with an entrance directly off of Rt. 360 unlike Rt. 360 West, which has several entrances to subdivisions.

Mr. Collier represented the business leaders involved on their committee. His interest includes the Rockwood Office Park. He explained the challenges that laid ahead for their committee as Bexley to Courthouse Road were not on County sewer causing a lull in development. Their committee was organized for orderly development of the area so that it would not be similar to Rt. 60. They created a diverse interest group including Community Associations, Real Estate Developers and property owners.

Mr. White of the Bexley Community Association presented accomplishments of the committee. Examples included Hannaford's (now Kroger) slate roof, decorative lighting in the area, entrances and bike paths to allow children access to the library. Hannaford's requests by the committee set the standard for future development in the corridor.

They found that the properties along their corridor were narrow and owned by various people, as well as many Agriculturally zoned parcels. The committee tried to tie together architectural diversity, curb and gutter, and sidewalks. The committee rarely found themselves involved in contiguous development, therefore they had no need for committees for individual projects. However they had subcommittees for Pedestrian greenways, economic development, Utilities, Rezoning cases, Library, and Adopt a highway which included safety issues. VDOT, Utilities and Right of Way were supportive but the committee was unable to obtain litter pickup or mowing other than current scheduling.

The biggest advantage the Rt. 360 East Corridor Committee has over the current Rt. 360 West Corridor Committee was the corporate involvement. We currently have more property owners and associations involved than commercial and real estate representatives. They encouraged new members through newsletters in communities. The developers worked with this entity prior to implementation. A few developers abandoned the process, however they could not remember any abandoning their projects because of the committee. Most developers welcomed Rt. 360 East Committee and viewed them as friendly and non-threatening due to their mixed representation.

When Mike Divita asked for advice on things to watch out for or anything to avoid, they responded with concerns with members' individual motives. Be sure members look at the good of the community and not individual interests.

Chesterfield County Planning Department commissioned Clark Plaxco, to develop the overall plan including architectural standards, which took two years to accomplish with committee input. Some items which required negotiations included roofs, BMPs, colors and styles. Once the plan was developed, interest waned. However, they still maintain 6-7 people at each meeting.

Once the Rt. 360 East architectural standards and guidelines became law, the Rt. 360 East Committee received County recognition. This helped to establish them as an influence to obtain developers' compliance with their requests, albeit non-threatening because of business/residential balance on the committee. They did not find themselves at odds with any other committees or associations when constructively inputting their plans with developers. Mr. Russ Gulley, Chesterfield County Planning Commissioner, has made it a general rule that each case comes before the Rt. 360 East Committee for review. When reviewing developers intentions, Chesterfield County Planning was also in attendance.

*To start a corridor plan/design guidelines*, Tom Jacobson of the Chesterfield County Planning Department will get a few copies of the Rt. 360 East design guidelines for the committee to review. Mr. Gulley explained that only specifics were adopted out the Rt. 360 East plan. To achieve specific guidelines and plan, the Rt. 360 West Corridor Committee needs to be recognized by the Board of Supervisors. Also, the Rt. 360 West Corridor Design Study has not been brought before the public to date, and therefore the guidelines do not have any "legal teeth" yet.

When Ms. Hudson broached the question of how to improve ambiance, the committee had applied constructive pressure, showing what the community would like to see and would support. It alleviated the responses of too hard or too expensive, etc. if the committee worked with the developer, in general. Therefore, ambiance was not a major concern and took a backseat. Although there was interest, no real action was taken.

The committee thanked Mr. Collier and Mr. White for their time and support in our endeavors.

The committee expressed thanks to the Chesterfield County Planning Staff for their continued support and cooperation.

Also thanks were extended to Jim Moyler for use of room and refreshments.

The committee then reviewed a rough draft of a letter written by Mike Divita endorsing Chesterfield County's request for Federal Enhancement Funds. Minor changes were suggested, such as maintaining Rt. 360 West Corridor Committee throughout the letter. The Rt. 360 W committee is providing support, by letter, for Enhancement Project Request for landscaping in the Swift Creek area of Rt. 360 West. Another project was refused by the committee as it is not actively an area of interest to the committee, however overall support and cooperation is hoped to be maintained.

Tommy Baer thanked the non-profit feasibility subcommittee which consisted of Jim Moyler, Tracy Williamson, and Emily Hudson for their help. The subcommittee recommended Tommy Baer for Agent for Service or Process. There was no disagreement to the subcommittee recommendation. There will be a \$25 filing fee associated with this document.

The By-Laws were reviewed and discussed. The current Co-Chairpeople will serve as Officers of the Rt. 360 West Corridor Committee upon filing, as approved by the Committee by a motion from Tim White.

Changes suggested included changing the minimum number of Board of Directors from 10 to 5. The annual meeting date has been set for the 2nd Wednesday in October. Other concerns included a provision for new members to be accepted before the next annual meeting, as the committee prefers to stay all inclusive rather than exclusive. Under #11 Removal, will require 2/3 vote of Directors, discussed as possibly using absences as a means to remove members.

Tommy Baer will prepare another draft to be reviewed at the next meeting.

*Indemnification* - Rt. 360 E has none according to Russ Gulley. However, members of various community associations will look into the possibility of coverage of insurance or possibility of falling under Chesterfield county.

Motion was made to adjourn.

The next meeting will be Wednesday, November 8 at 7 p.m. at The Brandermill Inn.

Attendees of this meeting were as follows:

Mike Divita  
Laurie Newill  
Donna Campbell  
Tommy Baer  
Martha Garcia  
Emily Hudson  
Myrna McCaffery  
Jim Moyler  
Belinda Ricketts  
Tim White  
Terry Sheets  
Betty Hunter Clapp  
Forrest Clapp  
Dave Taylor  
Greg Allen  
Russ Gulley  
Dick White  
Dick Collier