

**PLANNING COMMISSION**

**SUBDIVISION AND PLANS OF DEVELOPMENT**

**ACTIONS**

DECEMBER 15, 1999

The submission deadline for this hearing date was October 29, 1999.

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**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:** (Presented by Kevin Wilhite)

**EXPEDITED AGENDA:** (Presented by Kevin Wilhite)

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**

<b>SUBDIVISION</b>	<b>MAGISTERIAL DISTRICT</b>	<b>ORIGINAL NO. OF LOTS</b>	<b>REMAINING LOTS</b>	<b>PREVIOUS EXTENSIONS</b>
Cedar Park, Sec. 2 (Nov. 1997 Plan)	Fairfield	7	7	1
Chickahominy Hills Conventional Plan (Dec. 1994 Plan)	Varina	191	191	4
Fairfield Woods (Dec. 1993 Plan) (Formerly Dabbs Corner Dec. 1993 Plan)	Varina	140	64	5
Hunt Valley (Nov. 1990 Plan)(Extended from Nov. 17, 1999 Meeting)	Varina	401	401	8
Hermitage Hamlet (Dec. 1998 Plan)	Brookland	4	4	0
Laura Woods (December 1992 Plan)	Three Chopt	5	5	6
Olde Colony Estates (June 1989 Plan)	Varina	343	203	10
Telegraph Run, Sec. C (Dec. 1998 Plan)	Fairfield	27	27	0

**Staff Recommends Extension for 12 Months until December 13, 2000.** (Presented by Kevin Wilhite)

**LANDSCAPE PLAN** (*Deferred from the November 17, 1999, Meeting*)

LP/POD-104-98                    **The Clower Group, Inc.:** Request for approval of a landscape plan The Glens at Millers Lane as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 16.57 acre site is located along both sides of Millers Lane approximately 250 feet south of Gay Avenue on parcels 162-A-11, 10C, and 10D. The zoning is R-6, General Residence District, R-4, One-Family Residence District and Airport Safety Overlay District (ASO). (**Varina**)

Revised plans have been received, incorporating changes in response to staff comments. The issue of screening the BMP, however, has not been fully resolved. The conditions of the POD require installation of a minimum of 50 evergreen trees planted at a minimum 5 feet height to screen this facility. The intent of the trees was to screen the facility from the residential development east of the BMP location. Virginia Power, however, will not allow trees to be planted on this side of the BMP, which is within the conductor area.

The applicant has proposed large shrubs planted at a height of 2 1/2 feet on the east side of the BMP, and placed the 50 evergreen trees at 6 feet height on the west side of the BMP, outside of the Virginia Power Easement. Adjacent neighbors have requested that larger shrubs be installed for immediate screening effect.

As of the preparation date of the agenda, discussions between staff, neighbors, and the applicant are ongoing, and final approval has not been received from Virginia Power. Staff's recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

**(Staff Report by Leslie News)**



**ACTION:** Approved

**LANDSCAPE PLAN**

LP/POD-64-97                    **Brandywine Realty Trust:** Request for Overlook II approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 12.45 acre site is located on Nuckols and Sadler Roads on part of parcels 28-A-23, 24-A, 35A, 35B and 35. The zoning is O-2C, Office District

(Conditional).**(Three Chopt)**

As of the preparation date of this agenda, staff had not received a revised plan as requested. The staff's recommendations will be made at the meeting.

**(Staff Report by Jim Strauss)**



**ACTION:** Approved

### **PLAN OF DEVELOPMENT (Deferred from the November 17, 1999, Meeting)**

POD-86-99                    **Draper Aden Associates for Med Atlantic, Inc.:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 17,800 square foot medical office building. The 1.4 acre site is located at the northeast intersection of Monument Avenue and Byrd Avenue on parcels 115-8-A-1 and 24. The zoning is O-1, Office District. County water and sewer. **(Three Chopt)**  
The Virginia  
Urology Center

Staff expects the applicant to request a deferral to the Commission's January 26, 2000, meeting. The staff does not support the proposed Grace Street access point to this site due to its location in a residential neighborhood. This is consistent with staff comments made during the 1978 rezoning of the portion of the site adjacent to Grace Street. In addition, there are water quality issues that have yet to be resolved as of the preparation date of the agenda. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. Employees shall be required to use the parking spaces provided underneath the building as shown on the approved plans.
26. Outside storage shall not be permitted.
27. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
28. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Any drainage and utility easements in conflict with the footprint of this building shall be vacated prior to the issuance of a building permit for this development.
32. The adjacent residential lots shall not be used for any construction staging or activity, except

that which is directly related to the demolition of the existing dwelling(s) and the installation of the utility lines.

33.The developer shall use his best effort to ensure that all construction traffic enters and leaves the site through the Byrd Avenue construction entrance, from and to Monument Avenue, and not through the surrounding residential neighborhood.

34.If any portion of the existing office building is to remain open during construction of the new building, the developer must demonstrate that sufficient on-site parking will be provided to meet code requirements prior to the approval of the construction plans. **(Staff Report by Kevin Wilhite)**



**ACTION:** Deferred to February 23, 2000

### **SUBDIVISION** *(Deferred from the November 17, 1999, Meeting)*

Cole Creek  
(July 1999 Plan)

**Youngblood, Tyler & Associates, P.C. for HHHunt Corporation and Teal/Centex Homes:** The 13.32-acre site is located along the south line of Nuckols Road, approximately 1,200 feet west of Shady Grove Road on part of Parcel 10-A-12. The zoning is R-2AC, One-Family Residence District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer. **(Three Chopt)** 18 Lots

The applicant has requested a withdrawal of this proposed subdivision from further consideration. **(Staff Report by Kevin Wilhite)**



**ACTION:** Withdrawn

### **SUBDIVISION**

Dickens Glen  
(October 1999 Plan)

**Koontz-Bryant, P.C. for Rotunda Corporation:** The 5.38 acre site is located on the east line of Bethlehem Road, 560 feet south of Dickens Road on parcels 93-A-62 and 93-A-63. The zoning is R-3AC, One-Family Residence District (Conditional). County water and sewer. **(Brookland)** 14 Lots

The staff recommends approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities and the following additional conditions:

12.The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Bethlehem Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

13.Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.

14.Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Mikel Whitney)



**ACTION:** Approved

**PLAN OF DEVELOPMENT** (*Deferred From the November 17, 1999, Meeting*)

POD-79-99

Rainbow Station Child  
Development Center -  
Three Chopt Road

**Potts, Minter & Associates, P.C. for Wachovia Bank, N.A.,  
Executor of the Estate of Philip J. Kennedy and R. Earl**

**Johnson:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct two, two-story day care buildings, totaling 17,500 square feet and a two-story, 9,800 square foot office building (future). The 3.686 acre site is located approximately 235 feet east of the intersection of Three Chopt Road and Church Road on parcel 57-A-66. The zoning is B-1, Business District and O-1C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The right-of-way for widening of Three Chopt Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least 60 days prior to requesting occupancy permits.

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

25. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

26. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

27. A standard concrete sidewalk shall be provided along the south side of Three Chopt Road.

28. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

30. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

31. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

33. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Mikel Whitney)



**ACTION:** Approved

## PLAN OF DEVELOPMENT

POD-96-99  
7202 Impala Drive  
Office/Warehouse

**Bay Design Group, P.C. for Oscar M. Thompson and Bertozzi Family Limited Partnership:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 15,000 square foot warehouse addition. The 1.26 acre site is located on the northwest corner of Impala Drive and Lafayette Avenue on parcels 82-13-A-29, 31, 32 (part), and 82-18-A-9. The zoning is M-1, Light Industrial District and R-4, One-Family Residence District. County water and sewer. **(Brookland)**

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

24. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

26. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

27. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.

(Staff Report by Ted McGarry)



**ACTION:** Approved

**PLAN OF DEVELOPMENT** *(Deferred from the November 17, 1999, Meeting)*

POD-70-99  
Red Robin Restaurant - Virginia Center Commons Shopping Center

**Bengston, DeBell & Elkin for North Park Peripheral Associates L.P. and Red Robin International, Inc.:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 6,157 square foot restaurant with 650 square feet of outdoor dining. The 1.65 acre site is located on the north line of J.E.B. Stuart Parkway, approximately 1,100 feet east of its intersection with Brook Road (U.S. Route 1) in the Virginia Center Commons Shopping Center on part of parcel 24-A-7E. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

Revised plans were received on the preparation date of the agenda, and staff has not had an opportunity to complete its review. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

25. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

26. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.

27. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

29. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

**(Staff Report by Leslie News)**



**ACTION:** Approved

## PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-92-99  
Gayton Terrace Addition -  
Gayton Road  
(POD-24-97 Revised)

**E. D. Lewis & Associates for Aspen Gayton Terrace, LLC:** Request for approval of a revised plan of development and special exception for a building exceeding three stories, as required by Chapter 24, Sections 24-106 and 24-94(b) of the Henrico County Code to construct a four-story, 73,982 square foot assisted living facility addition to an existing site. The 9.874 acre site is located along the east line of Gayton Road, approximately 600 feet south of Ridgefield Parkway on parcel 65-A-2. The zoning is R-6C, General Residence District (Conditional). County water and sewer.  
**(Tuckahoe)**

This plan of development includes a request for a special exception for height to allow construction of a four-story assisted living facility addition. As is normal procedure, staff makes no recommendation regarding the special exception. It is applicant's responsibility to present evidence to the Commission to support the request.

Should the Commission approve the applicant's request for the special exception, staff recommends approval of the POD subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

25. Before the final plan is approved, the developer shall submit to the Department of Public Works and the Planning Office a report prepared by a qualified professional engineer specifying the proposed treatment of mine shafts and scars.

26. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

28. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

29. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

**(Staff Report by Mikel Whitney)**



**ACTION:** Approved

## PLAN OF DEVELOPMENT

POD-94-99  
Richmond Conference  
Center  
POD-90-80 Revised)

**TIMMONS for Cornerstone Real Estate Advisers, Inc.:** Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a five-story, 182 unit hotel and to renovate two existing office buildings to a conference center with office space, meeting rooms, ballroom and expanded restaurant facilities. The 20.00 acre site is located at 1000 Virginia Center Parkway, approximately 0.85 mile east of Brook Road (U.S. Route 1) on parcel 33-A-67. The zoning is O-3, Office District and B-2, Business District. County water and sewer.  
**(Fairfield)**

As of the preparation date of this agenda, the applicant has not furnished the information required for review to support the request for approval by the Planning Commission of mixed use and joint use parking facilities in accordance with Section 24-96(2) of the County Code. The applicant is requesting a reduction of 154 parking spaces or 70% of the total required parking. Should the Commission act on this request in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

24. The entrances and drainage facilities on (State Route) shall be approved by the Virginia Department of Transportation and the County.

25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.

26. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

28. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

**(Staff Report by Dave O'Kelly)**



**ACTION:** Approved

## LANDSCAPE PLAN

LP/POD-127-98  
Dominion Chevrolet

**TIMMONS:** Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 10.133 acre site is located on W. Broad Street (U.S. Route 250) at N. Gayton Road Extended on part of parcels 36-A-46, 47 and part of 45. The zoning is B-3C, Business District (Conditional) and WBSO (West Broad Street Overlay District). **(Three Chopt)**

As of the preparation date of the agenda, staff has not received a revised plan as requested. The staff's recommendations will be made at the meeting.

**(Staff Report by Jim Strauss)**

 **ACTION:** Approved

## SUBDIVISION

Four Mile Creek Drive/Espalier Court Road Dedication (December 1999 Plan)      **Goodfellow, Jalbert, Beard & Associates, Inc. for Essex Properties of Virginia, Inc., County of Henrico and Commonwealth of Virginia Department of Transportation:** The 7.47-acre site is located 1,500 feet southeast of I-295, between New Market Road and Buffin Road on parcels 249-A-51 and 51A. The zoning is B-3C, Business District (Conditional), A-1, Agricultural District and ASO (Airport Safety Overlay District). County water and sewer. 0 Lots (**Varina**)

Staff recommends conditional approval subject to the annotations on the plans and the standard conditions for subdivisions served by public utilities.

strong **(Staff Report by Leslie News)**

 **ACTION:** Approved

## PLAN OF DEVELOPMENT & SPECIAL EXCEPTION *(Deferred from the November 17, 1999, Meeting)*

POD-81-99 Town Center at Twin Hickory - Nuckols Road      **Hankins & Anderson, Inc. for Retlaw 100 L.L.C., Realti Corporation and Edens and Avant Properties, L.P.:** Request for approval of a plan of development and a special exception for the outdoor display of merchandise as required by Chapter 24, Sections 24-106 and 24-56(b) of the Henrico County Code to construct a shopping center with a one-story, 38,000 square foot grocery store, a one-story, 15,400 square foot retail building, and a one-story, 4,800 square foot retail building. The 19.32 acre site is located on the northwest corner of Nuckols Road and Twin Hickory Road on parcel 18-A-22E. The zoning is B-2C, Business District (Conditional). County water and sewer. (**Three Chopt**)

As of the preparation date of this agenda, the staff has not completed its review of the master plan for this proposed development as well as the plan revisions related to right-of-way dedication. In addition, the applicant has a pending request for amending the proffered condition that limits the number of outparcels in this shopping center. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The right-of-way for widening of Nuckols Road and Twin Hickory Lane as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County

Real Property Agent at least 60 days prior to requesting occupancy permits.

24.The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

25.The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

26.The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

27.A standard concrete sidewalk shall be provided along the south side of Nuckols Road.

28.Outside storage shall not be permitted.

29.Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

30.Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

31.Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

32.Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

33.The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

**(Staff Report by Kevin Wilhite)**



**ACTION:** Approved

## **PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION**

POD-91-99

BB&T Bank - Skipwith Road

**Balzer & Associates, P.C. for Richard Dunning - BB&T Bank:**

Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a two-story, 18,640 square foot branch bank with drive thru facilities and offices. The 3.34 acre site is located along the west line of Skipwith Road, approximately 100 feet south of W. Broad Street (U.S. Route 250) on parcel 59-A-57. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received a written request for a transitional buffer deviation, as required. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23.The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued.

The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

25. Outside storage shall not be permitted. 26. Prior of issuance of a building permit, the developer must furnish a letter from the Virginia Power stating that this proposed development does not conflict with their facilities. 27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works. 28. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup. 29. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

**(Staff Report by Kevin Wilhite)**



**ACTION:** Approved

**APPROVAL OF MINUTES: None**

**Lunch (Planning Office Conference Room)**

**WORK SESSION: Multi-Family Design Standard**

**(Staff Report by [Jo Ann Hunter](#))**



**ACTION:** Work Session scheduled for February 21, 2000

**ADJOURNED at 3:25 p.m.**