

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

AGENDA

December 19, 2001

The submission deadline for this hearing date was November 2, 2001.

Roll Call:

Request for Deferrals and Withdrawals: Michael Kennedy

Expedited Agenda: Michael Kennedy

Subdivision Extensions of Conditional Approval: Kevin Wilhite

(FOR INFORMATIONAL PURPOSE ONLY)

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Cedar Park, Sec. 2 (November 1997 Plan)	Fairfield	7	7	3	1 Year 12/18/02

FOR PLANNING COMMISSION APPROVAL

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Dakota Estates (May 2000 Plan)	Varina	80	80	1	10 Months 10/23/02
*Eddleton Estates	Three Chopt	10	5	6	
*Laura Woods (Dec. 1992 Plan)	Three Chopt	5	5	8	
*Lakefield (Sept.	Varina	92	30	15	

1986 Plan)

***As of the preparation date of this agenda, the staff had not received requests for the extensions of these subdivisions. The staff recommendation will be made at the meeting.**

TRANSFER OF APPROVAL *(Deferred from then November 28, 2001, Meeting)*

POD-85-96 The Cameron at Virginia Center, Phase I (Formerly The Chesapeake at Virginia Center, Phase 1)	Patrick J. Lally for Real Estate Advisory: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Virginia Center, Inc. and Security Capital Atlanta, Inc. to Real Estate Advisory. The 18.7 acre site is located on the northwest corner of Brook Road (U.S. Route 1) and Virginia Center Parkway on parcels 32-A-102 and 103. The zoning is R-5C, General Residence District (Conditional). County water and sewer. (Fairfield)
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As of the preparation date of the agenda, the property has not been purchased. The anticipated purchase date is December 10, 2001.

**A site inspection for compliance with the approved conditions is complete and the minor discrepancies have been corrected. The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval once the purchase is complete. An updated staff recommendation will be made at the meeting.
(Staff Report by Ted McGarry)**



ACTION: Approved

TRANSFER OF APPROVAL *(Deferred from the November 28, 2001, Meeting)*

POD-20-98 The Cameron at Virginia Center, Phase II (Formerly The Chesapeake at Virginia Center, Phase II)	Patrick J. Lally for Real Estate Advisory: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Virginia Center, Inc. and Security Capital Atlanta, Inc. to Real Estate Advisory. The 6.3 acre site is located on the northwest corner of Brook Road (U.S. Route 1) and Virginia Center Parkway on part of parcels 33-A-9 and 8. The zoning is R-6C, General Residence District (Conditional). County water and sewer. (Fairfield)
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As of the preparation date of the agenda, the property has not been purchased. The anticipated purchase date is December 10, 2001.

A site inspection for compliance with the approved conditions is complete and the minor discrepancies have been corrected. The new owner accepts and agrees to be responsible for

continued compliance with the conditions of the original approval once the purchase is complete. An updated staff recommendation will be made at the meeting.
(Staff Report by Ted McGarry)



ACTION: Approved

TRANSFER OF APPROVAL (*Deferred from the November 28, 2001, Meeting*)

POD-113-78
POD-69-77
POD-79-73
Holiday Inn – W.
Broad Street

John A. Wilson for Columbia Properties Virginia, Ltd.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from W. B. Johnson Properties to Columbia Properties Virginia Ltd. The 6.67 acre site is located along the west line of W. Broad Street (U. S. Route 250), approximately 1,600 feet north of Horsepen Road on parcel 92-A-28. The zoning is B-3, Business District, B-2, Business District and R-6, General Residence District. County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not reached agreement with the applicant on the completion date for correcting the site deficiencies and has not received a bond to cover said deficiencies. The staff recommendation will be made at the meeting.
(Staff Report by Kevin Wilhite)



ACTION: Approved

TRANSFER OF APPROVAL (*Deferred from the November 28, 2001, Meeting*)

POD-61-90
Glen Eagles Shopping
Center – Ridgefield
Parkway

Blackwood Development Company for Richfield Associates, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Richmond Glen Eagle Association and Paragon Group to Richfield Associates, LLC. The 12.42 acre site is located at the northeast intersection of Ridgefield Parkway and Glen Eagles Drive on parcel 66-A-11F. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant has indicated to staff his intentions of having all site deficiencies corrected by December 19, 2001. The staff recommendation will be made at the meeting.
(Staff Report by Kevin Wilhite)



ACTION: Approved

TRANSFER OF APPROVAL

POD-15-75
Reynolds Metal – W.
Broad Street – 6603 &
6605 W. Broad Street

Hirschler Fleischer: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Reynolds Metals Company to Reynolds Development, LLC. The 19.384 acre site is located on the west side of Broad Street (U.S. Route 250) bounded by Glenside Drive and I-64 on parcels 92-A-19 and 92-A-20. The zoning is M-1, Light Industrial District. County water and sewer. **(Three Chopt)**

**As of the preparation date of the agenda, the site inspection for compliance with the conditions of the approved plan of development has not yet been completed. The staff recommendation will be made at the meeting.
(Staff Report by Christina Goggin)**



ACTION: Approved

PLAN OF DEVELOPMENT & ALTERNATIVE FENCE HEIGHT *(Deferred from the November 28, 2001, Meeting)*

POD-77-01
Staples Mill South -
Storage Lot – School
Avenue (POD-112-88
Expired)

Foster & Miller, P.C. for Staples Mill South Mini-Storage Associates: Request for approval of a plan of development and alternative fence height, as required by Chapter 24, Sections 24-106 and 24-95(1)(5) of the Henrico County Code to construct an automobile, truck, recreational vehicle, and boat storage facility and construct a seven-foot-high fence in the front yard. The 1.19 acre site is located on the northern terminus of School Avenue, approximately 105 feet north of Aspen Avenue on parcel 82-A-41. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

There is one outstanding issue. The property owner does not want to build School Avenue to an extent and type which meets County standards. A meeting with the Director of Public Works has been requested to discuss options.

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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.**
- 24. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.**
- 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. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
27. 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.
28. No storage of wrecked or inoperative vehicles shall be permitted.
29. The construction plans for the storage lot shall include the design of School Avenue, which shall meet County standards.
30. A letter of credit sufficient to cover the cost of the School Avenue construction from Aspen Avenue to parcel 82-A-42 shall be approved and in force prior to construction plan approval.
31. The applicant shall construct School Avenue when any POD approval for parcels 82-A-42 and 43 requires access to School Avenue or when requested by the County.
32. A landscape plan shall be submitted and approved with the construction plans.
33. The fence section within the 25-foot minimum front yard shall be black vinyl clad chain link.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

<p>POD-83-01 The Lodge @ Hunton Park</p>	<p>Foster & Miller, P.C. for Star City Land & Development Company, L.C. and The Hanover Company: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct fourteen (14) two, three, and four-story apartment buildings totalling 300 units, 60 detached garages and a two-story clubhouse. The 32.588 acre site is located on the north line of Hunton Park Boulevard, approximately 1,200 feet east of Staples Mill Road (U.S. Route 33) on part of parcels 12-A-4B, 5 and part of 21-A-2. The zoning is R-5C, General Residence District (Conditional). County water and sewer. (Brookland)</p>
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As of preparation date of the 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. The proffers approved as a part of zoning case C-47C-01 shall be incorporated in this approval.
25. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.

26. **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.**
27. **Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.**
28. **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.**
29. **The developer shall provide the Planning Office details of the sound suppression requirement of proffer No. 11 with any building permit application.**
30. **The owner shall apply for the rezoning of the applicable portions of the property to the C-1, Conservation District, prior to construction plan approvals as required by proffer No. 14.**

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

<p>Hunton Park, Phase 2 (A dedication of a 2500-foot portion of Hunton Park Boulevard from Phase 1 to its eastern terminus) (December 2001 Plan)</p>	<p>Foster & Miller, P.C. for Star City Land & Development Company, L.C.: The 4.519 acre site is located between Staples Mill Road (U.S. Route 33) and Mill Road on part of parcel 21-A-2 and part of 13-A-24. The zoning is O/SC, Office/Service District (Conditional). (Brookland) 0 Lot</p>
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The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivision not served by public utilities and the following additional condition.

11. **The road construction plans shall accurately show the cemetery location, methods of protection and access from Hunton Park Boulevard.**

Staff Report by Ted McGarry)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-13-01
Smith Turf – Dabney
Road

Balzer & Associates, Inc.: 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 2.1 acre site is located at 2203 Dabney Road on parcel 116-A-56B. The zoning is M-1, Light Industrial District and M-2, General Industrial District. **(Brookland)**

**The staff recommends approval subject to the annotations on the plan and the standard conditions for landscape plans.
(Staff Report by Michael Kennedy)**



ACTION: Deferred to January 23, 2002

PLAN OF DEVELOPMENT

POD-82-01
Millspring Townes,
Section 1

Bay Design Group, P.C. for Wilton Development Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a total of fifty-seven (57), two-story, residential townhouse units for sale. The 11.13 acre site is located along the west line of Hungary Spring Road, approximately 200 feet north of Olde West Drive on part of parcel 50-A-39. The zoning is RTHC, Residential Townhouse District (Conditional) and C-1, Conservation District. County water and sewer. **(Brookland)**

As of the preparation date of the 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 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 limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.**
25. **The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.**

26. A standard concrete sidewalk shall be provided along the north side of Millstream Parkway.
27. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning case C-30C-01 shall be incorporated in this approval.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
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. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Planning Office - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.
32. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
33. 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.
34. The unit house numbers shall be visible from the parking areas and drives.
35. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Claytonshire (December 2001 Plan)	Wingate & Kestner for Elinor Springs, LLC and Eddleton Estates LLC: The 7.6 acre site is located along the north line of future Springfield Road, approximately 200 feet east of Linsey Lakes Drive on parcels 29-A-15, 16 and 23. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. (Brookland) 20 Lots
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As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

11. **The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement adjacent to realigned Springfield Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.**
12. **The proffers approved as part of zoning cases C-57C-94 and C-3C-96 shall be incorporated in this approval.**
13. **Prior to final subdivision approval, the applicant shall provide evidence satisfactory to the County Attorney and the Director of Planning of its legal right to construct lots over top of the 20-foot private road.**
14. **The applicant shall quitclaim his interest in the 20-foot private road prior to recordation of the subdivision plat.**

(Staff Report by Kevin Wilhite)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-59-00
 Airport Homewood
 Suites –S. Airport
 Drive

Dean E. Hawkins, ASLA for Shamin RIC Hospitality L.C.: 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 5.0 acre site is located on the east line of S. Airport Drive, approximately 350 feet north of its intersection with Audubon Drive on parcel 163-A-19DN. The zoning is M-1C, Light Industrial District (Conditional), B-3C, Business District (Conditional) and ASO (Airport Safety Overlay) District. **(Varina)**

The staff recommends approval subject to the annotations on the plan and the standard conditions for landscape plans.

(Staff Report by Leslie News)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-105-00
 Superwash Car Wash
 –
 8807 Brook Road

Balzer & Associates, Inc. for Super Wash Car Wash: 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 1.247 acre site is located on the east line of Brook Road (U.S. Route 1) approximately 210 feet north of Mountain Road on parcel 53-A-24A. The zoning is B-3, Business District and A-1, Agricultural District. **(Fairfield)**

The staff recommends approval subject to the annotations on the plan and the standard conditions for landscape plans.

(Staff Report by Christina Goggin)



ACTION: Approved

SUBDIVISION

Roundabout Farm
(December 2001 Plan) **Engineering Design Associates for Mary B. Wise:** The 11.302 acre site is located at 8565 Roundabout Road, approximately 600 feet east of the intersection of Strath Road and Local Street on parcel 248-A-82A. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina) 2 Lots**

The staff recommends conditional approval subject to the annotations on the plans and the standard conditions for subdivisions not served by public utilities.

(Staff Report by Christina Goggin)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-17-01
Gayton Business
Center, Phase 8-
Gayton Centre Drive **James River Nursery for E. Carlton Wilton:** 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 1.06 acre site is located at 2551 Gayton Centre Drive on parcel 65-A-12B. The zoning is B-3, Business District. **(Tuckahoe)**

The staff recommends approval subject to the annotations on the plan and the standard conditions for landscape plans.

(Staff Report by Michael Kennedy)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-35-98
Wilton Canterbury
Green Office – 10611
Patterson Avenue **James River Nursery for Wilton Properties, Inc.:** 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 0.66 site is located southwest of the intersection of Patterson Avenue and Pump Road in the

Canterbury Green Shopping Center on part of parcel 89-A-17. The zoning is B-2C, Business District (Conditional). **(Tuckahoe)**

The staff recommends approval subject to the annotations on the plans, the standard conditions for landscape plans and the following additional condition.

- 6. The wooden fence running parallel with the project's southern property line will be repaired, at a minimum, along the length of the site's southern boundary line (approximately 235 feet).**

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT & LIGHTING PLAN *(Deferred from the November 28, 2001, Meeting)*

POD-78-01
Rigsby Road Retail
Shops

QMT Corporation for Than Phan & Lan Thi Huynh: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 3,814 square foot retail building. The .41 acre site is located on the south line of Rigsby Road approximately 60 feet east of Pinehaven Road on parcels 92-9-B-8 and part of 102-10-B-1. The zoning is B-2, Business District. County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received revised site plans, site lighting plans and architectural plans as requested. 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. Outside storage shall not be permitted.**
- 25. 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.**
- 26. 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.**

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



ACTION: Deferred to January 23, 2002

PLAN OF DEVELOPMENT RECONSIDERATION (*Deferred from the November 28, 2001, Meeting*)

POD-30-99
Reflections of West
Creek
(Formerly Summit
Gayton Apartments)

Foster & Miller, P.C. for North Gayton Road Venture, LLLP:
Request for approval of its reconsideration of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to amend architectural elevations, to relocate two garage buildings, and to amend the name of the project. The 22.649-acre site is located on the east line of Gayton Road Extended on part of parcel 36-A-45 and part of 36-A-43. The zoning is R-5C, General Residence District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

The applicant has requested reconsideration of the layout plan and architectural elevation plans for POD-30-99, Reflections at West Creek (Formerly Summit Gayton Apartments) approved by the Planning Commission at their May, 26, 1999 meeting. The revised layout plan would relocate two garage buildings closer to I-295. The relocated buildings would provide improved sound buffering from I-295. The revised elevations require Planning Commission approval pursuant to the proffers for zoning case number C-62C-98. This plan was deferred from the Commission's November 28, 2001, meeting. At that time the Commission expressed concern that the quality of development was decreasing. Concern was expressed that brick was being eliminated on portions of buildings visible from North Gayton Road extended and from Summit Drive, that more specific landscape guidelines were needed to offset the reduction in brick requested, and about the impact of road noise from I-64 on this project. Since that time, the applicant has indicated brick would be added to the elevations identified by the Commission and has submitted a schematic landscape plan and a noise study for review.

As previously noted, the revised elevations would reduce the clubhouse from two stories to one story in height. The proffers for case number C-62C-98 specify that a clubhouse shall be provided but does not specify the size of the building. The revised elevation would also reduce the amount of brick used to finish the buildings and would eliminate some of the screen walls on the lower units. The proffers contained a typical front elevation that showed the approximately 50% brick finish and brick screen walls on the lower level units. The proffer provides that the elevations shall be generally consistent with the proffered elevations subject to such changes as may be requested and approved at the time of Plan of

Development review. The previously approved POD plans showed that design wrapping around the buildings.

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting.
(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-84-01
Walgreens – Nuckols
Road and Twin
Hickory Lane

Balzer & Associates, Inc. for CK Concourse Associates, LLC and G.H.K. Development, 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 14,490 square foot retail building on an outparcel of a future community shopping center. The 1.905 acre site is located on the northeast corner of Nuckols Road and Twin Hickory Lane on part of parcel 18-A-22D. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of preparation date of this agenda, staff has not received revised architectural plans that incorporate staff's recommendations or approval of the HHHunt Architectural Review Board. Staff's recommendation will be made at the meeting. The proffers associated with this parcel's rezoning state "Any freestanding building constructed on the Property shall be complementary in architectural treatment to any building constructed on the property unless otherwise requested and specifically permitted, or if required by, the Planning Commission at time of Plan of Development review..." This building would be the first building in the shopping center and set the architectural design standard for the rest of the site. Staff recommends that this outparcel reflect and incorporate the architectural styling of nearby outparcels such as Goddard School, Fas-mart, BB&T etc. Should the Commission act on this request, the standard conditions for developments of this type, and the following additional conditions are recommended:

9. AMENDED - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.

11. AMENDED - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval.

23. The right-of-way for widening of Nuckols 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 sixty (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 and Division of Fire.
 27. A standard concrete sidewalk shall be provided along the north side of Twin Hickory Lane and the east side of Nuckols Road.
 28. Outside storage shall not be permitted.
 29. The proffers approved as a part of zoning case C-71C-95 shall be incorporated in this approval.
 30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
 31. 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.
 32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
 33. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
 34. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
 35. 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.
 36. 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.
 37. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

(Staff Report by Christina Goggin)



ACTION: Deferred to January 23, 2002

SUBDIVISION

Chappell Ridge @
Wyndham Forest
(December 2001 Plan)

Youngblood, Tyler & Associates, P.C. for Thoris G. Starke, Betsy S. Hastey, HHHunt Homes and HHHunt Corporation: The 5.93 acre site is located on the south line of Chappell Ridge Place and the east line of Twin Hickory Road on parcels 18-A-23, 11-A-02 and 11-3-A-2, 3 and 4. The zoning is R-3C and R-3AC, One-Family Residence Districts (Conditional). County water and sewer. **(Three Chopt) 16 Lots**

The staff recommends conditional 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 20-foot-wide common area along Twin Hickory Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

13. The proffers approved as part of zoning cases C-32C-01 and C-18C-99 shall be incorporated in this approval.

14. Prior to requesting the 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 Kevin Wilhite)



ACTION: Approved

LIGHTING PLAN

LP/POD-69-00

Kings Crossing, Phase
V
Castile Road

William H. Spell, LLC for Weinstein Associates: Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 11.6 acre site is located on the south line of Castile Road, approximately 630 feet east of Pump Road on parcels 99-A-7, 58C and part of 89-A-28B. The zoning is R-5, General Residence District. **(Tuckahoe)**

The staff recommends approval subject to the annotations on the plans and the standard conditions for lighting plans.

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT RECONSIDERATION & REVISED SUBDIVISION

POD-68-01

Andover Hills,
Section B

Foster & Miller for WTC, L.L.C.: Request for approval of reconsideration of a plan of development and revised subdivision plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to amend the street layout and add two (2) lots, for a total of 62 lots. The 17.92 acre site is located on the south line of Mayland Drive extended and Meadow View Road extended on parcels 58-3-C4 thru 10, 58-3-D-1 thru 7, 58-3-F-1 thru 5 and part of 58-2A-3A and 4B, 58-3-E-6 thru 11. The zoning is R-5AC, General Residence District (Conditional). County

water and sewer. **(Three Chopt)**

**As of the preparation date of this agenda, staff has not had an opportunity to complete its review. The staff recommendation will be made at the meeting.
(Staff Report by Jim Strauss)**



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-18-00
Overlook, Phase II

Koontz-Bryant for Overlook at Brook Run Associates, L.P.: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24.106.2 of the Henrico County Code. The 13.8 acre site is located on the east line of Brook Run Drive approximately 1,200 feet west of its intersection with Brook Road (U.S. Route 1) on part parcel 95-A-2C, and part of 84-A-5 NR. The zoning is R-6, General Residential District. **(Fairfield)**

**The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape and lighting plans.
(Staff Report by Jim Strauss)**



ACTION: Approved

**DISCUSSION ITEM/ORDINANCE AMENDMENT: To Amend and Reordain Section 24-104 Entitled "Signs" of the Code of the County of Henrico to Regulate Changeable Message Signs.
(Staff Report by Ben Blankinship)**



ACTION: Scheduled for Public Hearing on January 23, 2002.

ADJOURN