

**PLANNING COMMISSION**

**SUBDIVISION AND PLAN OF DEVELOPMENT**

**AGENDA**

**May 23, 2001**

NOTE; *This Preliminary agenda is based on the applications filed to this date, and the number and sequence of items are subject to change during the review period to preparation of the final agenda for this hearing. If you need assistance please call [Diana Carver](#) at 501-4606.*

The submission deadline for this hearing date was April 6, 2001.

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**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:** (Presented by [Ted McGarry](#))

**EXPEDITED AGENDA:** (Presented by [Ted McGarry](#))

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL:** (Presented by [Kevin Wilhite](#))

**(FOR INFORMATIONAL PURPOSE ONLY)**

<b>Subdivision</b>	<b>Magisterial District</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Year(s) Extended</b>
Echo Lake Ridge (May 2000 Plan)	Three Chopt	35	35	0	1 Year 05/22/02
Summerfield Woods (April 1998 Plan)	Fairfield	5	5	2	1 Year 05/22/02
University Court (May 1900 Plan)	Tuckahoe	3	3	1	1 Year 05/22/02

**FOR PLANNING COMMISSION APPROVAL**

<b>Subdivision</b>	<b>Magisterial District</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Year(s) Extended</b>
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Elinor Springs Three 33 33 5 Recommendation  
(May 1995 Chopt Made at Meeting  
Plan)

### TRANSFER OF APPROVAL

#### POD-34-73

Days Inn - 5500  
Williamsburg Road

**Kantilal M. Patel:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Day Realty of Richmond, Inc. and Cecil Associates Limited Partnership to Kantilal M. Patel. The 2.06 acre site is located at 5500 Williamsburg Road, on the northeast corner of Williamsburg Road (U.S. Route 60) and Sanburne Parkway on parcel 163-0F-B-9. The zoning is B-3, Business District and ASO (Airport Safety Overlay) District. County water and Sewer. **(Varina)**

The new owner has been notified of corrective action required to bring the site into conformance with the approved POD. The staff recommendation will be made at the meeting.

(Staff Report by [Leslie News](#))



**ACTION: Deferred to June 27, 2001**

### TRANSFER OF APPROVAL *(Deferred from the April 25, 2001, Meeting)*

#### POD-14-97

Rite-Aid, Westwood  
Retail Center

**McCandlish Kaine for Sky, Inc.:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Richmond Horsepen, LLC to David W. Clarke, Esquire for Sky, Inc. The 1.837 acre site is located at 6221 W. Broad Street (U.S. Route 250) on parcels 103-4-28-10 and 103-A-1. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

As of the preparation of this agenda, the applicant has requested that this transfer of approval be taken off the May agenda and deferred indefinitely, according to the applicant. They are still negotiating on certain aspects of the transaction and will notify staff when agreements have been reached on all issues.

(Staff Report by [Christina Goggin](#))



**ACTION: Pulled from agenda**

### TRANSFER OF APPROVAL

#### POD-32-88

Wachovia Bank - West

**TIMMONS FOR Wachoiva Bank, N.A.:** Request for approval of a transfer of approval, as required by Chapter 24, Section

Park Shopping Center 24-106 of the Henrico County Code, from Central Fidelity National Bank to Wachovia Bank. The .89 acre site is located at 9801 W. Broad Street (U. S. Route 250) parcel 48-10-B-1. The zoning is B-2C, Business District (Conditional). County water and sewer **(Three Chopt)**

The deficiencies as identified in the inspector's report dated May 3, 2001, shall be corrected per the submitted administrative plan dated May 7, 2001.  
**(Staff Report by [Christina Goggin](#))**

 **ACTION: Approved**

### TRANSFER OF APPROVAL

**POD-57-95 and POD-10-96**  
Cameron Crossing Apartments - Phase I and II  
**General Services Corporation for TCRD, L.L.C.:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from John L. Liesfield and Security Capital Atlantic Inc. to TCRD, L.L.C. The 29.21 acre site is located at the northwest corner of Cox Road and Three Chopt Road on parcels 47-A-53 and 57. The zoning is R-6C, General Residence District (Conditional). **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approvals. The staff recommendation will be made at the meeting.

**(Staff Report by [Kevin Wilhite](#))**

 **ACTION: Approved**

### TRANSFER OF APPROVAL

**POD-69-00**  
Kings Crossing, Phase 5 - Castile Road  
**Hirschler, Fleischer, Weinberg, Cox & Allen for Kings Crossing V, L.C.:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Weinstein Associates to Kings Crossing V, L.C. 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 new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer.

**(Staff Report by [Kevin Wilhite](#))**

 **ACTION: Approved**

## TRANSFER OF APPROVAL

### POD-40-96 and POD-82-96

The Madison at Spring Oak - Phases I and II

**SHLP:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Merry Land and Investment Co. and Polar-BEK Co. to Simpson Housing Limited Partnership. The 37.36 acre site is located on the north line of Three Chopt Road, approximately 500 feet west of Pump Road on parcels 36-A-50A and 46-A-1W. The zoning is R-5C, General Residence District (Conditional) and WBSO, West Broad Street Overlay District. **(Three Chopt)**

The staff recommendation will be made at the meeting.  
**(Staff Report by Kevin Wilhite)**

 **ACTION: Approved**

## PLAN OF DEVELOPMENT RECONSIDERATION

### POD-111-77

Swann Oil Company - Fuel Oil Storage Terminal - New Market Road

**IMTT-Richmond:** Request for a reconsideration of a previously approved plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to approve a change in condition No. 18 (POD-111-77) to allow a change in paint color of above ground storage tanks. The 5.8 acre site is located on the southeast corner of Osborne Turnpike (State Route 5) and Bickerstaff Road on parcel 170-A-9. The zoning is M-3, Heavy Industrial District. County water and sewer. **(Varina)**

As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of the proposal. The staff's recommendation will be made at the meeting.

**(Staff Report by Jim Strauss)**

 **ACTION: Deferred to June 27, 2001**

## TRANSITIONAL BUFFER DEVIATION

### POD-72-97

W. Broad Street Mitsubishi - Car Storage Lot - W. Broad Street

**E. D. Lewis & Associates for W. Broad Mitsubishi:** Request for approval of a transitional buffer deviation, as required by Chapter 24, Sections 24-106.2 of the Henrico County Code. The .55 acre site is located on the north side of W. Broad Street (U. S. Route 250) at the intersection of Emerywood Drive on parcels 81-11-E-12, 15 and 16. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of the plan. The staff's recommendation will be made at the meeting.

(Staff Report by Jim Strauss)

 ACTION: Approved

#### **PLAN OF DEVELOPMENT** *(Deferred from the March 28, 2001, Meeting)*

##### **POD-95-00**

Superstar, Inc. Service  
Center - 9999 Brook  
Road  
(POD-3-96 Revised)

**Foster & Miller, P. C. and Harry Pradham For Superstar, 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 one-story, two service bay addition to an existing convenience store with fuel pumps. The 1.316 acre site is located at 9999 Brook Road at the southeast corner of Brook Road (U.S. Route 1) and J.E.B. Stuart Parkway on parcel 33-A-3C. The zoning is B-3C, Business District (Conditional). County water and sewer.  
**(Fairfield)**

This plan was deferred from the March Planning Commission meeting at the applicant's request. As of the preparation date of this agenda, there are two outstanding issues. First, STI Properties (Formerly Virginia Center, Inc.) which has approval authority under private covenants, has not approved the changes. Secondly, there is neighborhood opposition from several residents of Holy Glen. The applicant, Mr. Harry Pradham, has met with both STI Properties and the neighborhood and there is no agreement. A revised plan which lengthens the two service bays in order to provide internal storage is included. Revised architectural drawings and floor plan have not been received as requested. 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. 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 and Division of Fire.
27. 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.
28. 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.
29. 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.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
31. 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.
32. Refuse containers or refuse storage facilities shall be serviced only between the hours of 6:00 a.m. and 6:00 p.m.
33. The car wash located on the property shall be closed at the close of business.
34. The owner or manager on duty shall be responsible for temporarily closing the car wash facility to prevent backup of vehicles onto the public right-of-way when the on-site stacking space is inadequate to serve customer demand.
35. The proffers approved as a part of zoning case C-116C-88 shall be incorporated in this approval.
36. All repair and service work shall be conducted entirely within the enclosed building, the doors of which shall remain closed during repair or service operations.

(Staff Report by [Ted McGarry](#))



**ACTION: Deferred to June 27, 2001**

#### PLAN OF DEVELOPMENT

**POD-33-01**  
1901 Dabney Road -

**Foster & Miller, P. C. for C. F. Joyner, Jr. & Sons LLC:**  
Request for approval of a plan of development, as required by

Warehouse Expansion Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 9,000 square foot warehouse expansion. The 1.72 acre site is located on the east line of Dabney Road, approximately 210 feet north of the intersection of Dabney Road and Westwood Avenue on parcels 116-A-66 and 67. The zoning is M-1, Light Industrial 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 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.

**(Staff Report by [Ted McGarry](#))**

 **ACTION: Approved**

## **PLAN OF DEVELOPMENT, LANDSCAPE AND LIGHTING PLAN**

**POD-38-01**  
Church of Jesus Christ  
of Latter Day Saints -  
Parking Addition -2500  
Pump Road  
(POD-60-88 Revised)

**Hulcher & Associates, Inc. for Church of Jesus Christ of Latter Day Saints:** Request for approval of a revised plan of development, landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a parking area on 0.6 acre which would net 67 additional parking spaces for a total of 254. The 6.08 acre site is located at 2500 Pump Road, opposite Crowncrest Drive on parcel 66-A-7B. The zoning is A-1, Agricultural District. County water and sewer. **(Tuckahoe)**

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
  
- 23. 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.
  
- 24. 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.

(Staff Report by [Ted McGarry](#))

 ACTION: Approved

#### LANDSCAPE & LIGHTING PLAN

**LP/POD-42-00**

Springfield Commons -  
Springfield Road

**Higgins Gerstenmaier:** 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 4.29 acre site is located along the west line of Springfield Road (State Route 157) approximately 900 feet north of W. Broad Street (U.S. Route 250) on parcel 48-A-23B. The zoning is O-2C, Office District (Conditional). **(Three Chopt)**

The staff recommends this plan be deferred to the June 27, 2001, meeting.

(Staff Report by [Jim Strauss](#))

 ACTION: Deferred to June 27, 2001

#### LANDSCAPE PLAN

**LP/POD-18-00**

Overlook at Brook Run  
Apartments - Brook  
Road

**Koontz-Bryant P. 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 53.4 acre site is located on the west line of Wilmer Avenue on parcels 95-A-2C, 95-A-1, 84-A-5NR and part of 84-A-5G. The zoning is R-6, General Residence District. **(Fairfield)**

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

(Staff Report for by Jim Strauss)

 ACTION: Approved

**PLAN OF DEVELOPMENT AND ALTERNATIVE FENCE HEIGHT**  
*(Deferred from the April 25, 2001, Meeting)*

**POD-23-01**

Northside Recreation  
Hall - Meadowbridge  
Road

**Charles H. Fleet & Associates for M. L. Pinchback:**  
Request for approval of a plan of development and alternative fence height, as required by Chapter 24, Section 24-106 and 24-95(l)(5)b of the Henrico County Code to convert an existing retail building to a catering hall and construct a 308 square foot bathroom addition and a parking lot. A six-foot high fence would be located within the required front yard along Meadowbridge Road. The 0.4869 acre site is located at 3708 Meadowbridge Road at Savannah Avenue on parcel 117-6-A-23. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

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 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. A standard concrete sidewalk shall be provided along the west side of Meadowbridge Road.
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.

(Staff Report by Mike Kennedy)

 ACTION: Approved

## PLAN OF DEVELOPMENT

### POD-34-01

Mount Vernon Baptist Church Phases 2A and 2B  
(POD-24-95 Revised) -  
Nuckols Road

**Youngblood, Tyler & Associates, P. C. for Mount Vernon Baptist Church:** 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 two-story, 29,500 square foot, first phase, education building; two, 28,677 square foot, second phase, temporary modular building; permanent parking spaces and relocation of a portion of existing gravel parking area. The 45.62 acre site is located at 11220 Nuckols Road on parcels 18-A-24N and 27. The zoning is A-1, Agricultural District. 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 plan. 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 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
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. The temporary parking areas shall be properly compacted and maintained at all times.
28. The temporary trailers and related improvements shall be removed from the site on or before May 28, 2003.
29. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
30. 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.

31. 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.
32. 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.
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 [Mike Kennedy](#))

 **ACTION: Approved**

## PLAN OF DEVELOPMENT

### **POD-26-99**

Chestnut Grove  
Assisted Living Facility

### **William J. Schmidt & Associates for Chestnut Grove, LLC:**

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 73,510 square foot, 78 unit, assisted living facility. The 3.919 acre site is located at 9010 Woodman Road, approximately 200 feet north of Parham Road on the west side of Woodman Road on parcels 51-A-98 and 99. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Brookland)**

There are several outstanding issues including compliance with certain proffers and relocation of the dumpster from the front yard. 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-51C-98 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 conditions of variance A-60-2000 shall be met.

(Staff Report by [Ted McGarry](#))

 **ACTION: Approved**

**PLAN OF DEVELOPMENT** (*Deferred from the April 25, 2001, Meeting*)

**POD-31-01**

Trigon - Blue Cross and Blue Shield - Phase 1B and Master Plan - Staples Mill Road & W. Broad Street (POD-168-85 Revised)

**Draper Aden Associates for Trigon:** Request for approval of a revised plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a three-level parking deck, a future 308,000 square foot, four-story office building, and remodeling of the existing 265,000 square foot, four-story office building and northern parking area. The total building area is 573,000 square feet. The 27.18 acre site is located at 2015 Staples Mill Road on parcels 115-A-27, 28 and 29 and N-2003-20 (City of Richmond). The zoning is B-3, Business District and B-3C, Business District (Conditional). County water and sewer.  
**(Brookland)**

At the last meeting, the Planning Commission approved Phase 1A of the revised plan of development to allow construction of the first phase parking area. The applicant requested a deferral of the decision on Phase 1B and the master plan in order to allow the Department of Public Works additional time to complete their review of the traffic study, and to submit a revised plan to address drainage design issues. 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's recommendation will be made at the meeting.

(Staff Report by [Jim Strauss](#))

 **ACTION: Approved**

**SUBDIVISION**

**The Townes at**

**Koontz-Bryant, P.C. for Ima M. Liesfield Family Limited**

**Meredith Creek** (May 2001 Plan)

**Partnership and Wilton Real Estate & Development Corporation:** The 29.77 acre site is located on the northeast corner of the intersection of Hungary Road and Springfield Road on parcel 38-A-44. The zoning is RTHS, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)** 98 Lots

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 for residential townhouses, the following additional conditions are recommended:

- 13. A County standard sidewalk shall be constructed along the north side of Hungary Road.
- 14. The proffers approved as part of zoning case C-80C-00 shall be incorporated in this approval.
- 15. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."

(Staff Report by Mike Kennedy)

 **ACTION: Approved**

**SUBDIVISION**

**Four Mile Run** (May 2001 Plan)

**TIMMONS for Pendragon Development Company:** The 86.31 acre site is located approximately 0.33 mile north of intersection of New Market Road (Route 5) and Four Mile Run Parkway on parcel 238-A-31. The zoning is R-2AC, One-Family Residence District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer **(Varina)** 171 Lots

A revised plan was received on the preparation date of the agenda, and staff has not had an opportunity to complete its review. Staff's recommendation will be made at the meeting. The revised plan was requested to address setbacks to wetlands and RPA's, and issues relating to the BMP. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, and the following additional conditions are recommended:

- 12. Prior to construction plan approval, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.

13. The detailed plant list and specifications for the landscaping to be provided within the 35-foot-wide landscape buffer along I-295 and along Dominion Power's easement, and within the common areas shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
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.
15. A maximum of 50 lots may be recorded on a single point of access, inclusive of Four Mile Run Sections B, C and D.
16. Prior to construction plan approval, revised construction plans showing installation of required sidewalk along Four Mile Run Drive and King Elder Drive shall be submitted to the Planning Office for review and approval.
17. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which address the possible future extension of any street.

(Staff Report by Leslie News)

 ACTION: Approved

### SUBDIVISION & STEM LOT EXCEPTION

<p><b>Hallwood Farm -</b> Resubdivision of Lot 36</p>	<p><b>Engineering Design Associates for H. W. Owens Inc.:</b> Request for approval of a stem lot exception as required by Chapter 24, Section 24-95(w) and Chapter 19 Section 19-4(c) of the Henrico County Code to resubdivide an existing lot and create one standard cul-de-sac lot and one stem lot. The 0.957 acre site is located at the western terminus of Hallwood Road (under construction) on parcel 140-7-A-36. The zoning is R-3AC, One-Family Residence District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer <b>(Varina)</b> 2 Lots</p>
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The staff can not support the proposed exception.

(Staff Report by Michael Kennedy)

 ACTION: Withdrawn

### LANDSCAPE & LIGTING PLAN

LP/POD-79-99

K. Earl Johnson: Request for approval of a landscape and

Rainbow Station -  
Three Chopt Road

lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.68 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 B-1C, Business District (Conditional) and O-1C, Office District (Conditional). **(Three Chopt)**

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**

### LANDSCAPE & LIGHTING PLAN

**LP/POD-93-00**  
Capitol Floors &  
Decorations

**TIMMONS:** 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 3.0 acre site is located along the east side of Brookriver Drive on part of parcels 37-4-A-2B and 47-4-A-2. The zoning M-1C, Light Industrial District (Conditional) and WBSO (W. Broad Street Overlay) District. **(Three Chopt)**

The staff recommends this plan be deferred to the June 27, 2001, meeting.

**(Staff Report by [Jim Strauss](#))**

 **ACTION: Deferred to June 27, 2001**

### PLAN OF DEVELOPMENT

**POD-35-01**  
Gayton Baptist Church  
- N. Gayton Road  
(POD-98-90 Revised)

**C. E. Duncan & Associates, for Gayton Baptist Church:** 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 two-story, 6,000 square foot classroom addition (phase 1), a one-story, 14,400 square foot sanctuary with 900 seats (phase 2), and a two-story, 20,800 square foot gymnasium and fellowship hall (phase 3) at an existing church. The 11.75 acre site is located along the east line of Gayton Road, approximately 1,200 feet south of W. Broad Street (U.S. Route 250) on parcel 35-A-28A. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt)**

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 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. 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.

(Staff Report by Kevin Wilhite)

 **ACTION: Deferred to June 27, 2001**

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

**POD-37-01**

Truliant Federal Credit Union - Cox and Westerre Roads

**Hankins & Anderson, Inc. and DEI, Inc. for T. Walter Brashier and Truliant Federal Credit Union:** Request for approval of a plan of development, as required by Chapter 24, Sections 24-106 and 24.106.2 of the Henrico County Code to a one-story, 3,500 square foot facility with future expansion of 1,600 square feet. The 1.57 acre site is located on the northeast corner of Cox Road and Westerre Parkway, approximately 670 feet south of intersection of W. Broad Street (U.S. Route 250) and Cox Road on parcels 47-A-42, 43, 43A, and part of 47-A-55. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

Staff recommends approval subject to the annotations on the plans and the standard conditions for developments of this type.

(Staff Report by Christina Goggin)  
 ACTION: Approved

## PLAN OF DEVELOPMENT

### POD-36-01

First Union National  
Bank - Westgate @  
Wellesley

**TIMMONS for Wellesley Center, L. C. and First Union National Bank:** 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, 4,410 square foot bank building with drive thru facilities. The 2.56 acre site is located along the south line of W. Broad Street (U.S. Route 250), approximately 490 feet west of Spring Run Drive on part of parcels 36-A-49A and 50. The zoning is B-1C, Business District (Conditional), B-2C, Business District (Conditional) and W.B.S.O (W. Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

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 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 W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-5C-01, C-59C-00 and C-69C-95 shall be incorporated in this approval.
28. 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.
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. 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.
31. 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.
32. 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 June 27, 2001

### SUBDIVISION

**Andover Hills**  
(May 2001 Plan)

**Foster & Miller, P. C. for Forrest G. Urban and William Johnson:** The 17.92 acre site is located on Meadowview Road off Pemberton Road and proposed Mayland Drive near Pemberton Road on parcel 58-3-C-4 thru 10, 58-3-D-1 thru 7, 58-3-E-6 thru 11, 58-3-F-1 thru 5 and part of 58-2-A-3A and 4B. The zoning is R-5AC, General Residence District (Conditional). County water and sewer **(Three Chopt)** 60 Lots

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:

12. Each lot shall contain at least 5,625 square feet exclusive of floodplain areas.
13. Prior to requesting final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lot 1 (Block D) and Lot 48 (Block C) to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.
14. The limits and elevation of the 100 year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
15. The detailed plant list and specifications for the landscaping to be provided with the 20-foot-wide planting strip easement along Mayland Drive shall be

submitted to the Planning Office for review and approval prior to recordation of the plat.

16. And necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
17. 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 Jim Strauss)

 ACTION: Approved

### LANDSCAPE & LIGHTING PLAN

**LP/POD-81-00**

Extra Attic Mini Storage  
- Springfield Road

**Bay Design Group:** 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 4.33 acre site is located at the northeast intersection of Springfield Road (State Route 157) and Huron Avenue on parcel 49-A-33. The zoning is M-1C, Light Industrial District (Conditional).  
**(Brookland)**

The staff recommends this plan be deferred to the June 27, 2001, meeting.

(Staff Report by Jim Strauss)

 ACTION: Deferred to June 27, 2001

### SUBDIVISION

**Keaton Estates**

(May 2001 Plan)

**Foster & Miller, P. C. for James E. Keaton:** The 2.413 acre site is located on the northeast corner of Birch Brook Road and Wistar Road on parcels 71-A-28 and 71-5-C-6. The zoning is R-2, One-Family Residence District. County water and sewer **(Brookland)** 4 Lots

As of the preparation date of this agenda, the staff has not received a revised plan incorporating parcel "B2" as Lot 4 in the proposed subdivision, 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 subdivision served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 18,000 square feet.

13. The plan must provide at least the 100 foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.
14. Parcel B-2 will be incorporated into Keaton Estates as Lot 4 and not considered a residual parcel.

(Staff Report by Christina Goggin)

 ACTION: Deferred to June 27, 2001

### SUBDIVISION

**Brandyview**  
(May 2001 Plan)

**Balzer & Associates, Inc. for Anne J. Foster and Tummillo Builders, Inc.:** The 2.42 acre site is located on the northwest corner of Church Road and Clary Preston Drive on parcel 56-A-13A. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer **(Three Chopt)** 7 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. Each lot shall contain at least 11,000 square feet.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Church Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. The proffers approved as part of zoning case C-8C-01 shall be incorporated in this approval.
15. 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 Christina Goggin)

 ACTION: Approved

### SUBDIVISION

**Estates of Hampshire**

**Bay Design Group, P.C. for Gregory Windsor and Wilton Real Estate & Development Corporation:** The 14.82 acre site is located approximately 400 feet south of Nuckols Road

(May 2001 Plan)

and 1,450 feet west of Shady Grove Road on part of parcels 10-A-12, 17C, 17B and 10-1-2-10. The zoning is R-2C, One-Family Residence District (Conditional), R-2AC, One-Family Residence District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer **(Three Chopt)** 17 Lots

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:

12. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
13. The proffers approved as part of zoning cases C-71C-00, C-39C-00 and C-48C-90 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.
15. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of any stub street.

(Staff Report by [Kevin Wilhite](#))

 **ACTION: Approved**

## SUBDIVISION

**Hampshire**  
(May 2001 Plan)

**Bay Design Group, P. C. for W. L. Jones, Jr., Dominion Land & Development, Gregory Windsor, Robert P. Bain, JAD, L.L.C. and Wilton Real Estate & Development:** The 35.27 acre site is located approximately 950 feet south of Nuckols Road and 1,200 feet west of Shady Grove Road on part of parcels 10-(1)2-10, 17-A-9, 9A; 10-A-15, 17A , 17B and 17C. The zoning is R-2AC, One-Family Residence District (Conditional), R-2C, One-Family Residence District (Conditional) and A-1, Agricultural District. County water and sewer **(Three Chopt)** 75 Lots

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:

12. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
13. The proffers approved as part of zoning cases C-71C-00, C-40C-00 and C-39C-90 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

#### SUBDIVISION

**Patch Hills**  
(May 2001 Plan)

**QMT Corporation for Jimmie L. Pittman and Robert P. Bain:** The 5.92 acre site is located on the west line of Patch Road, approximately 100 feet north of Greenwood Road on parcels 7-A-15 and 20. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (Brookland) 5 Lots

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

11. Each lot shall contain at least 1 acre.
12. The plan must be redesigned to provide at least the 150 foot minimum lot width required and as regulated by Chapter 24 of the Henrico County Code.

(Staff Report by Christina Goggin)  
 ACTION: Approved

#### SUBDIVISION

**Sadler Glen**  
(May 2001 Plan)

**Youngblood, Tyler & Associates, P. C. for Queen Esther Bush, Lillie B. Morton Estate, T-N Corporation of Virginia, James A. Ryan and Sadler Green, LLC:** The 7.80 acre site is located along the north line of Wonder

Road (private), approximately 1,000 feet west of Sadler Road on part of parcels 27-A-29, 31, 32, 34 , 35 and 37-A-14 .The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer **(Three Chopt)** 14 Lots

This proposed addition to Sadler Glen includes a revision to a part of the Sadler Glen (April 2000 Plan). It involves changing the proposed connection to Sadler Grove from Sadler Glen Place to Sadler Glen Court. This will allow for a second point of access to be provided at an earlier point in time in the development of the entire subdivision and will eliminate the need for an emergency access to Wonder Road as required by the proffers of the zoning cases C-5-00 and C-78C-99.

As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of the plan. 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:

12. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide common area buffer along Sadler Grove Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. A County standard sidewalk shall be constructed along the north and south side of Wonder Road.
14. The proffers approved as part of zoning cases C-2C-01 and C-78C-99 shall be incorporated in this approval.
15. 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.
16. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of any stub street.
17. Prior to final subdivision approval, the applicant shall provide evidence satisfactory to the County Attorney of its legal right to construct a public road over top of Wonder Road (private).
18. The applicant shall quitclaim his interest in Wonder Road and any other private access roads or easements within the bounds of this development prior to recordation of the subdivision plat.

(Staff Report by Kevin Wilhite)

 ACTION: Approved

**RESOLUTION:** Forest Lodge Site - Substantially In Accord with the County of Henrico Comprehensive Plan (Presented by Audrey Anderson) - Brookland District

 ACTION: Approved

**ADJOURNed at 12:30 p.m.**