

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

AGENDA

October 24, 2001

The submission deadline for this hearing date was September 7, 2001.

The agenda for this meeting will be posted closer to the meeting date. For questions about the agenda, contact [Diana Carver](#), 501-4606.

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](#))

 **ACTION: Approved**

(FOR INFORMATIONAL PURPOSE ONLY)

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Canterbury on The James (October 1998 Plan)	Tuckahoe	11	11	2	1 Year 10/23/02
Dakota Estates (May 2000 Plan)	Varina	80	80	0	Deny
Old Williamsburg Road (A Ded. Of a portion of)	Varina	0	0	1	1 Year 10/23/02

Townes @ Shady Grove RTH (Sept. 2000 Plan)	Three Chopt	84	84	0	1 Year 10/23/02
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FOR PLANNING COMMISSION APPROVAL

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Magnolia Ridge Cluster Lot (Oct. 1994 Plan) (Formerly Stuarts Ridge)	Fairfield	387	21	5	1 Year 10/23/02
Millrace (October 1990 Plan)	Three Chopt	35	10	10	1 Year 10/23/02

TRANSFER OF APPROVAL

POD-100-93

New York Properties, L.C.
9220 Brook Road

James W. Theobald: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from New York Properties, LLC to Huss Holdings, LLC. The 1.431 acre site is located at 9220 Brook Road on the southwest corner of the intersection of New Your Avenue and Brook Road (U.S. Route 1) on parcels 43-2-14-18 and 21. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Fairfield)**

A site inspection for compliance with the approved conditions is complete and only minor discrepancies have been found. The new owner, Van Huss Holdings, LLC, accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Staff recommends approval of the transfer request, subject to the following condition.

1. Deficiencies as identified in the inspector's report dated October 10, 2001, shall be corrected or bonded by December 1, 2001.

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

 **ACTION: Approved**

TRANSFER OF APPROVAL

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)**

As of the preparation date of the agenda, the staff has not completed its review of this transfer request. The staff recommendation will be made at the meeting.

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

 **ACTION: Deferred to November 28, 2001**

TRANSFER OF APPROVAL

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)**

As of the preparation date of the agenda, the staff has not completed its review of this transfer request. The staff recommendation will be made at the meeting.

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

 **ACTION: Deferred to November 28, 2001**

TRANSFER OF APPROVAL *(Deferred from the May 23, 2001 Meeting)*

POD-14-97

Westwood Retail Center – 6221 W. Broad Street

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 on the southeast corner of 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). County water and sewer. **(Three Chopt)**

A site inspection for compliance with the approved conditions is complete and only minor discrepancies have been found. The new owner, SKY, Inc accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Staff recommends approval of the transfer request, subject to the following condition.

1. The deficiencies as identified in the inspectors report dated April 11, 2001, shall be corrected or bonded by December 1, 2001.

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

 **ACTION: Approved**

TRANSFER OF APPROVAL

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)**

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. The staff recommendation will be made at the meeting.

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

 **ACTION: Deferred to November 28, 2001**

TRANSFER OF APPROVAL

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 had an opportunity to complete the inspection of this site. The staff recommendation will be made at the meeting.

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



ACTION: Deferred to November 28, 2001

SUBDIVISION

Groome Estates
(October 2001 Plan)

Engineering Design Associates for C. T. & Joanne S. Groome: The 0.930 acre site is located along the north line of Yates Lane approximately 150 feet west of Lowell Street on part of parcel 147-A-108. The zoning is R-2A, One-Family Residence District and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)** 3 Lots

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

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



ACTION: Approved

PLAN OF DEVELOPMENT

POD-76-01
Blue Dot – Fuel Facility –
Audubon Drive

Engineering Design Associates for Carolyn M. Meares & John H. Ingram and Blue Dot, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct an unattended fueling facility. The 3.071-acre site is located on the north line of Audubon Drive approximately 1,200 feet east of Oakleys Lane on part of parcel 163-9-B-1D. The zoning is M-1C, Light Industrial District (Conditional) and ASO District (Airport Safety Overlay). County water and sewer. **(Varina)**

This property is regulated by proffers of zoning case C-10C-89. It appears the proffers do not permit this use. Further, research into the rezoning staff report and minutes are being conducted. Staff cannot recommend approval. A revised 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:

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-10C-89 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.

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



ACTION: Withdrawn

LANDSCAPE PLAN (*Deferred from the September 26, 2001, Meeting*)

LP/POD-4-01

Citizens & Farmers Bank -
Williamsburg Road

Ken Magalis and Jeff Collins for Citizens and Farmers

Bank: 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 1.81 acre site is located on the northeast corner of Williamsburg Road and Garland Avenue at 104 Williamsburg Road on parcel 164-2-10-H. The zoning is B-1, Business District and ASO District (Airport Safety Overlay). **(Varina)**

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

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



ACTION: Approved

REVISION OF PLAN OF DEVELOPMENT (*Deferred from the September 26, 2001, Meeting*)

POD-70-01

Elko Union Church - Elko
Road

Engineering Design Associates for Elko Union Church:

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, 12,000 square foot multi-purpose building and master plan that would authorize a future one-story, 12,000 square foot sanctuary as well as additional parking. The 7.45 acre site is located at 6861 Elko Road (State Route 156) on parcels 156-2-C, 6, 9, 13 and 16 and 156-2-D-1, 19 and 20. The zoning is A-1, Agricultural

District. Individual well and septic tank/drainfield. **(Varina)**

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 right-of-way for widening of Elko Road (State Route 156) 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 entrances and drainage facilities on State Route 156 shall be approved by the Virginia Department of Transportation and the County.
26. 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.
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 temporary parking areas shall be properly compacted and maintained at all times.
 29. The applicant shall furnish proof to the Planning Office that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project 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.
31. 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.
32. 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 shall be reviewed and approved by the Planning Commission and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
33. The section of Elko Station subdivision occupied by the site shall be vacated, including a portion of landscape easements, utility easements and Caboose Lane prior to issuance of certificate of occupancy.

(Staff Report by [Michael Kennedy](#))



ACTION: Approved

SUBDIVISION

Millspring Townes
(October 2001 Plan)

Bay Design Group, P.C. for River Tower Building #3 and Wilton Development Corporation: The 23.43 acre site is located along the west line of Hungary Spring Road, approximately 200 feet north of Olde West Drive on parcel 50-A-39. The zoning is RTHC, Residential Townhouse District (Conditional) and C-1, Conservation District. County water and sewer. **(Brookland)** 150 Lots

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.

13. 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."
14. The proffers approved as part of zoning case C-30C-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 [Kevin Wilhite](#))

 **ACTION: Approved**

SUBDIVISION & STEM LOT EXCEPTION

Hallwood Farms, Section B
(A Resubdivision of Lots 36 and 37 and Common Areas)
(October 2001 Plan)

Engineering Design Associates for H. W. Owens, Inc.: 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 two standard cul-de-sac lots and two stem lots. The 3.8 acre site is located on the western terminus of Hallwood Farm Road (under construction) on parcels 140-7-A-100, 146-11-A-36 and 37. The zoning is R-3AC, One-Family Residence District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)** 4 Lots

The staff can not support the proposed exception. Should the Commission act on the request in addition to the standard conditions for conditional subdivisions served by public utilities, the following additional condition.

12. 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."

(Staff Report by [Michael Kennedy](#))

 **ACTION: Denied**

PLAN OF DEVELOPMENT

POD-74-01

Professional Office at
CrossRidge – Staples Mill
Road

Jordan Consulting Engineers, P. C. for Staples Mill, L.C.: 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, 35,676 square foot office. The 8.92 acre site is located 1,000 feet south of Staples Mill Road (State Route 33) on part of parcel 40-A-14. The zoning is O-2C, Office District (Conditional). 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 right-of-way for widening of Staples Mill Road (State Route 33) 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 entrances and drainage facilities on Staples Mill Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
26. 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.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. The proffers approved as a part of zoning case C-17C-00 shall be incorporated in this approval.

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 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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
32. The owners shall not begin clearing of the site until the following conditions have been met:
 - a. The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - b. After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - c. The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Planning Office and the Department of Public Works.
 - d. The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.

(Staff Report by [Michael Kennedy](#))

 **ACTION: Approved**

PLAN OF DEVELOPMENT *(Deferred from the September 26, 2001, Meeting)*

POD-57-01

The Virginia Diocesan
Center at Roslyn - Phase
1 and Master Plan - River
Road

Draper Aden Associates for Memorial Trustees of the

Virginia Diocese: 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, 14,313 square foot dining hall, a two-story, 5,489 square foot community center, three, two-story guest residences totaling 4,950 square feet and a master plan for future development in an existing church education and conference center. The 97.35 acre site is located along the

south line of River Road approximately 1,300 feet east of Parham Road on parcel 125-A-25. The zoning is R-1, One-Family Residence District. County water and sewer. (Tuckahoe)

As of the preparation date of this agenda, the staff has not received any additional information concerning the number of parking spaces to be provided on site. 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:

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.
28. 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.
29. The applicant shall widen both entrances drives off of River Road to the minimum County width standards with the next phase of this development.

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



ACTION: Approved

PLAN OF DEVELOPMENT

POD-75-01
Richmond Subaru – 9177
W. Broad Street

Balzer & Associates, Inc. for Jacques J. Moore, Jr.:
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, 6,364 square foot

building addition and associated parking. The 6.57 acre site is located along the southern line of West Broad Street (U.S. Route 250) approximately 490 feet west of Tuckernuck Drive on parcel 59-A-37B. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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 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. 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. A standard concrete sidewalk shall be provided along the south side of W. Broad Street (U.S. Route 250).
28. All repair work shall be conducted entirely within the enclosed building.
29. The proffers approved as a part of zoning case C-50C-81 and C-54C-83 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
33. 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.
34. 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.
35. 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.
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.

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

 **ACTION: Approved**

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION *(Deferred from the September 26, 2001, Meeting)*

POD-60-01

Virginia Eye Institute -
ASC Building - Huguenot
Road

Timmons for SBB Associates: 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, 14,315 square foot medical office building. The 2.68 acre site is located along the south line of Huguenot Road, approximately 1,100 feet west of River Road on parcel 126-A-8A. The zoning is B-1, Business District and O-1, Office District. County water and sewer. **(Tuckahoe)**

As of the preparation date of this agenda, the staff has not received a revised architectural 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:

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 and Division of Fire.
25. Outside storage shall not be permitted.
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.
29. A VDOT standard concrete sidewalk shall be provided along the south side of Huguenot Road from the eastern property line to the Huguenot Bridge. The applicant may escrow sufficient funds for construction of said sidewalk in conjunction with future improvements to the Huguenot Bridge.

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

 **ACTION: Approved**

LANDSCAPE, LIGHTING & ALTERNATIVE FENCE HEIGHT PLAN

LP/POD-40-96

Madison @ Spring Oaks
Phase I – Three Chopt Road

Youngblood, Tyler & Associates, P.C. for SHLP Madison

Development, L.L.C.: Request for approval of a landscape, lighting and alternative fence height plan, as required by Chapter 24, Sections 24-106, 24-106.2 AND 24-95(l)(6)b. and c. of the Henrico County Code. The 16.73 acre site is located on the north line of Three Chopt Road, approximately 500 feet west of Pump Road on parcel 46-A-1W. The zoning is R-5C, General Residence District (Conditional) and WBSO (West Broad Street Overlay) District. **(Three Chopt)**

Several outstanding issues exist for both Phase I and Phase II of this development, which must be addressed prior to recommendation for approval. The major issues, as annotated on the plan, include resolution of lighting issues (pole heights, light levels, and fixture types); provision of additional information regarding tree canopy requirements and existing trees in the perimeter buffers and landscape areas; and resolution of conflicts with the substantial drainage and utility easements along Three Chopt Road. The frontage of the site along Three Chopt Road is within the West Broad Street Overlay District. Landscaping in this area should meet the overlay requirements, while avoiding existing County drainage and utility structures. Revised plans have been requested to address these issues. Ornamental 6' height iron fencing, with 7' height brick columns, is proposed along Three Chopt Road and Spring Oak Drive, which requires approval of an alternative fence height. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

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



ACTION: Deferred to November 28, 2001

LANDSCAPE, LIGHTING & ALTERNATIVE FENCE HEIGHT PLAN

LP/POD-82-96

Madison @ Spring Oaks
Phase II – Three Chopt
Road

Youngblood, Tyler & Associates, P.C. for SHLP

Madison Development L.L.C.: Request for approval of a landscape, lighting and alternative fence height plan, as required by Chapter 24, Sections 24-106, 24-106.2 and 24-95(l)(6) b. and c. of the Henrico County Code. The 20.63 acre site is located on the north line of Three Chopt Road, approximately 1,000 feet west of Pump Road on parcel 36-A-50A. The zoning is R-5C, General Residence District (Conditional) and WBSO (West Broad Street Overlay) District. **(Three Chopt)**

Several outstanding issues exist for both Phase I and Phase II of this development, which must be addressed prior to recommendation for approval. The major issues, as annotated on the plan, include resolution of lighting issues (pole heights, light levels, and fixture types); provision of additional information regarding tree canopy requirements and

existing trees in the perimeter buffers and landscape areas; and resolution of conflicts with the substantial drainage and utility easements along Three Chopt Road. The frontage of the site along Three Chopt Road is within the West Broad Street Overlay District. Landscaping in this area should meet the overlay requirements, while avoiding existing County drainage and utility structures. Revised plans have been requested to address these issues. Ornamental 6' height iron fencing, with 7' height brick columns, are proposed along Three Chopt Road and Spring Oak Drive, which requires approval of an alternative fence height. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

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

 **ACTION: Deferred to November 28, 2001**

LANDSCAPE PLAN

LP/POD-32-99

St. Paul's Baptist Church –
Creighton Road

Steve Harvey for St. Paul's Baptist Church: 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 46.27 acre site is located on the south line of Creighton Road, approximately 1,200 feet east of Cedar Fork Road on parcel 130-A-20. The zoning is A-1, Agricultural District, and ASO District (Airport Safety Overlay District). **(Varina)**

A revised plan has been requested to address provision of trees between the parking lots and Creighton Road. As this site is within the Creighton Road Corridor Special Strategy area, additional plantings are recommended to meet the goals of this area, including screening of parking areas from Creighton Road, and to meet code requirements. Staff's recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plan are recommended.

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

 **ACTION: Approved**

LANDSCAPE PLAN

LP/POD-12-00

Hunton Baptist Church
Facility Expansions

TIMMONS for Hunton Baptist Church: 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 8.98 acre site is located at the intersection of Old Washington Highway and Greenwood Road on parcels 14-8-11-55A and 14-8-12-54B. The zoning is District B-3, Business District and A-1, Agricultural District. **(Brookland)**

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

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

 **ACTION: Approved**

PUBLIC HEARING: Residential Set Back Ordinance

(Staff Report by [Lee Householder](#))

 **ACTION: Approved**

PUBLIC HEARING: 2010 Plan Environmental Element Update – Chesapeake Bay Act Compliance

(Staff Report by [Audrey Anderson](#))

 **ACTION: Approved**

RESOLUTION: Henrico Theatre Expansion – Substantially In Accord with the County of Henrico Comprehensive Plan (Varina District)

(Staff Report by [Audrey Anderson](#))

 **ACTION: Approved**

ADJOURNed at 11:38 a.m.