

**PLANNING COMMISSION**

**SUBDIVISION AND PLAN OF DEVELOPMENT**

**AGENDA**

**September 26, 2001**

The submission deadline for this hearing date was August 10, 2001.

For questions about the agenda, contact [Diana Carver](#), 501-4606.

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**ROLL CALL:**

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

**EXPEDITED AGENDA:** (Presented [by Kevin Wilhite](#))

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**  
(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>
Olde Colony Estates (August 2000 Plan)	Varina	135	75	0	1 Year 8/28/01
Osborne Acres (August 1999 Plan)	Varina	17	17	1	1 Year 8/28/01
Pine Creek (August 2000 Plan)	Varina	50	50	0	1 Year 8/28/01
The Ponds @ Dandridge Farms (August 1999 Plan) (Formerly Olde Mill Pond)	Three Chopt	44	44	1	1 Year 8/28/01
The Townes @	Brookland	177	107	0	1 Year

**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>
Eddleton Estates (August 1996 Plan)	Brookland	10	5	4	90 days 12-19-01

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

**POD-7-76**  
Huntington Village  
Apartments (Formerly  
Westminister Commons  
Apartments)  
(POD-38-73 and POD-  
40-74 Revised)

**Morton G. Thalhimer, Inc. for SLSM, LLC:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Westminister Commons Association to SLSM, LLC, Inc. The 21.83 acre site is located at the northeast corner of U.S. Route 301 and Crenshaw Road Extended on parcel 84-A-25. The zoning is R-5, One-Family Residence District and R-6, General Residence District. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. As of the preparation date of this agenda, the applicant has submitted a landscape and lighting plan to correct the deficiencies on site. The staff recommends this approval of this transfer request with the following condition.

1. The deficiencies as noted in the May 2001 inspection will be corrected by Planning Office approval of the submitted landscape and lighting plan and subsequent installation or bonding of said landscaping.

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

 **ACTION: Approved**

**ALTERNATIVE FENCE HEIGHT PLAN**

**POD-7-76**  
Huntington Village  
Apartments (Formerly  
Westminister Commons  
Apartments)  
(POD-38-73 and POD-  
40-74 Revised)

**Morton G. Thalhimer, Inc. for SLSM, LLC:** Request for approval of an alternative fence height, as required by Chapter 24, Section 24-95.(1.)(6)b of the Henrico County Code, to construct a five-foot aluminum coated fence. The 21.83 acre site is located at the northeast corner of U.S. Route 301 and Crenshaw Road Extended on parcel 84-A-25. The zoning is R-5, One-Family Residence District and R-6, General Residence District. **(Fairfield)**

The staff recommends approval of this request, subject to the original conditions of POD 7-76, the annotations on the plan, and the following additional conditions:

1. Proper permits will be obtained prior to construction of the proposed fences.
2. The Owner or the Owner's contractor shall contact the County Fire Marshall prior to completion of the fence installation, to test and inspect the operation of the gates.
3. All fences on the site shall be continuously and properly maintained in good repair by owners/ managers of the site.
4. Trash and debris will not be allowed to accumulate along the fence.
5. Maintenance agreements must be provided where the proposed fence is located within any existing or proposed easements.

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

 **ACTION: Approved**

#### **TRANSFER OF APPROVAL**

**POD-84-76**

Eastern Area Alternative School (Formerly Newbridge Baptist Church) Nine Mile Road and Newbridge Roads

**Henrico County Public Schools:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from The New Bridge Baptist Church to Henrico County Public Schools. The 14.43 acre site is located at the southwest corner of Nine Mile Road (U.S. Route 33) and Newbridge Road on parcels 141-A-96, 142-A-7 and 148-A-1 and 2. The zoning is R-2A, One-Family Residence District and R-3, One-Family Residence District. **(Varina)**

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 [Jim Strauss](#))

 **ACTION: Approved**

#### **TRANSFER OF APPROVAL**

**POD-8-79**

Thomas Hamilton & Associates (Formerly Capital S & L)

**Thomas W. Hamilton:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Capital S & L to Thomas Hamilton & Associates. The 0.41 acre site is located at 6200 Lakeside Avenue on parcel 83-18-2-24. The zoning is B-1, Business District. **(Fairfield)**

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

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

 ACTION: Approved

### TRANSFER OF APPROVAL

**POD-14-83**

Chewning & Wilmer, Inc.  
(Formerly Federal Express City Station)

**Charles P. "Jed" Wilson for Chewning & Wilmer, Inc.:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from W. S. Carter, Jr. and W. L. Carter Partnership to Partners, LLC. The 1.846 acre site is located along the western line of Mechanicsville Turnpike (U.S. Route 360) approximately 230 feet north of Barlow Street at 2508 Mechanicsville Turnpike on parcel 139-1-Q-1. The zoning is M-2, General Industrial District. **(Fairfield)**

A site inspection for compliance with the approved conditions is complete and only minor discrepancies have been found. The new owner, Chewning & Wilmer accepts and agrees to be responsible for continued compliance with the conditions of the original approval, and has agreed to correct the deficiencies as identified in the inspector's report dated August 9, 2001, by October 1, 2001. Staff recommends approval of this transfer request.

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

 ACTION: Approved

### TRANSFER OF APPROVAL

**POD-106-84**

The Dump  
(Formerly Farm Fresh - Brook Road)

**McCandlish Kaine:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Farm Fresh, Inc. to Strelitz Brook Road, LLC. The 8.860 acre site is located along the west line of Brook Road (U.S. Route 1) approximately 300 feet south of Lakeside Avenue on parcel 73-A-6. The zoning is B-3, Business District. **(Fairfield)**

A site inspection for compliance with the approved conditions is complete and only minor discrepancies have been found. The new owner, Strelitz Brook Road, LLC accepts and agrees to be responsible for continued compliance with the conditions of the original approval, and has agreed to correct the deficiencies as identified in the inspector's report dated September 7, 2001, by September 26, 2001. Staff recommends approval of this transfer request.

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

 ACTION: Approved

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

**POD-138-88**  
Lakeside Animal  
Hospital - Lakeside  
Avenue

**Hirschler, Fleischler, Weinberg, Cox & Allen for Lakeside Animal Properties, LLC:** Request for approval of a partial transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Nancy S. Lickey to Lakeside Animal Properties, LLC. The .55 acre site is located on the west line of Lakeside Avenue, between Barclay Road and Winwood Road on parcels 94-14-4-17, 19, 21A, 22 and 24. The zoning is B-2, Business District. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Staff recommends approval of this transfer request.

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

 **ACTION: Approved**

#### TRANSFER OF APPROVAL

**POD-123-97**  
Graybar Electric @  
Highwoods Distribution  
Center - Laburnum  
Avenue

**Foster & Miller, P.C.:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Highwoods/Forsyth Limited Partnership and Ila M. Adams to Highwoods/Forsyth Limited Partnership and JDW Investments. The 79.5 acre site is located on the southeast corner of Darbytown Road and Laburnum Avenue on parcels 204-A-28, 28A and 28B. The zoning is M-1C, Light Industrial District (Conditional) and ASO District (Airport Safety Overlay). **(Varina)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Staff recommends approval of this transfer request subject to the following additional condition.

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

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

 **ACTION: Approved**

#### TRANSFER OF APPROVAL

**POD-30-99**  
Summit Gayton  
Apartments

**The Breeden Company, Inc. for North Gayton Road Venture, LLLP:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Summit Properties to North Gayton Road Venture, LLLP. The 22.649 acre site is located on the east line of North Gayton Road Extended on part of parcel 36-A-45 and 36-A-43. The zoning is R-5C, General Residence District (Conditional) and R-6C, General Residence District (Conditional). **(Three Chopt)**

The new owner accepts and agrees to be responsible for compliance with the conditions of the original approval. The staff recommends approval of this transfer request.

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

 ACTION: Approved

## LANDSCAPE PLAN

### 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 north east corner of Williamsburg Road and Garland Avenue @ 104 Williamsburg Road on parcel 164-2-10-H. The zoning is B-1, Business District and ASO District (Airport Safety Overlay).  
**(Varina)**

Additional information regarding the transitional buffer area between this site and the adjacent residential property has been requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

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

 ACTION: Deferred to October 24, 2001

## PLAN OF DEVELOPMENT *(Deferred from the June 27, 2001, Meeting)*

### POD-95-00

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

**Foster & Miller, P. C. and Harry Pradhan 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)**

The applicant has requested a deferral to February 27, 2002. He has engaged another architectural/engineering firm to provide revised plans.

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

 ACTION: Deferred to February 27, 2002

## PLAN OF DEVELOPMENT & LIGHTING PLAN

**POD-56-01**  
Ackley Avenue -  
Wilhook Building

**Bay Design Group, P. C. for Wilton Development:** 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, 26,600 square foot office/warehouse. The 4.96 acre site is located on the eastern terminus of Ackley Avenue on part of parcel 61-A-75. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

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. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 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. 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. The proffers approved as a part of zoning case C-75C-99 shall be incorporated in this approval.
29. 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.
30. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces

required for the proposed uses and the amount of parking available according to approved plans.

(Staff Report by Ted McGarry)  
 ACTION: Approved

## PLAN OF DEVELOPMENT

**POD-63-01**  
Mountain Road  
Wesleyan Church  
(POD-42-98 Expired)

**Balzer & Associates for Mountain Road Wesleyan Church and Norman Company, Inc.:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 2,176 square foot church. The 4.862 acre site is located at 3770 Mountain Road on part of parcel 21-A-9A. The zoning is A-1, Agricultural District. County water and septic tank/drainfield.  
**(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:

- 1A. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water. The well location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public water system when available within 300 feet of the site/building.
23. The right-of-way for widening of Mountain 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
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 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. The Health Department must be provided proof of recordation of a deed combining the two parcels to meet the Health Department's requirement for continued use of the existing drainfield on parcel 21-A-9A and provide a future drainfield on parcel 21-A-9.

(Staff Report by Ted McGarry)  
 **ACTION: Approved**

### PLAN OF DEVELOPMENT

#### POD-72-01

International  
Brotherhood Of  
Electrical Workers Office  
& Master Plan - E. Nine  
Mile Road

**Engineering Design Associates for DC Partners and IBEW:** 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, 10,200 square foot office building and master plan. The site is located on the north line of E. Nine Mile Road (State Route 33) approximately 500 feet east of N. Airport Drive on parcel 256-A-36A and part of 37. The zoning is B-3, Business District and B-3C, Business District (Conditional). County water and sewer. **(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 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. 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.
29. The entrances and drainage facilities on Nine Mile Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
30. 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.

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

 **ACTION: Approved**

## SUBDIVISION

<p><b>Landmark Road</b> (Dedication of a 300-foot portion of Landmark Road) (September 2001 Plan)</p>	<p><b>Jordan Consulting Engineers, P.C. for Wawa, Inc.:</b> The 0.445 acre site is located at the northern terminus of Landmark Road approximately 450 feet north of its intersection with E. Parham Road on part of parcel 61-A-67. The zoning is M-1, Light Industrial District. County water and sewer. <b>(Brookland)</b> 0 Lots</p>
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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

<p><b>POD-61-01</b> Chamberlayne Commons Office/Warehouse - Chamberlayne Avenue</p>	<p><b>Michael E. Doczi &amp; Associates, PLLC and Gregor-Sparks, LLC:</b> Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct three, two-story, 2,000 square foot office/buildings. The 4.066 acre site is located at 5506 and 5512 Chamberlayne Avenue on parcels 84-A-11A and 14. The zoning B-2, Business District. County water and sewer. <b>(Fairfield)</b></p>
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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 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. 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 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 Michael Kennedy)  
 ACTION: Approved

## PLAN OF DEVELOPMENT

**POD-67-01**  
Hollybrook Townhouses  
- St. Claire Lane

**Balzer & Associates, Inc. for Marvin Cole and Coelletly & Associates Inc.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 62, two-story, 1,280 square foot residential townhouse units. The 6.934 acre site is located 1,000 feet east of Mechanicsville Turnpike (U.S. Route 360) at the eastern terminus of St. Claire on parcel 139-A-10. The zoning is RTH, Residential Townhouse District. County water and sewer. **(Fairfield)**

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 subdivision plat for Hollybrook Townhouses shall be recorded before any building permits are issued.
24. The right-of-way for widening of Holly Street 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.
25. 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.
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. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
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. The pavement shall be of a 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.
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. 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 Michael Kennedy)  
 ACTION: Approved

## REVISION OF PLAN OF DEVELOPMENT

**POD-70-01**                      **Engineering Design Associates for Elko Union Church:**  
Elko Union Church -        Request for approval of a plan of development, as required by  
Elko Road                      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 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.
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: Deferred to October 24, 2001**

## SUBDIVISION

**Woodman Trace**  
(September 2001 Plan)

**Balzer & Associates, Inc. for J. W. & K. M. Atkinson, Richmond Steel and Aspect Properties:** The 11.729 acre site is located between the west line of Woodman Road and the east line of Winston Boulevard approximately 500 feet north of the intersection of Woodman Road and Blackburn Road on parcels 41-3-F-44, 41-3-F-28 and 41-3-F-27C. The zoning is R-3, One-Family Residence District. County water and sewer. **(Fairfield) 27 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 has requested a revised plan to provide a stub road connection to the south from Road C, and to redesign the lots around the remaining cul-de-sac. 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 condition is recommended:

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

(Staff Report by Leslie News)  
 ACTION: Approved

### SUBDIVISION

**Old Oakland**  
(September 2001 Plan) **Resource International, LTD for Clara Ingram Trust and FDS Management:** The 12.70 acre site is located on Old Oakland Road approximately one mile from New Market Road (State Route 5) on part of parcel 192-A-5. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. (Varina) 31 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 condition:

12. The proffers approved as part of zoning case C-20C-01 shall be incorporated in this approval.

(Staff Report by Michael Kennedy)  
 ACTION: Approved

### PLAN OF DEVELOPMENT *(Deferred from the September 13, 2001, Meeting)*

**POD-42-01**  
Spring Oak Retail - W. Broad Street and Spring Oak Drive **Balzer & Associates, Inc. for HHHunt Corporation and WSG Development Company:** 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, 5,780 square foot retail facility. The 0.71 acre site is located at the southeast corner of W. Broad Street (U.S. Route 250) and Spring Oak Drive at 11591 W. Broad Street on parcel 36-A-51. The zoning is B-1C, Business District (Conditional) and WBSO (West Broad Street Overlay District). 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. A standard concrete sidewalk shall be provided along the east side of Spring Oak Drive.
26. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
27. Outside storage shall not be permitted.
28. A 35-foot planting strip to preclude ingress or egress along the south side of W. Broad Street (U.S. Route 250) shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
29. The proffers approved as a part of zoning case C-6C-01 shall be incorporated in this approval.
30. This business shall not remain in operation after midnight and no exterior signs shall remain lighted after 12:00 midnight.
31. 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.
32. 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.
33. 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.
34. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
35. 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.
36. 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.
37. 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 Christina Goggin)

 ACTION: Approved

**REVISED PLAN OF DEVELOPMENT & REVISED LANDSCAPE PLAN** *(Deferred from the July 25, 2001, Meeting)*

<p><b>POD-85-97</b> Lowe's @ Short Pump - Pouncey Tract Road</p>	<p><b>McKinney &amp; Company for Lowe's Home Centers Inc.:</b> Request for approval of a revised plan of development for approval of an outdoors sales area and a revised landscape plan, as required by Chapter 24, Sections 24-106, 24-62.1(i) and 24-106.2 of the Henrico County Code. The 16.21 acre site is located at the southeast corner of Interstate 64 and Pouncey Tract Road on part of parcel 36-A-18-G. The zoning is B-3C, Business District (Conditional) and WBSO (W. Broad Street Overlay) District. County water and sewer. <b>(Three Chopt)</b></p>
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The applicant is requesting approval of an outdoor sales area as permitted in the B-3, Business District. All outside sales areas shall be located and screened in accordance with the development standards in the zoning ordinance.

A revised plan of development has been submitted to indicate the locations and methods of screening, which includes small masonry walls and opaque fencing. A revised landscape plan has also been submitted for approval and proposes improved screening along the eastern line of Pouncey Tract Road.

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

(Staff Report for landscape plans by Jim Strauss)

 ACTION: Approved

### LANDSCAPE & LIGHTING PLAN *(Deferred from the July 25, 2001, Meeting)*

#### 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 4.3 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)**

This application was deferred at last month's meeting in order to allow for the construction to proceed to a point where the plan could be reviewed on site. As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of this plan. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)

 ACTION: Approved

### LANDSCAPE PLAN

#### LP/POD-50-00

Shady Grove Animal  
Clinic

**West End Veterinary Associates:** 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 .55 acre site is located along the south line of Old Nuckols Road, approximately 550 feet west of Nuckols Road, on part of parcel 18-A-22E. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

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. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Jim Strauss)

 ACTION: Approved

### LANDSCAPE PLAN

#### LP/POD-78-00

McDonald's @ Twin

**CEGG Associates, LLC:** Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106

Hickory Town Center and 24.106.2 of the Henrico County Code. The .972 acre site is located on the southwest corner of Nuckols Road and Old Nuckols Road on part of parcel 18-A-22E. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

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. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Jim Strauss)

 **ACTION: Approved**

### PLAN OF DEVELOPMENT

**POD-59-01**  
Miller's Neighborhood  
Market @ Town Center  
@ Twin Hickory -  
Nuckols Road

**Hankins & Anderson, Inc. for Retlaw 100 L.L.C. and Miller Oil Company, Inc.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 3,200 square foot convenience store with fuel pumps and a one-story, 1,000 square foot car wash/storage building. The 1.67 acre site is located along the south line of Nuckols Road, approximately 250 feet west of Twin Hickory Road on part of parcel 18-A-22E. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not 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 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 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. The proffers approved as a part of zoning case C-19C-94, C-56C-94, C-49C-96 and C-68C-99 shall be incorporated in this approval.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
29. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
30. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Kevin Wilhite)  
 **ACTION: Approved**

### SUBDIVISION

<p><b>Belle's Landing</b> (September 2001 Plan)</p>	<p><b>Youngblood, Tyler &amp; Associates, P. C. for Annie B. Gordon and West End Developers, LLC:</b> The 5.55 acre site is located on the north line of Church Road approximately 200 feet west of Abbey Lane on parcel 56-A-4 and 56-1-A-1. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. <b>(Three Chopt) 12 Lots</b></p>
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As of the preparation date of this agenda, the staff has not received a plan that meets minimum submission requirements. Therefore the staff cannot complete its review or make a recommendation at this time. 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 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.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

14. The proffers approved as part of zoning case C-7C-01 shall be incorporated in this approval.

(Staff Report by Christina Goggin)

 ACTION: Approved

### SUBDIVISION

**Laurel Woods**  
(September 2001 Plan)

**Youngblood, Tyler & Associates, P. C. for Thomas L. Browning and Wachovia Bank, N.A., Executor under the Estate of Charles H. Cline:** The 3.05 acre site is located on the south side of Sunrise Road approximately 300 feet west of Pump Road on parcels 56-A-32 and 56-A-34. The zoning is R-3AC, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 9 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.

(Staff Report by Jim Strauss)

 ACTION: Approved

### BEGINNING AT 10:00 A.M.

### PLAN OF DEVELOPMENT & ALTERNATIVE FENCE HEIGHT PLAN

*(Deferred from the July 25, 2001, Meeting)*

**POD-24-01**  
Emmaus United  
Methodist Church -  
Staples Mill Road and  
Wistar Road

**Hulcher & Associates, Inc. for Yunho Eo:** Request for approval of a plan of development and an alternative fence height plan, as required by Chapter 24, Sections 24-106 and 24-95.(l.)(7)b of the Henrico County Code to construct a one-story, 5,348 square foot lecture hall connected to an existing building. The 3.412-acre site is located on the northeast corner of Staples Mill and Wistar Roads at 8001 Staples Mill Road on parcel 71-A-55. The zoning is R-3, One-Family Residence District. County water and septic tank/drainfield.  
**(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 Wistar 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. Outside storage shall not be permitted.
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. The applicant shall furnish proof to the Planning Office that conditions satisfactory to the Health Department have been met that ensure the existing septic tank drainfield system is suitable for this project prior to the issuance of a building permit.
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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. 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.
34. 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

Christina Goggin



**ACTION: Approved**

**PLAN OF DEVELOPMENT & LIGHTING PLAN** *(Deferred from the July 25, 2001, Meeting)*

**POD-49-01**

O'Charley's - W. Broad Street and Horsepen Road

**James A. Craig and Foster & Miller, P.C. for Kimco Richmond 800, Inc. and O'Charley's Inc.:** 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, 7,062 square foot restaurant in an existing shopping center. The 1.92 acre site is located at the southwest intersection of W. Broad Street (U.S. Route 250) and Horsepen Road on part of parcel 92-A-47. The zoning is B-2, Business District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan as requested. In addition, the applicant is requesting a variance from site coverage requirements in a shopping center. This request is scheduled to be heard by the Board of Zoning Appeals on September 20, 2001. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Outside storage shall not be permitted.
26. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

28. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
29. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
30. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Kevin Wilhite)

 **ACTION: Approved**

### PLAN OF DEVELOPMENT

**POD-58-01**

Primrose School Twin  
Hickory - Twin Hickory  
at Lake Drive

**Interplan LLC for HHHunt Corporation and Primrose School Franchising Company:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a 9,769 square foot day care facility. The 2.213 acre site is located on the northeast corner of Twin Hickory Lake Drive and proposed Hickory Bend Drive on parcel 27-A-4. The zoning is O-1C, Office 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. The proffers approved as a part of zoning case C-48C-98 shall be incorporated in this approval.
26. 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.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

28. Insurance Services Office (ISO) calculations must be included with the 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. 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 [Mike Kennedy](#))

 **ACTION: Approved**

## PLAN OF DEVELOPMENT

### **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 a revised plan, as requested. In addition, the applicant is requesting a reduction in the number of spaces required through the utilization of mixed-use parking regulations. This request is still under review. 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.
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.

(Staff Report by Kevin Wilhite)

 **ACTION: Deferred to October 24, 2001**

## PLAN OF DEVELOPMENT

### POD-62-01

Trinity United Methodist Church - Parking Expansion  
(POD-4-86 Revised)

**McKinney & Company and Williams, Mullen, Clarke & Dobbins for Trinity United Methodist Church:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to expand an existing parking lot. The 5.39 acre site is located along the north line of Rock Creek Road approximately 350 feet east of Forest Avenue on parcels 101-15-I-8, 17, 18 and 101-A-35, 36 37 and 38. The zoning is R-3, One-Family Residence 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 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 approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval.

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. 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
26. 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.
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 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.
29. 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.
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. 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 [Christina Goggin](#))

 ACTION: Approved

## PLAN OF DEVELOPMENT

POD-64-01

Balzer & Associates, Inc. for Bon Secours - St. Mary's

St. Mary's Hospital  
Ortho/Rehab Building  
Addition  
(POD-60-93 Revised)

**Hospital of Richmond, Inc. and Woolfolk Medical Group:** 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 second story, 21,200 square foot addition to an existing ortho/rehab building. The 2.95 acre site is located at 5899 Bremono Road on parcels 114-A-3NA and 114-A-3N. The zoning is O-3C, 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 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-19C-93 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. An updated Master Plan including any proposed building additions, parking expansions, future acquisitions and the number of parking spaces for each parking lot shall be submitted prior to construction plan approval.
27. A Traffic/Pedestrian plan shall be submitted and approved by the Traffic Engineer prior to construction plan approval.

(Staff Report by [Christina Goggin](#))  
 **ACTION: Approved**

## PLAN OF DEVELOPMENT

**POD-60-01**  
Virginia Eye Institute -  
ASC Building -  
Huguenot Road

**TIMMONS FOR SBB Associates:** 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, 14,315 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 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 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.

(Staff Report by Kevin Wilhite)

 ACTION: Deferred to October 24, 2001

#### PLAN OF DEVELOPMENT

**POD-66-01**  
9001 Brook Road Mini  
Storage - Storage Lot  
Addition  
(POD-86-95 Revised)

**Foster & Miller, P.C. for 9001 Brook Road Mini Storage Associates, L.C.:** Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct an automobile, truck, recreational vehicle and boat storage facility. The 1.039 acre site is located approximately 210 feet north of intersection of Telegraph Road and Mountain Road extended on parcel 53-A-24. The zoning is B-3C, Business District (Conditional) **(Fairfield)**

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 Telegraph 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. All repair work shall be conducted entirely within the enclosed building.
27. The proffers approved as a part of zoning case C-31C-01 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. 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.

(Staff Report by Christina Goggin)



**ACTION: Approved**

## PLAN OF DEVELOPMENT

### POD-68-01

Andover Hills, Section B  
Mayland Drive

**Foster & Miller, P. C. For WTC, L.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 60 zero lot line dwellings. 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 58-2A-3A& 4B, 58-3-E-6 thru 11. The zoning is R-5AC, General Residence 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. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
24. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
25. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
26. Architectural plans for this development must meet the standards of the April 24, 1995, Planning memo of Zero Lot Line Development Standards. The standard memo addresses the building relationship to the zero lot line and include: minimum percentage of wall on the zero lot line, number, size and location of window and door openings in first and second floors and height and setbacks for fences abutting decks.
27. The subdivision plat for Andover Hills, Section B shall be recorded before any building permits are issued.
28. 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.
29. 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.
30. 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.
31. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
32. A 20-foot planting strip to preclude ingress or egress along the south line of Mayland Avenue shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
33. The proffers approved as a part of zoning case C-14C-01 shall be incorporated in this approval.

34. 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.
35. 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.
36. 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 Jim Strauss)

 ACTION: Approved

### PLAN OF DEVELOPMENT

**POD-69-01**

Tascon - Lauderdale  
Condominiums

**Balzer & Associates, Inc. for LGA Associates, L.L.P. and Tascon Group, Inc.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 102, one-story, condominium units with a clubhouse and swimming pool. The 19.91 acre site is located along the east line of Lauderdale Drive, approximately 850 feet south of Ridgefield Parkway on parcel 65-A-7. The zoning is R-5, General Residence District. County water and sewer. **(Tuckahoe)**

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 right-of-way for widening of Lauderdale Drive 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 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.
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. The unit house numbers shall be visible from the parking areas and drives.
30. 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**

### PLAN OF DEVELOPMENT

<p><b>POD-71-01</b>  Stanovick Dental Office -  Williamsburg and  Whiteside Roads</p>	<p><b>Engineering Design Associates for Paul R. Stanovick:</b>  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 and two-story, 15,078 square foot medical office building. The 2.307 acre site is located at 5501 Whiteside Road on part of parcel 165-A-27. The zoning is O-2C, Office District (Conditional). County water and sewer.  <b>(Varina)</b></p>
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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 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.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. The proffers approved as a part of zoning case C-36C-01 shall be incorporated in this approval.
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.

(Staff Report by Jim Strauss)

 ACTION: Approved

APPROVAL OF MINUTES: June 27, 2001 and July 25, 2001

 ACTION: Approved

DISCUSSION ITEM: Set work session for Comprehensive Plan Amendment (Environmental Element) (September 26, 2001).  
(Staff Report by Audrey Anderson)

#### BEGINNING AT 11:00 A.M.

1. WORK SESSION: Residential Set Back Ordinance (Lee Householder)

 ACTION: Public Hearing Scheduled for October 24, 2001

2. WORK SESSION: 2010 Plan Environmental Element Update - Chesapeake Bay Act Compliance (Audrey Anderson)

 ACTION: Public Hearing Scheduled for October 24, 2001

3. WORK SESSION: Williamsburg Road/Technology Boulevard Land Use and Transportation Study (Mark Bittner)

 ACTION: Public Hearing Scheduled for October 24, 2001

4. CALENDAR: Consideration of Planning Commission 2002 Calendar

 ACTION: Approved

ADJOURN