

PLANNING COMMISSION

SUBDIVISION AND PLANS OF DEVELOPMENT

ACTIONS
February 27, 2002

The submission deadline for this hearing date was January 11, 2002.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:

(Presented by Kevin Wilhite)

EXPEDITED AGENDA: (Presented by Kevin Wilhite)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

(FOR INFORMATIONAL PURPOSE ONLY)

Subdivision: *Estates of Hampshire (January 2001 Plan)

Magisterial District: Three Chopt

Original No. of Lots: 18

Remaining Lots: 18

Previous Extensions: 0

Year(s) Extended:

*(A request for extension has not yet been received for this subdivision.)

SUBDIVISION

Rock Spring Estates and A Resubdivision of Lot 1, Block A, Section 3 Rock Spring Estates
(February 2002 Plan)

Foster & Miller, P.C. for WWJ, LC and Hunton Estates Development, Inc.: The 8.348 acre site is located on both sides of Long Meadow Drive at its intersection with Mill Road on parcels 766-774-2778 (13-A-24), 766-774-8941 (13-2-A-1) and part of 765-774-0652 (13-A-23). The zoning is R-1AC, One-Family Residence District (Conditional). County water and sewer.
(Brookland) 10 Lots

There is one outstanding issue. The Department of Public Works is requiring improvements to Mill Road and Long Meadow Drive and the applicant is not in agreement. 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 proffers approved as part of zoning cases C-48C-01 and C-68C-01 shall be incorporated in this approval.

13. The detailed plant list and specifications for the landscaping to be provided within the 35-foot-wide planting strip easement along Mill Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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

(Staff Report by Ted McGarry)

 **ACTION: Approved**

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

POD-95-00

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

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, three 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 783-769-9052 (33-A-3C). The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The applicant has requested a deferral to April 24, 2002. The recently engaged engineering firm needs additional time to revise the plans.

(Staff Report by Ted McGarry)

 **ACTION: Deferred to 4-24-02**

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-73-01

Gayton Business Center, Phases VI and VII (Gayton Shopping Center)

TIMMONS for Ridgefield, Inc.: Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 (3)a of the Henrico County Code to construct two office/retail buildings totaling 13,534 square feet. The 1.42-acre site is located on the northwest corner of the intersection of Gayton Centre Drive and Gayton Road on part of parcel 731-751-7537 (65-A-7N), part of 731-751-0561 (65-A-7D) and 731-751-0321 (65-A-7P). The zoning is B-3, Business District and B-3C, Business District (Conditional). 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:

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. 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.
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 loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be 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.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Mike Kennedy)

 **ACTION: Approved**

LANDSCAPE PLAN

LP/POD-26-00

New Bridge Baptist Church-Elko Road (State Route 156)

Gayle McNeil, A.S.L.A. for New Bridge 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 51.466-acre site is located at the southeast corner of the intersection of Elko Road (State Route 156) and Old Williamsburg Road on parcel 848-710-9248 (177-A-40B). The zoning is A-1, Agricultural District. (**Varina**)

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

(Staff Report by Mike Kennedy)

 **ACTION: Approved**

**RECONSIDERATION OF A PLAN OF DEVELOPMENT & SPECIAL EXCEPTION
AND A LANDSCAPE PLAN**

POD-5-00

S. B. Cox Route 5 Phase 1 Drainage and Grading Plan

Engineering Design for S. B. Cox, Inc.: Request for reconsideration of a plan of development and special exception to authorize the operation of a landfill and approval of a landscape plan as required by Chapter 24, Sections 24-2, 24-71b, 24-106 and 106.2 of the Henrico County Code to construct a 109,000 square foot contractor's storage yard. The 15.97 acre site is located on the west line of Old Osborne Turnpike (Route 5), approximately 200 feet north of the intersection of Bickerstaff Road on parcels 797-712-3825 (170-A-4) and 797-711-6071 (170-A-604). The zoning is M-2, General Industrial District. County water and sewer. (**Varina**)

The original plan of development and special exception for this property was approved by the Commission at their February 2, 2000 meeting.

Both the POD and Special Exception contained conditions that the Planning Commission's approval would expire two years from the date of approval. The applicant has recently submitted plans that satisfy all of the conditions of both the POD and the Special Exception. The applicant has now requested reconsideration of both the POD and Special Exception to extend the approval of each an additional two years until February, 2004, and to approve a landscape plan at this time. In all other respects, the original conditions of the POD and Special Exception remain the same.

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

Additional Conditions:

23. 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.

24. The entrances and drainage facilities on Old Osborne Turnpike (State Route 5) 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 temporary parking areas shall be properly compacted and maintained at all times.

27. 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.

28. A 50-foot-wide landscape buffer shall be provided along Old Osborne Turnpike (State Route 5) outside of the ultimate right-of-way. The landscape buffer shall be planted in accordance with a landscape plan to be approved by the Planning Commission.

29. 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.

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.

31. The right-of-way shall be dedicated to the County of Henrico 60 feet from the existing centerline of Old Osborne Turnpike (State Route 5). The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent and VDOT for review at least sixty (60) days prior to recordation. After recordation, a copy of the deed along with deed book and page numbers shall be submitted to VDOT for file purposes. The deed shall be recorded prior to any entrance permit being issued by VDOT.

Special Exception Conditions:

1. The only material permitted to be deposited in the landfill shall be select graded clean fill material consisting of crushed concrete and other similar non-compressible materials. No hazardous or contaminated materials shall be permitted. No biodegradable or hydraulic fill shall be permitted.
2. Graded clean fill material shall be deposited in lifts and compacted under the supervision of an engineer licensed in the Commonwealth of Virginia. All materials shall be deposited and compacted in accordance with the applicable state regulations and geo-technical guidelines established by the engineer. Said guidelines shall be submitted for review and approval by the Director of Public Works prior to any activity on the site.
3. A superintendent who is familiar with all terms and conditions of the Plan of Development and other applicable permits shall be present at when ever materials are received. The superintendent shall be responsible to insure that the terms and conditions of such Plan of Development and other permits are satisfied and shall maintain a daily log indicating the source of all materials received, processed, deposited and compacted in accordance with the geo-technical guidelines, as well as refuse materials hauled off site. Copies of said log shall be forwarded to the Directors of Public Works and Planning on a monthly basis.
4. The facility shall be operated as a private facility for the applicant, except that other contract haulers licensed in the State of Virginia may be permitted to deposit approved materials. This facility shall not be open to the general public. No fill materials shall originate outside of the Commonwealth of Virginia.
5. Uncrushed material stockpiles shall be limited to the amount that may be processed within one week (or 2,000 cubic yards) with a maximum height of 20 feet. All refuse materials shall be hauled offsite on a daily basis.
6. The facility shall be operated in accordance with all regulations and have all permits required by the Departments of Environmental Quality and Waste Management or otherwise required by the Commonwealth of Virginia.
7. A permanent gate shall be erected and maintained at each vehicular entrance to the property. The gates shall not be opened except when a superintendent is on site to control the

filling on the property as permitted under these conditions.

8. "No Trespassing" signs shall be posted and maintained on the property to warn against use of the property by unauthorized persons. The signs shall have a minimum letter height of three (3) inches and shall be posed every 250 feet along the perimeter of the property. The applicant shall furnish the Chief of Police a letter authorizing enforcement by the County Police Officers of the "No Trespassing" regulations and agreeing to send a representative to court for purposes of testimony whenever required or requested by the Division of Police.

9. Fill slopes that are less than a 3:1 ratio shall not exceed a height of six (6) feet and slopes that exceed ten (10) feet in height shall have a bench that is five (5) feet in width every ten (10) feet in height.

10. That a suitable completion bond, with a surety satisfactory to the County Attorney, or certified check, be posted with the Director of Planning, in an amount of \$1,000.00 per acre for each acre of land included in the Plan of Development, for a total of \$15,000.00, guaranteeing compliance with the terms of the Plan of Development and the land will be restored in accordance with plans approved by the Director of Public Works. The completion bond may provide for termination of obligation of the surety on such bond by the surety giving a 90-day notice in writing to the principal and obligee of the bond, of its intention so to do. Such notice shall be served upon the principal and upon the obligee as provided by law for the service of notices. At the termination of the aforesaid 90-day notice to the principal, all authority of the principal under the Plan of Development shall cease, provided the applicant has not furnished another bond suitable to the County within said 90 days. The principal shall be required to complete restoration of the land as provided under the terms of this Plan of Development prior to the termination of its authority under this Plan of Development. A notice of termination by such surety shall in no event relieve the surety of its obligation to indemnify the County of Henrico for a breach of conditions of this Plan of Development.

The applicant shall furnish a certification from his bonding company each year, verifying that the bond is in effect, premiums have been paid, and the bonding company reaffirms its responsibility under the terms of the Plan of Development. This certification shall be submitted to the Director of Planning by April 1st of each year.

11. No trucks or trailers shall be staged within the public right-of-way. A fire lane shall be maintained along all entrances drives. All trucks and trailers shall be suitably covered to insure that fill material or debris is not deposited on the adjoining public right-of-way. The applicant will remove any mud, dust, fill material or debris from the adjoining public right-of-way located within 2,000 feet of the property on a daily basis.

12. No material will be delivered to or hauled from the site by way of the James River, unless a revised Plan of Development is submitted for review and is approved by the Planning Commission.

13. Filling operations shall be discontinued on said site by February 27, 2004 (two years after the approval date), and restoration accomplished by not later than February 2, 2005, (three years after the approval date), unless a new permit is applied for not later than 60 days before the expiration of the permit, and is subsequent granted by the Planning Commission.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION (*Deferred from the January 23, 2002, Meeting*)

Bartley Pond

(January 2002 Plan)

Bay Design Group for Forest G. Urban and Caskey Construction Company: The 4.61-acre site is located at the southeast intersection of Pemberton Road (State Route 157) and Mayland Drive (future extension) on parcel 754-756-0177 (58-2-A-11) and part of parcel 754-756-1501 (58-2-A-10). The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)** 33 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 residential townhouses, the following additional conditions are recommended.

13. The proffers approved as part of zoning case C-49C-01 shall be incorporated in this approval.
14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION ALTERNATIVE FENCE HEIGHT PLAN (*Deferred from the January 23, 2002, Meeting*)

2501 Cedar Cone Drive

(Section C, Block C, Lot 3 Cedar Chase)

Robert Parsons: Request for approval of an alternative fence height plan, as required by Chapter 24, Section 24-95.(1)(7)b of the Henrico County Code. The site is located at the northeast corner of Cedar Cone Drive and Cedar Knoll Lane on parcel 746-754-2295 (57-9-C-3). The zoning is R-3, One-Family Residence District. **(Three Chopt)**

As of the preparation date of this agenda, the applicant has not held a neighborhood meeting as discussed at the previous Planning Commission hearing. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for landscape plans, the following additional conditions are recommended.

5. The existing fence line will be relocated eight feet to the north per the revised landscape plan
6. The owner shall acquire any necessary permits for the construction of the fence.
7. The owner shall provide additional landscaping in the form of low evergreen shrubs at the base of the fence facing Cedar Knoll Lane and Cedar Cone Drive.

(Staff Report by Christina Goggin)



ACTION: Deferred to March 14, 2002

SUBDIVISION

Millers Terrace

(February 2002 Plan)

Koontz-Bryant for Hank Wilton: The 4.85 acre site is located north of the intersection of Altair Road and Denison Road on part of parcel 813-716-0660 (162-A-10A). The zoning is R-4, One-Family Residence District and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)** 14 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 detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Gay Avenue shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

(Staff Report by Ted McGarry)



ACTION: Approved

REVISED PLAN OF DEVELOPMENT

POD-44-94 Revised

Wal-Mart @ Short Pump – Glen Allen

Koontz-Bryant, P.C. for Wal-Mart Real Estate Business Trust: Request for approval of a revised plan of development as required by Chapter 24, Sections 24-106 and 24-62.1(i) of the Henrico County Code to add an outdoor display area adjacent to the existing garden center and to utilize two existing concrete plazas for outdoor display areas. The 19.84-acre site is located approximately 350 feet east of the intersection of W. Broad Street (U.S. Route 250) and Pouncey Tract Road (State Route 271) on parcel 740-762-9925 (36-A-18F). The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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.

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-8-02

Beta Tech – E. Parham Road

Koontz-Bryant, P.C. for Johnathan M. Webb, Lusian Thornton, Gerald W. Yagen and County of Henrico: Request for approval of a plan of development and a transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2(3)a. of the Henrico County Code, to construct a one-story, 15,360 square foot classroom building and administrative space. The 3.77 acre site is located along the north line of E. Parham Road, approximately 240 feet east of the intersection of Hermitage High Boulevard and Prince Henry Drive on parcels 768-754-

0479 (60-A-74), 768-754-7376 (61-A-36) and part of 766-754-7342 (60-A-73). The zoning is O-3C, Office District (Conditional) and R-3, One-Family Residence District. County water and sewer. **(Brookland)**

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

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. A standard concrete sidewalk shall be provided along the north side of Parham Road.
27. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning case C-46C-01 shall be incorporated in this approval.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. If an incinerator is proposed, it shall be operated in accordance with Rule 9 of the Regulations of the State Air Pollution Control Board.
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 contracts and must be 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. 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.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
37. Prior to final approval of construction plans, the applicant shall determine the legal status and ownership of the 15-foot road/easement and provide this information to the Director of Planning and the County Attorney. The road shall be abandoned, vacated or rights thereto quitclaimed prior to final approval, if necessary.
38. Prior to final approval of construction plans, the applicant shall obtain a grant of interest to

use County land for ingress and egress as authorized by the Henrico County Board of Supervisors.

39. If necessary, the developer shall install an adequate ventilating and exhaust system to minimize odors and vapors associated with medical training facilities as required by the Director of Planning, the Director of Health or the Building Official.

(Staff Report by Christina Goggin)

 **ACTION: Approved**

PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION & ALTERNATIVE FENCE HEIGHT

POD-9-02

We Sure Care Day Care

Mozingo & Associates for Mr. James L. Johnson: Request for approval of a plan of development, transitional buffer deviation and alternative fence height, as required by Chapter 24, Sections 24-106, 24-95(5) and 24-106.2(3)a of the Henrico County Code, to convert an existing two-story, 1,580 square foot single-family dwelling into a children's day care facility. The 0.71-acre site is located at 5700 Lakeside Avenue on parcel 781-746-8021 (83-21-C-1). The zoning is O-2C, Office District (Conditional). 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 entrances and drainage facilities on Lakeside Avenue shall be approved by the Virginia Department of Transportation and the County.

24. 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.

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

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

27. 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.

(Staff Report by Mike Kennedy)

 **ACTION: Approved**

SUBDIVISION

Kensington (February 2002 Plan)

Balzer & Associates, Inc. for John W. & Luitgard H. Webb and Centex Homes: The 14.7 acre site is located along the east line of Shady Grove Road, approximately 550 feet to south of Nuckols Road on parcel 744-772-1191 (18-A-16). The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 34 Lots

As of the preparation date of the agenda, the staff has not received a revised plan that addresses the realignment of Shady Grove Road and the location of the pedestrian access to the future County park. The extent of right-of-way dedication and improvements for Shady Grove Road is still being discussed with the Department of Public Works. 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 Shady Grove Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. A County standard sidewalk shall be constructed along the east side of Shady Grove Road.
14. The proffers approved as part of zoning case C-50C-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

Sadler Glen (February 2002 Plan)

Youngblood, Tyler & Associates, P.C. for Sadler Grove, LLC, Webb L. Tyler, G. Edmond Massie, IV and Sadler Green, LLC: The 15.22 acre site is located at the western terminus of Sadler Green Lane, and adjacent to I-295 on part of parcels 746-767-1609, 746-766-4052, 746-766-5582, 746-766-0613, 746-765-0853, 745-765-7271 (27-A-29, 31, 32, 34 35 and 37-A-14). The zoning is R-3C, One-Family Residence District (Conditional) and R-3AC, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 36 Lots

This proposed subdivision represents a combination of and revision to the Sadler Glen (April 2000 Plan) and the Sadler Glen (May 2001 Plan). The major change involves the removal of a segment of proposed public right-of-way between Sadler Green Lane and proposed Sadler Glen Lane. The first section of Sadler Glen, containing 30 lots, was recorded in July of 2001.

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

12. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide common area along Sadler Grove Road and the 25-foot wide planting strip easement

along Interstate 295 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

13. A sidewalk shall be constructed along the north side of Sadler Grove Road.

14. The proffers approved as part of zoning cases C-78C-99 and C-2C-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.

16. The developer shall provide signature, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extensions of the stub streets.

17. The existing excess right-of-way shall be vacated prior to the recordation of any impacted lots.

(Staff Report by Kevin Wilhite)

 **ACTION: Approved**

SUBDIVISION

Falcon Rest (February 2002 Plan)

1822 Pump Road

Youngblood, Tyler & Associates, P.C. for Jeanne B. DuPree and Youngblood Properties, LLC: The 6.164 acre site is located on the west line of Pump Road, approximately 670 feet north of Sancrest Road on parcel 741-747-0660 (78-A-25). The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Tuckahoe)** 11 Lots

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

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Pump 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-73C-01 shall be incorporated in this approval.

(Staff Report by Christina Goggin)

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-11-02

Blair Dental Office – 12205 Gayton Road

Resource International, Ltd. for Jeffrey P. Blair, D.D.S.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct two, one-story additions totaling 2,237 square feet for a dentist office. The 1.026-acre site is located along the east line of Gayton Road, approximately 400 feet west of Cambridge Drive on

parcel 732-748-5883 (76-A-04). The zoning is B-1, Business District. County water and sewer.
(Tuckahoe)

As of the preparation date of the 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 condition 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. All repair work shall be conducted entirely within the enclosed building.
26. Outside storage shall not be permitted.
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. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Christina Goggin)



ACTION: Approved

DEFERRED FROM THE JANUARY 27, 2002, MEETING

PUBLIC HEARING: To Amend and Reordain Section 24-104 Entitled "Signs" of the Code of the County of Henrico to Regulate Changeable Message Signs.

(Staff Report by Ben Blankinship)



ACTION: Deferred to March 27, 2002

APPROVAL OF MINUTES: January 23, 2002, Minutes



ACTION: Approved

ADJOURNed at 11:05 a.m.