

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**ACTIONS**

**November 20, 2002**

The submission deadline for this hearing date was October 4, 2002.

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**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:**

(Presented by Ted McGarry)

**EXPEDITED AGENDA:** (Presented by Ted McGarry)

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**

(Presented by Kevin Wilhite)

**FOR INFORMATIONAL PURPOSE ONLY**

**Subdivision:** Clarendon Woods(October 2000 Plan)

**Magisterial District:** Fairfield

**Original No. of Lots:** 210

**Remaining Lots:** 81

**Previous Extensions:** 1

**Year(s) Extended:** 3 Years - 11/16/05

**Subdivision:** Woodman Hills (Nov. 2001 Plan)

**Magisterial District:** Fairfield

**Original No. of Lots:** 34

**Remaining Lots:** 1

**Previous Extensions:** 0

**Year(s) Extended:** 4 Years - 11/15/06

**TRANSFER OF APPROVAL** (*Deferred from the September 25, 2002, Meeting*)

POD-51-99

Gaskins Retirement Center

**Marie Casucci for Georgia Williams Assisted Living LLC:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from South Gaskins Retirement LLC (Dr. Nazir Chauldhary) to Georgia Williams Assisted Living LLC. The 9.955-acre site is located along the west line of Gaskins Road (2400 Gaskins Road),

approximately 500 feet south of Three Chopt Road on parcel 749-754-2538. The zoning is R-6C, General Residence District (Conditional). 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.

**(Staff Report by Michael Kennedy)**



**ACTION: Deferred to January 22, 2003**

**TRANSFER OF APPROVAL** (*Deferred from the October 23, 2002, Meeting*)

**POD-117-98**

Courtland @ Wyndham (POD-116-96 Revised)

**Anthony P. Renaldi, Vice President and Chief Financial Officer for Prospect Homes of Richmond, Inc.:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from C. Richard Dobson Builders, Inc. to Prospect Homes of Richmond, Inc. The 4.9 acre site is located on the west line of Wyndham Park Drive at its intersection with Dominion Club Drive on parcel 740-776-1890. The zoning is RTHC, Residential Townhouse District (Conditional). **(Three Chopt)**

The staff recommends approval of this transfer request with the following conditions:

1. The new developer accepts and agrees to be responsible for continued compliance with the conditions of the original approval.
2. The new developer agrees to correct all site deficiencies, as identified in the inspection report dated June 12, 2002, prior to the issuance of the final Certificate of Occupancy.
3. The new developer agrees to post a defect bond for the construction of roads, driveways and parking areas upon the transfer of the Homeowners Association to homeowners' control as required by Section 24-30.2(a) of the Henrico County Code. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final Certificate of Occupancy.

**(Staff Report by Michael Kennedy)**



**ACTION: Deferred to January 22, 2003**

**TRANSFER OF APPROVAL**

**POD-30-99**

The Reflections @ Westcreek

**Raymond W. Breeden for North Gayton Apartments, LP:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from North Gayton Road Venture, LLP to North Gayton Apartments, LP. The 17.597 acre site is located on the east line of North Gayton Road and I-64 on part of parcels 735-765-1837, 9528 and 734-765-6020. The zoning is R-5C, General Residence District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request.  
**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## **LANDSCAPE & LIGHTING PLAN**

### **LP/POD-26-99**

Chestnut Grove Assisted Living

**Donald Strange-Boston for Chestnut Group, L.P:** Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.9-acre site is located at 9010 Woodman Road, on the west line of Woodman Road, approximately 200 feet north of E. Parham Road on Parcel 774-758-4341. The zoning is R-6C, General Residence District (Conditional) and B-1, Business District. **(Fairfield)**

The staff recommends approval subject to the standard conditions for landscape and lighting plans and the following additional condition:

6. The interior parking lot and driveway lighting shall be reduced to security levels by automatic timer at 10:00 p.m.

**(Staff Report by Leslie News)**



**ACTION: Approved**

## **LANDSCAPE & LIGHTING PLAN**

### **LP/POD-82-01**

Millspring Townes, Section 1

**Bay Design for Wilton Development Corporation:** 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 11.13- acre site is located along the west side of Hungary Spring Road, approximately 200 feet north of Olde West Drive on Parcel 765-757-9860. The zoning is RTHC, Residential Townhouse District (Conditional). **(Brookland)**

A revised plan has been requested to address annotations on the plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

**(Staff Report by Leslie News)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & LIGHTING PLAN**

### **POD-80-02**

PDS Distribution Center

**Bay Design Group, P.C. for AR & L Land, LLC:** 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 two-story, 30,293 square foot, office/warehouse. The 6.1961 acre site is located at 5219 Klockner Drive, approximately 310 feet north of Eubank Road on parcel 813-713-6539. The zoning is M-1, Light Industrial District. County water and sewer. (**Varina**)

As of the preparation date of the agenda, staff has not received information on building materials and exterior colors as requested. 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. 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
27. 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.
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 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.
30. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

**(Staff Report by Mike Cooper)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION:**

### **POD-79-02**

Roy's Auto Body Shop (Rev. POD-92-95)

**C. E. Duncan & Associates, Inc. for Edwards Holding:** Request for approval of a revised plan of development and transitional buffer deviation, as required by Chapter 24, Section 24-106, 24-106(3) a. and 24-106.2 of the Henrico County Code to construct a one-story, 3,120 square foot addition to an existing auto body shop. The 1.21-acre site is located on the northwest corner of the intersection of Aberdeen Street and Blackstone at 1100 Blackstone Avenue on parcel 784-758-6804. The zoning is M-1, Light Industrial 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 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 contracts and must be 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 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 Ted McGarry)**



**ACTION: Deferred to December 18, 2002**

**SUBDIVISION & EXCEPTION** (*Deferred from the October 23, 2002, Meeting*)

**Telegraph Run** and a Resubdivision of Section C, Block B, Lot 22 and a Reserved for BMP Parcel (September 2002 Plan)

**Wingate & Kestner for Commerce Company, LLC:** Request for approval of a conditional subdivision and an exception pursuant to Section 19-4(a) of the Henrico County Code requiring increased rear yard setbacks along Brook Road (U.S. Route 1) a major arterial roadway. The 6.15-acre site is located on the western terminus of Connecticut Avenue, between Brook Road (U.S. Route 1) and Telegraph Road on parcels 784-763-3921, 784-762-3895 and 784-763-4641. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Fairfield)** 15 Lots

Section 19-4(a) permits the Planning Commission to grant an exception to the subdivision ordinance for extraordinary hardship. An exception to the subdivision ordinance for increased setbacks has been requested by the applicant for Lot 21 whose rear yard abuts Brook Road a major arterial roadway identified on the Major Thoroughfare Plan.

The standard rear yard setback is 45 feet and the increased setback as required by Section 24-94 (aa) of the County Code adopted March 26, 2002, would require an additional 35 feet for a total rear yard of 80 feet. The applicant shall submit evidence for consideration of the exception by the Planning Commission.

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 Brook Road (U. S. Route 1) shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

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

**Newstead Landing** (A Resubdivision of Newstead Landing, Section A and a Portion of Newstead Farms) (September 2002 Plan)

**Engineering Design Associates for Newstead Landing L.C.:** The 52.7-acre site is located on the south line of Kingsland Road 140 feet east of Osborne Landing (private road) on parcels 808-670-1962, 3363, 4865, 6169, 1028; 808-668-9806 and 809-668-6715. The zoning is A-1, Agricultural District. Private central water and central sewer system. (**Varina**) 12 Lots

Three departments cannot recommend approval. First, the Department of Public Works cannot recommend approval because of a lack of water quality calculations and lack of signed Environmental Site Assessment.

Second, the Department of Public Utilities cannot recommend approval because Chapter 23 of the Henrico Code requires each lot be served by either County water, County sewer, private wells or individual sewage disposal system.

There are three conflicts of the County Code and the Planning Office cannot recommend approval. First, the length of Newstead Landing Drive exceeds the length of a cul-de-sac road without an intersecting street which connects to other streets unless specifically permitted by the Planning Commission. The County Code, Section 19-112, limits cul-de-sac street length to 1,320 feet and approximately 3,882 feet is proposed. Second, Section 19-146(2)(b) of the County Code does not permit use of either private central water or private sewer systems.

Third, Section 24-95(u)(1)a. prohibits the development of new dwellings in the flood plain. Staff recommends the plan as proposed be withdrawn.

If the Commission acts on this request, staff recommends approval of 12 lots (Lots 1-7 and 18-22) which are outside the flood plain, provided each lot is served by an individual well and an individual sewage disposal system, in addition to the standard conditions for subdivisions not served by public utilities and the following additional conditions:

11. The limits and elevation of the 100 year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."

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

13. Each lot shall contain at least one acre, exclusive of the flood plain areas.

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

15. Prior to final approval, evidence shall be provided to the Planning Office that the 10-foot easement and service road shown on the plat (to be removed) across lots 15-22 has been quit claimed and/or relocated.

**(Staff Report by Ted McGarry)**



**ACTION: Deferred to December 18, 2002**

## **SUBDIVISION**

**Greenwood Meadows**, Section C (A Resubdivision of Greenwood Meadows, Sec. A Common Area) (November 2002 Plan)

**Foster & Miller, P.C. for Viking Builders:** The 0.34 acre site is located off Greenwood Road approximately 2,100 feet north of Mountain Road at 1940 Greenstone Court on parcel 779-763-5992. The zoning is R-4, One-Family Residence District. County water and sewer. 1 Lot  
**(Fairfield)**

Greenwood Meadows, Section A, was granted conditional approval by the Commission for a 22-lot subdivision with a BMP within a common area. The BMP has been constructed and the plat recorded. Since that time, the County adopted the watershed management program, which allows an applicant to pay into The Environmental Fund in lieu of maintaining individual BMP's. The common area parcel is considered a flag lot and is subject to the regulations in effect at the time of Section A recordation. The developer proposes to eliminate the BMP, pay into the Stream Restoration Fund and convert the common area to a buildable lot. The proposed lot would be located at the cul-de-sac end between lots 10 and 11.

As of the preparation date of the agenda, there is an inconsistency in the pollutant removal calculations between this submittal and Section A. 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, SPECIAL EXCEPTION & MASTER PLAN  
POD-6-02**

Dabbs House Senior Apartments – Nine Mile and Dabbs House Roads

**Resource International Ltd. For Ralph W. & Osie O. Zigler, George T. Jamerson, County of Henrico and Better Housing Coalition:** Request for approval of a plan of development, special exception and master plan, as required by Chapter 24, Sections 24-2, 24-94 and 24-106 of the Henrico County Code, to construct Phase 1A consisting of a three-story, 76 unit apartment building and for approval of a master plan for Phase 1B consisting of three-story, 84-unit apartment building and related improvements. The 28.58 acre site is located on the north side of E. Nine Mile Road approximately 213 feet east of Dabbs House Road on parcels 807-723-4861, 6957, 9052 and part of 2803. The zoning is A-1, Agricultural District, R-5, General Residence District and M-1C, Light Industrial 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 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 entrances and drainage facilities on Nine Mile Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
26. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. The proffers approved as a part of zoning case C-4C-02 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
32. 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. continue
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. 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.

35. 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.

36. 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.

37. 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.

38. The necessary offsite easement for ingress/egress to and from Dabbs House Road shall be obtained prior of final approval of the constructions plans.

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION POD-74-02**

Faith Community Baptist Church – 1903 Cool Lane

**Charles Hankins, Hulcher & Associates for Faith Community Baptist Church:** Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2(e)(3) of the Henrico County Code to construct a 6,490 square foot, 400 seat, two-story multi-purpose building for church use. The 3.10 acre site is located 400 feet east of Mechanicsville Turnpike (U.S. Route 360), on the south side of Cool Lane on parcel 798-726-9359. The zoning is B-3, Business District. County water and septic tank/drainfield.

**(Fairfield)**

The applicant, Faith Community Baptist Church, has requested three transitional buffer deviations with the submission of this POD. The applicant has residential and agricultural zoning districts on the south, east and north of the site and the current County code requires a 35-foot, transitional buffer to be provided by the applicant. The applicant has requested this deviation

because both the current development plan and future phases do not have enough room to provide the required buffer. The applicant has not provided how the spirit and intent of the buffer will be provided on the site through fences or landscaping and staff has not received any support of this request from adjacent property owners at the time of this report.

The Zoning Ordinance does allow the applicant to reduce the required buffer with a combination of fences and plantings. Staff feels that the applicant should provide a 7-foot, architectural block wall and, at a minimum, 10-foot, transitional buffer plantings for the residential properties contiguous to the church site. Staff also feels that a 4-foot mock iron fence and a mix of large, small and shrub deciduous and evergreen plantings should be provided along Cool Lane adjacent to the agricultural zoning currently used as a nursing home.

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

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. A standard concrete sidewalk shall be provided along the north side of Cool Lane.
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 conceptual master plan, as submitted with this application, is for planning and information purposes only.
32. 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**

## **SUBDIVISION**

**Oakland Chase** (November 2002 Plan) (Formerly Dakota Estates)

**TIMMONS for The Tetra Company:** The 28.9 acre site is located on the west line of Midview Road approximately 1,200 feet south of its intersection with Darbytown Road, on parcel 807-705-5501 and part of 806-704-4472. The zoning is R-3C, One-Family Residence District (Conditional) and R-5C, General Residence District (Conditional). County water and sewer. 78 Lots (**Varina**)

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

12. The limits and elevation of the 100 year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."

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

14. The proffers approved as part of zoning case C-64C-02 shall be incorporated in this approval.

15. Prior to final approval, a draft of the covenants and deed restrictions 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 Leslie News)



**ACTION: Approved**

## **LANDSCAPE PLAN**

**LP/POD-35-01**

Gayton Baptist Church –North Gayton Road

**Dean E. Hawkins for Gayton 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. The 11.748 acre site is located at 13501 N. Gayton Road on parcel 732-761-7760. The zoning is A-1, Agricultural District. (**Three Chopt**)

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

(Staff Report by Jim Strauss)



**ACTION: Approved**

**PLAN OF DEVELOPMENT** (*Deferred from the September 23, 2002, Meeting*)  
**POD-68-02**

Blackwood RetailGlen Eagles Shopping Center

**Balzer & Associates, Inc. for Richfield Associates, LLC:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a 6,600 square foot building addition in an existing shopping center. The 0.90-acre site is located on the northwest corner of Ridgefield Parkway and Eagles View Drive in the Glen Eagles Shopping Center on part of parcel 740-750-0178. The zoning is B-2C, Business District (Conditional). County water and sewer. (**Tuckahoe**)

The applicant has requested a deferral until the Planning Commission's meeting on February 26, 2003.

(**Staff Report by Christina Goggin**)



**ACTION: Deferred to February 26, 2003**

**SUBDIVISION**

**Walnut Knoll** (November 2002 Plan)

**Koontz-Bryant, P.C. for Morris Edison and Earl Thompson Inc.:** The 1.45 acre site is located on the northern and southern line of Costin Drive, approximately 1,600 feet west of I-64 on parcel 758-749-1798. The zoning is R-3, One-Family Residence District. County water and sewer. 5 Lots (**Three Chopt**)

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. Each lot shall contain at least 11,000 square feet.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. The dwelling on Lot 1, Section C, as shown on the conditional subdivision plan, shall be oriented so that the front faces Costin Drive.

(**Staff Report by Michael Cooper**)



**ACTION: Approved**

**SUBDIVISION**

**Willows Bend** (November 2002 Plan)

**Youngblood, Tyler & Associates, P.C. for HHHunt Corporation, Larry A. and Joyce A. Barker & Marian B. Thurston:** The 22.27 acre site is located on the northwest side of proposed Hickory Bend Drive adjacent to Saddleridge Subdivision and the Gardens at Twin Hickory on part of parcel 746-769-0926, 745-769-5071, 6845 and 6798; 745-768-7374, 746-770-0619. The

zoning is R-5AC, General Residence District (Conditional). County water and sewer. 88 Lots  
**(Three Chopt)**

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 limits and elevation of the 100 year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."

13. Each lot shall contain at least 5,625 square feet exclusive of the flood plain areas.

14. The proffers approved as part of zoning case C-13C-02 shall be incorporated in this approval.

15. Hickory Bend Drive extending to Twin Hickory Road shall be constructed concurrently with this development.

16. 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 Michael Kennedy)**



**ACTION: Approved**

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

**Laurel Woods, Section B** (October 2002 Plan)

**Youngblood, Tyler & Associates, P.C. for Edith E. Flora and West End Developers, LLC:**

The 1.52-acre site is located on the south side of Sunrise Road, approximately 500 feet west of Pump Road at 11911 Sunrise Road on parcel 738-756-5709. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. 4 Lots (Three Chopt)

The applicant has requested a deferral until the Planning Commission's meeting on December 18, 2002.

**(Staff Report by Christina Goggin)**



**ACTION: Deferred to December 18, 2002**

**PLAN OF DEVELOPMENT** (*Deferred from the October 23, 2002, Meeting*)

**POD-78-02**

Three Chopt Village, Sections A and B

**Foster & Miller, P.C. for A. R. Tedesco Trust and Wilton Real Estate & Development**

**Corporation:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 75, two-story townhouses. The 32.6 acre site is located on the north line of Three Chopt Road approximately 1,400 feet west of Gaskins Road at 10700 Three Chopt Road on parcels 748-756-8078, 749-756-6440, 6859 and part of parcels 749-

755, 4576 and 6396. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

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

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.
23. The subdivision plat for Three Chopt Village, Section A shall be recorded before any occupancy permits are issued.
24. The right-of-way for widening of Three Chopt 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.
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 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.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. The proffers approved as a part of zoning case C-49C-00 shall be incorporated in this approval.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Planning Office - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.
32. 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. 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.

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. The developer and/or builder will provide privacy fences at the rear of all townhouse units in Section A, Block Q and Block P.

39. The applicant shall submit final subdivision plans for review prior to approval and signature of the final construction plans.

**(Staff Report by Jim Strauss)**



**ACTION: Approved**

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

**Thomas Mill** (July 2002 Plan)

11868 Old Washington Highway (A Resubdivision of Lakeview)

**Foster & Miller, P.C. for WWJ, LC and B & B Development Corporation:** The 78.60-acre site is located on the north line of Old Washington Highway between the Chickahominy River and the CSX Railroad across from Kellipe Road on parcels 772-779-6780, 773-777-3550 and part of 773-777-1078. The zoning is A-1, Agricultural District. Well and septic tank/drainfield. **(Brookland)** 42 Lots

The staff recommends conditional approval, subject to the staff annotations and recommendations on the plat, the standard conditions for subdivisions not served by public utilities, and the following additional conditions are recommended:

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

13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."

14. The plan must be redesigned to provide at least the 150-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.

15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. Right-of-way dedication along Old Washington Highway shall be provided in accordance with the Major Thoroughfare Plan as determined by the Department of Public Works.
17. Road widening shall be provided along Old Washington Highway at the subdivision in accordance with the design standard of Public Works.
18. Existing access easements or portions thereof for adjacent and nearby properties shall be quit claimed prior to future development of those areas shown as reserved for future development on the plat.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

**APPROVAL OF MINUTES:** October 23, 2002 Minutes



**ACTION: Approved**