

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**ACTIONS**

**January 28, 2004**

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**FOR INFORMATIONAL PURPOSES ONLY**

**Subdivision:** Bryan Park Gardens, Sec. C (Jan. 2003 Plan)

**Magisterial District:** Brookland

**Original No. of Lots:** 21

**Remaining Lots:** 21

**Previous Extensions:** 0

**Year(s) Extended:** 1 Year - 1/26/05

**Subdivision:** Malvern Hill Manor (January 2001 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 121

**Remaining Lots:** 121

**Previous Extensions:** 2

**Year(s) Extended:** 1 Year - 1/26/05

**Subdivision:** Old Washington Place (January 2001 Plan)

**Magisterial District:** Brookland

**Original No. of Lots:** 10

**Remaining Lots:** 10

**Previous Extensions:** 2

**Year(s) Extended:** 1 Year - 1/26/05

**TUCKAHOE/THREE CHOPT:**

*Deferred from the December 17, 2003 Meeting:*

**Church Road/Pump Road Future Land Use Plan:** The Planning Commission will consider amendments to the 2010 Land Use Plan in the form of a new Land Use Plan for the Church Road/Pump Road Study Area. The study area is generally comprised of the area surrounding the existing intersection of Church Road and Pump Road. **(For Decision Only)**



**ACTION: Approved**

## **ALTERNATIVE FENCE HEIGHT PLAN**

### **West Lawn Subdivision**

8000 Moorfield Road

**Linda A. Bergh:** Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The applicant requests a fence 54 inches in height in the front yard, whereas Section 24-95(7) permits 42 inches. The approximately 12,100 square foot lot is located on the northeastern corner of Moorefield Road and Fon-du-lac Road on parcel 759-750-1616. The zoning is R-3, One-Family Residence District. **(Three Chopt)**

The applicant has built a four-foot, six-inch, split-rail fence around her house which is located on a corner lot. The fence starts at the neighbor's existing chain link fence and runs the length of the rear yard to Moorefield Road, continues down the side yard and cuts across the front yard (Fon-Du-Lac). The fence then goes up the side yard to the existing fence in the side neighbor's rear yard.

County Code limits the maximum fence height in a residential zoned front yard to three feet, six inches, but the Planning Commission may approve an alternative fence height as part of a landscape plan. The applicant did not provide a plan, but has agreed to work with staff to create a plan to landscape the fence in the front yard.

The fence is not located within County right-of-way, but is within a drainage and utility easement as is her neighbor's fence. The request has been routed and reviewed by County agencies including Police, Public Works Design and Traffic and Public Utilities and there are no issues concerning the existing location.

During site inspection, staff noticed that wire mesh, installed to keep applicant's dog in the yard, was placed outside the fence, facing the Fon-Du-Lac neighbor. The applicant stated that the wire was placed on the outside to avoid the mature tree located next to the fence. Staff believes that the wire can be re-located inside the applicant's fence providing the neighbor with the 'finished' side.

Should the Commission act on this request staff recommends the following conditions:

6. Wire mesh located along the outside eastern edge of the fence will be re-located on the applicant's side of the fence.
7. A landscape plan will be reviewed and approved by County Staff and all plant material installed per the approved plan by May 1, 2004.
8. All fences on the site shall be continuously and properly maintained in good repair by the property owner.
9. Trash and debris will not be allowed to accumulate along the fence.



**ACTION: Deferred to March 24, 2004**

**PLAN OF DEVELOPMENT** *(Deferred from the September 24, 2003, Meeting)*

**POD-68-02**

Blackwood Retail Glen 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 740-500-0178. 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 June 23, 2004.



**ACTION: Deferred to June 23, 2004**

**PLAN OF DEVELOPMENT** (*Deferred from the December 17, 2003, Meeting*)

**POD-69-03**

Long John Silvers/A & W Restaurant  
4615 Williamsburg Road

**McKinney & Company for Ralph L. Bradley and Yum! Brands, 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, 2,860 square foot restaurant with drive-thru. The 1.927-acre site is located along the south line of Williamsburg Road (U.S. Route 60) approximately 200 feet west of Laburnum Avenue at 4615 Williamsburg Road on parcel 816-713-0978. The zoning is B-3, Business District and M-1, Light Industrial District. County water and sewer. **(Varina)**

This POD was deferred from the December 17, 2003 meeting at the applicant's request. There is one outstanding issue. The developer and the Environmental Division of Public Works are not in agreement on the limits of the wetlands. As of the preparation date of the agenda, there is no resolution and staff cannot recommend approval. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. The entrances and drainage facilities on Williamsburg Road (State Route 60) 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. 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 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 Virginia Department of Transportation maintained right-of-

way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

30. 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.

31. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.

32. 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.

33. 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.



**ACTION: Denied**

**LAN OF DEVELOPMENT (ARCHITECTURALS PLANS)** (*Deferred from the December 17, 2003 Meeting*)

**POD-77-03**

Plow & Hearth @ ShortPump Town Center

**Little Diversified Architectural Consulting for Short Pump Town Center, LLC and Plow & Hearth:** Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 9,988 square foot retail store. The 2.596-acre site is located along the north line W. Broad Street (U.S. Route 250), approximately 200 feet west of its intersection with Lauderdale Drive (11700 W. Broad Street) on parcel 737-763-0900. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. Private water and sewer. **(Three Chopt)**

The Planning Commission approved the site plan for this development on December 17, 2003. As of the preparation date of this agenda, the staff had not received any additional information on the architectural design of this project. The staff recommendation will be made at the meeting.



**ACTION: Withdrawn**

**PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION**

**POD-71-03**

Dunn Building - 3916 Mechanicsville Turnpike

**Keith Engineering, Inc. for Dorthy D. Norman:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to add a one-story, 5,000 square foot building addition and a parking lot. The rear wall of the building, at 17 feet high, would replace the required 35-foot transitional buffer along the rear yard. The .74-acre site is located one block south of Laburnum Avenue and Mechanicsville Turnpike on parcels 802-734-6795 and 802-735-6802. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

The applicant has requested a deferral until the Planning Commission's meeting on March 24, 2004.



**ACTION: Deferred to March 24, 2004**

## **PLAN OF DEVELOPMENT**

### **POD-1-04**

Glenside Commons - Phase 1 and Master Plan

**E. D. Lewis & Associates for JLW Associates:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct three, one-story, office condominium buildings, totaling 26,601 square feet (Phase 1) and a master plan for three additional buildings with a total of 25,680 square feet. The 6.374-acre site is located on the northwest corner of Bethlehem Road and Glenside Drive on parcel 768-747-2537. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Brookland)**

The staff recommends approval subject to the annotations on the plan, including the relocation of the dumpster from the southeast corner of the site to a less visible location and the provision of a fence along the northern and western property lines for security purposes. As of the preparation date of the agenda, the applicant has not agreed to these recommendations. Should the Commission act on this request, in addition to the standard conditions of developments of this type, the following additional conditions are recommended:

23. The right-of-way for widening of Bethlehem 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. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-28C-85 shall be incorporated in this approval.
28. 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.
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. 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.

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. 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.

34. The property owner shall provide the Planning Office a copy of the business owner's restrictive covenants that will govern this site prior to their recordation and prior to the issuance of a certificate of occupancy for this development.



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-3-04**

Brook Run Shopping Center Parcel 4B - Brook Road

**Timmons Group for Tetra 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 seven unit, one-story, 8,750 square foot retail building. The 0.83-acre site is located on an outparcel of the Brook Run Shopping Center, approximately 1,200 feet north of Brook Run Drive on the west line of Brook Road (U.S. Route 1) on parcel 783-748-5077. The zoning is B-3C, Business 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:

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. Only retail business establishments permitted in a B-3 may be located in this center.

24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

25. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

26. 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.

27. 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.
28. The entrances and drainage facilities on Brook Road (U. S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
29. 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.
30. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
31. The proffers approved as a part of zoning case C-30C-88 shall be incorporated in this approval.
32. 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.
33. 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.
34. 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.
35. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
36. 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.
37. 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.
38. 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.
39. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
40. 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.
41. Landscaping along Brook Road, and site and street lighting shall comply with the Brook Road Design Guidelines or standards approved by the Director of Planning at the time of landscape and lighting plan review.
42. A coordinated design scheme shall be adopted for all parcels being developed within the shopping center consistent with both the quality of the existing developed portion of shopping center and with the "Brook Road Enhancement Study". The buildings shall be constructed with brick coordinated to match the existing Ukrop's building.
43. A coordinated lighting, landscape and signage scheme shall be maintained for all parcels within the Brook Run shopping center.
44. The required 35-foot transitional buffer along Brook Road may be reduced to no less than 25-feet. Planting within the transitional buffer along Brook Road shall conform to the planting standards of the 25-foot transitional buffer or as otherwise approved by the Planning

Commission.

45. As a condition of the transitional buffer deviation, a public sidewalk and streetscape improvements conforming to the Brook Road enhancement study and such guidelines as may be adopted by the Director of Planning shall be provided prior to the issuance of any occupancy permits.

46. No additional freestanding signs shall be permitted within the shopping center.



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-4-04**

A & F Associates Fountain Avenue

**Beamon & Associates P.C. for The Fourth JMJ Corporation and A & F 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 retail, service and warehouse facility. The 1.02-acre site is located at the terminus of Fountain Avenue approximately 175 feet west of Hungary Spring Road on parcel 764-752-9619. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

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

23. The 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 service work shall be conducted entirely within the enclosed building.

26. Outside storage shall not be permitted unless completely screened.

27. The proffers approved as a part of zoning case C-28C-03 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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

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.

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. 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.

35. 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.



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-5-04**

Willows Bend Hickory Bend Drive

**Youngblood, Tyler & Associates, P.C. for HHHunt Corporation:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a zero lot line single-family subdivision with 88 lots. The 22.23-acre site is located on the northwest side of Hickory Bend Drive on part of parcel 747-771-2430 and parcels 745-768-7374, 745-769-6845, 5071 and 0926. The zoning is R-5AC, General Residence District (Conditional). (**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 subdivision plat for Willow Bend shall be recorded before any building permits are issued.
24. The proffers approved as a part of zoning case C-13C-02 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. 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.

27. 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.



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-6-04**

Lakefield Mews -34400 Miller's Lane

**G. Stuart Grattan for B & B 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 28 unit apartment development with three, two-story buildings totaling 26,000 square feet. The 2.29-acre site is located on the west line of Millers Lane approximately 765 feet north of Gay Avenue on parcel 811-717-9163. The zoning is R-5, General Residence District. County water and sewer. **(Varina)**

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:

23. The unit house numbers shall be visible from the parking areas and drives.
24. 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.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
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 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 the construction of roads, driveways, and parking areas. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit.
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. Provide a driveway emergency access gate and pedestrian gate in the existing fence which

connects to the existing Lakefield Mews complex.

32. Provide evidence of approval by the Fire Chief prior to issuance of any certificate of occupancy.



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the December 17, 2003, Meeting*)

**Dorey Mill** (December 2003 Plan)

**Engineering Design Associates for Pruitt Properties, Inc. and Loftis Real Estate &**

**Development, Inc.:** The 220.53 acre site proposed for a subdivision of 134 single-family homes is centered between Charles City and Darbytown Roads and Gill Dale Park and Yahley Mill Road on parcels 840-692-7093; 836-695-0386; 837-695-5661 and 837-693-5764. The zoning is A-1, Agricultural District. Individual well and Septic Tank/Drainfield. (**Varina**) 134 Lots

This subdivision was deferred from the December 17, 2003 meeting, at the applicant's request. There are two outstanding issues: The subdivision does not respect the Major Thoroughfare Plan (MTP) recommendation and the floodplain is not accurately shown.

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Staff is not aware of any request which would delete the MTP road.

The proposed subdivision is located on four abutting parcels which are centered in a large "block" of land bounded by a combination of minor arterials, major and minor collectors and proposed Gill Dale Park. The subject site is bisected by an MTP road named Forest Drive, a minor collector which extends diagonally through the site connecting Gill Dale Road, a minor arterial and Yahley Mill Road, a minor collector. The subdivision layout does not reflect the MTP road in the design.

The applicant proposes a local road which he would like considered as a replacement for the MTP road. Its alignment is different than that shown on the MTP, would be fronted with lots its entire length, and the increased minor collector dwelling setbacks are not met.

Staff feels the subdivision does not meet the requirements of the MTP and cannot recommend approval. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

11. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Gill Dale Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
12. A stub road shall be provided to the southwest with proper alignment to connect with Kara Drive extended.
13. Drive D may not stub to Gill Dale Park. Redesign the intersection of Drives D and C.
14. Provide a 10-foot-wide pedestrian access to Gill Dale Park at a location acceptable to the Director of Recreation and Parks.
15. The 50-foot-wide strip connecting to Yahley Mill Road must be incorporated into lot 45 or conveyed to the abutting property owners.

 **ACTION: Deferred to February 25, 2004**

## **SUBDIVISION**

**BRI Acres** (January 2004 Plan)

**Balzer & Associates, Inc. for J. Duke Boswell:** The 2.331-acre site proposed for a subdivision of 3 single-family homes is located approximately 390 feet north of Tallwood Road on the east side of Skipwith Road at 1903 Skipwith Road on parcel 761-747-8514. The zoning is R-3, One-Family Residence District. County water and sewer. **(Three Chopt)** 3 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 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. A County standard sidewalk shall be constructed along the east side of Skipwith Road.

14. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

 **ACTION: Approved**

## **SUBDIVISION**

**Garland Estates** (January 2004 Plan)

**G. Stuart Grattan, P.E. for John A. & Lois C. Crown:** The 4.9-acre site proposed for a subdivision of 13 single-family homes is located along the west line of Three Chopt Road approximately 390 feet south of Fort King Road on parcels 751-751-5400 and 751-750-6083. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Tuckahoe)** 13 Lots

As of the preparation date of the agenda, the staff is still reviewing information concerning the design of the cul-de-sac lots. The issues regarding right-of-way dedication along Three Chopt Road and the alignment of Garland Estates Court have been resolved. 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. Prior to requesting final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lots 1 and 13 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

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

14. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendation shall be furnished to the Directors of Planning and Public Works.



**ACTION: Approved**

## **SUBDIVISION**

**Greenbrooke** (January 2004 Plan)

**Youngblood, Tyler & Associates, P.C. for Webb L. Tyler, G. Edmond Massie IV, Joseph E. Liesfeld, Jr. and Greenbrooke, LLC:** The 43.744-acre site proposed for a subdivision of 76 single-family homes is located at the northwest intersection of Dublin Road and Belfast Road, adjacent to Interstate 295, on parcels 743-764-8795; 744-765-0530, 2664, 8338, 5906, and 4795; 745-765-2882, 1418 and 8941 and 745-766-3912. The zoning is R-3C, One-Family Residence District (Conditional), C-1, Conservation District and C-1C, Conservation District (Conditional). County water and sewer. (**Three Chopt**) 76 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 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. 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 cases C-74C-02, C-3C-03, C-53C-03 and C-4C-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. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

17. Prior to final approval, the developer shall furnish a letter from Plantation Pipe Line Company stating that this proposed development does not conflict with its easement.

18. Each lot shall contain at least 11,000 square feet exclusive of the floodplain areas.

19. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of any stub street.
20. A maximum of 50 lots may be recorded in this subdivision prior to the construction of a second point of access.
21. The applicant shall quitclaim his interest in any private access roads or easements within the bounds of this development prior to recordation of the subdivision plat.



**ACTION: Approved**

## **SUBDIVISION**

**Greenbrooke, Section C (January 2004 Plan)**

**Foster & Miller, P.C. for Junko M. & Joseph E. Liesfeld, Jr., Greenbrooke, LLC and Johnson Development, LLC:** The 10.65-acre site proposed for a subdivision of 15 single-family homes is located approximately 250 feet west of Greenbrooke Drive between I-295, Sadler Place Subdivision and Sadler Grove Subdivision, on part of parcels 745-766-3912 and 1855; 744-765-8338 and 4795. The zoning is R-3C, One-Family Residence District (Conditional) and C-1, Conservation District. County water and sewer. **(Three Chopt) 15 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 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. 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 cases C-53C-03 and C-4C-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. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
17. Prior to final approval, the developer shall furnish a letter from Plantation Pipe Line Company stating that this proposed development does not conflict with its easement.
18. Each lot shall contain at least 11,000 square feet exclusive of the floodplain areas.



**ACTION: Approved**

## **SUBDIVISION**

**Midview Estates** (January 2004 Plan)

**Bay Design Group, P.C. for New Market Properties, LLC and GreenLeaf Builders, LLC:**

The 3.587-acre site proposed for a subdivision of 7 single-family homes is located at the southeast corner of the intersection of Midview Road and New Market Road (State Route 5) on part of parcel 803-701-6867. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. (**Varina**) 7 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. Each lot shall contain at least 13,500 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 proffers approved as part of zoning case C-34C-03 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 detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement along the rear of all lots shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
17. Prior to final approval, the developer shall furnish a letter from Colonial Pipeline Company stating that the proposed development does not conflict with its 50-foot easement.



**ACTION: Approved**

## **SUBDIVISION**

**The Townes @ Meredith Creek, Section 3** (December 2003 Plan)

**Koontz-Bryant, P.C. for Mr. Kenneth E. Mills, Jr., Wilton Development Corporation,**

**James T. Mills, and Keith A. Mills:** The 3.7-acre site proposed for a subdivision of 18 single-family townhomes is located approximately 200 feet from the intersection of Springfield Road and Bocastle Road, at 4475 Springfield Road on parcel 755-762-0241. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. (**Brookland**) 18 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:

18. 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."
19. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.



20. The proffers approved as part of zoning case C-37C-03 shall be incorporated in this approval.



**ACTION: Approved**

## **SUBDIVISION**

**XYZ** (January 2004 Plan)

**Grey Oaks Park Drive QMT for West Cary Street Associates, John W. Gibbs, Jr., James H. & Donna Dowden, Dominion Land & Development Partnership, Robert P. Bain, Gregory A. Windsor, Robert B. Parkerson, and Gibson Wright:** The 126.92-acre site proposed for a subdivision of 208 single-family homes is located 415 feet east of Luxford Way, at 12201 Nuckols Road on parcels 740-775-9712 and 5801; 739-774-4564; 740-774-1407 and 4255; 740-772-8110 and 740-773-4426. The zoning is R-2A, One-Family Residence District. County water and sewer. (**Three Chopt**) 208 Lots

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 conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. A County standard sidewalk shall be constructed along one side of Grey Oaks Park Drive.
13. The proffers approved as part of zoning case C-15C-03 shall be incorporated in this approval.
14. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
15. The detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement along Grey Oaks Park Drive, Nuckols Road and the street side yards of Roads X and M-1 shall be submitted to the Planning Office for review and approval prior to recordation of the plats for any affected lots.
16. Each lot shall contain at least 13,500 square feet exclusive of the flood plain areas.
17. Prior to recordation, 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 and approval. 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.
18. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, shall be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
19. The plat must be redesigned to provide at the lot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code, prior to the recordation of any cul de sac lot.
20. Circus Farm Road shall be vacated or otherwise abandoned across Lot 2 in Block A, prior to the recordation of said lot.



21. Turn lanes, as determined necessary by the Traffic Engineer shall be dedicated at the intersection of Nuckols Road and Road X on the record plat for the Road X.
22. A schematic layout for the future development of Meyer property and the adjoining reserved lots shall be provided for staff review and approval prior to the recordation of any abutting lots.
23. Temporary turn around easements adequate for school bus turning movements shall be dedicated at the terminal ends of Grey Oaks Park Drive and Road M-1 on the record plats for those streets.
24. Lot 14, Block L, shall be redesigned to satisfy minimum lot frontage requirements, prior to its recordation.
25. The detailed plant list and specifications for the landscaping to be provided within all medians shall be submitted to the Planning Office for review and approval prior to recordation of the adjoining lots.
26. A maintenance agreement for landscaping within all medians shall be submitted to the Department of Public Works for review and approval prior to recordation of the plat.
27. Lot 63, Block M shall be redesigned to have sufficient buildable area and minimum lot area prior to its recordation.
28. The west side of Road M-1 shall not exceed permitted block lengths, unless the Planning Commission approves an exception, or an additional stub street is provided to the property to the west.
29. A maximum of 50 lots may be developed with a single point of access, unless a secondary emergency access drive is approved by the Directors of Planning and Public Works provide a phasing plan for Block M. Provide coordinated pedestrian trails to connect with Grey Oaks and any shared recreational areas.
30. Circus Farms Drive shall not be included in lot areas of Lots 8-10 in Block I; and a 10-foot landscape buffer and no ingress/ egress easement shall be dedicated along those lots abutting Circus Farms Drive
31. The detailed plant list and specifications for the landscaping to be provided within a 10-foot landscape buffer abutting Circus Farms Drive shall be submitted to the Planning Office for review and approval prior to recordation of the adjoining lots.
32. A coordinated plan for pedestrian trail connecting with Grey Oaks and any shared recreational areas shall be shall be submitted to the Planning Office for review and approval prior to recordation of each section.
33. A sidewalk easement shall be dedicated as determined necessary by the Traffic Engineer along Nuckols Road prior to the recordation of the adjoining lots.
34. The alignments and cross-sections of Grey Oaks Park Drive and Road X shall be approved by the Traffic Engineer prior to their recordation.



**ACTION: Approved**

## **LANDSCAPE & LIGHTING PLAN LP/POD-18-02**

Millspring Townes – Section 2 – Hungary Springs Road

**Bay Design Group, P.C. 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 4.76-acre site is located along the west line of Hungary Spring Road approximately 200 feet north of Olde West Drive on parcel 766-757-1690. The zoning is RTHC, Residential Townhouse District (Conditional). (**Brookland**)

The landscaping and lighting proposed for this section is generally in conformance with the landscaping and lighting approved with Section One of the development. A revised plan has been requested to address the annotations on the plans, which include resolving conflicts with trees, light poles, and utility easements, as well as addressing proffered buffer requirements and reestablishment of Stream Protection Area (SPA) plantings in disturbed areas between this project and the Laurel Village Apartments. Additionally, perimeter fencing in this same area has been installed which is not in conformance with the approved POD, and the applicant has been asked to address this issue.

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, the standard conditions for landscape and lighting plans are recommended.

 **ACTION: Approved**

## **LANDSCAPE & LIGHTING PLAN**

### **LP/POD-57-02**

Quioccasin Baptist Church - Quioccasin Road

**Hulcher & Associates, Inc.:** 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 3.82-acre site is located along the south line of Quioccasin Road, approximately 260 feet east of Blue Jay Lane on parcels 751-745-9705, 751-744-8877, 752-745-1602 and 752-744-2499. The zoning is R-3, One-Family Residence District. (**Tuckahoe**)

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 and lighting plans are recommended.

 **ACTION: Approved**

## **ALTERNATIVE FENCE HEIGHT PLAN**

**Kinross Association** - Sleepy Hollow Road

**Kinross Association:** Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-106, 24-106.2 and 24-95 (1)(7)b of the Henrico County Code to permit a seven foot privacy fence in the front yard along Sleepy Hollow Road and Derbyshire Road, where the County Code permits fences in the front yard not exceeding 42 inches in height. The 10.17-acre site is located at the southeast corner of Sleepy Hollow Road and Derbyshire Road on parcels 751-738-0853, 2355, 0170, 0280, 0892, 1993, 2993, 3993, 5193, 5984, 6172, 5360, 3954, 3176, and 750-738-9050. The zoning is R-2, One-Family Residence District. (**Tuckahoe**)

This request is for an alternative fence height approval to allow construction of a seven-foot high wood privacy fence along Derbyshire Road and Sleepy Hollow Road for the subdivision. The fence would be located in the legal front yard of the residences, although in practice, due to the lot configuration, the yards are used as rear yards. The proposed fence would be located in the same location as existing fences currently located along these roads. There have been two previous fence proposals for this subdivision.

The first proposal was submitted to the Board of Zoning Appeals in 1984, in response to neighborhood complaints, when a six-foot solid board fence was constructed along N. Parham Road and Derbyshire Road by the developer of the property without proper approvals. Substantial opposition to this request was posed by the surrounding property owners, with the majority of the opposition based upon the aesthetics of the fence, and the precedent it would set to have this long length of fence in the front yard. Ultimately, a variance was granted to allow the six-foot fence along N. Parham Road to remain, and the fence along Derbyshire was cut down to meet a maximum height of 52 inches. The variance was granted because the “situation in question was unique (due to) the configuration of the lots, and the fact that the homes face the rear lot lines”. A landscape plan for planting along the outside of the fence along Derbyshire was also implemented, although much of that planting is no longer present.

The second proposal was submitted to the Planning Commission for an Alternative Fence Height approval in 1992. The proposal was to construct a seven-foot board fence along N. Parham, Derbyshire, and Sleepy Hollow Roads. The homeowner’s association cited traffic and safety as concerns. Once again there was opposition from the surrounding community. The alternative fence height was partially approved to allow an increased height of seven feet along part of Derbyshire Road. It was also determined that the existing fence along Parham Road was seven feet and could remain unchanged. The fencing along Sleepy Hollow was not to exceed 42”.

The current proposal requests a height of seven feet for the remainder of Derbyshire Road, and along Sleepy Hollow Road. The reasons for the request are outlined in a letter from the applicant which is included in this agenda.

The repeated requests for increased fence heights around the perimeter of the subdivision are due, in large part to the configuration of the lots, and the location of the property at a busy road intersection, with major roads on three sides of the subdivision.

The homes are situated around a common area and private driveway, with the dwellings facing inward, and the rear of the homes facing the streets. The legal front yard, however, is the street frontage, and dwellings exist across Derbyshire and Sleepy Hollow Roads. The impact of the fence can be mitigated along Derbyshire Road by providing landscaping in front of the fence. In order to plant in front of the fence on Sleepy Hollow Road, the fence would need to be shifted further back from the road than its current location, and would need to be located around existing mature trees. Some landscaping could potentially be added in front of the fence on Sleepy Hollow Road near the intersection with Derbyshire Road. Staff has recommended that a landscape plan be included with this proposal. The traffic engineer has reviewed the site, and has indicated that some landscaping could be implemented without impacting sight distance.

Should the Commission act on this request, the following conditions are recommended:

1. All ground cover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed and replaced during the normal planting season.
2. The owner shall have a set of approved plans available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors during the performance of the work.
3. The property shall be developed as shown on the annotated staff plan, dated January 28 2004, and no changes or additions shall be made without the approval of the Commission.
4. The owner shall be responsible for obtaining all applicable permits.
5. The fence shall be continuously and properly maintained in good repair by the property owners. Damaged or deteriorating boards or fence sections are to be replaced promptly. Trash and debris shall not be allowed to accumulate along the fence.



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the November 19, 2003, Meeting*)  
**King's Reach** (October 2003 Plan)

**Foster & Miller for Quarry Hill Estates, L.C. and Atack Properties, Inc.:** The 101.744-acre site proposed for a subdivision of 80 single family homes is located approximately 800 feet south of Quarry Hill Lane at 5600 Pouncey Tract Road (State Route 271) on part of parcels 733-775-7627 and 733-777-4209. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. (**Three Chopt**) 80 Lots

Since the last meeting, the amendment to the Major Thoroughfare Plan has been approved. There are several other issues that need to be resolved prior to staff recommending approval of this conditional subdivision:

- The applicant proposes 80 lots on one point of access. This is in conflict with the Planning Commission's policy restricting the number of lots on one point of access to fifty lots.
- Staff has recommended stub streets to the adjacent undeveloped properties. This may alleviate the problem with the excessive length of cul-de-sacs and the conflict with the proposed number of lots on one point of access.
- Staff recommends a fifty-foot buffer along the western property line to reduce the impact of on going quarry operations. In the adjacent jurisdiction, numerous complaints have been filed by Henrico County residents to the east of this proposed subdivision. A combination of a natural or landscaped buffer with a berm is recommended.
- Due to the severe restrictions associated with the soils in the area, staff recommends additional conditions regarding the need for a detailed soils analysis and a buildable area plan indicating suitable areas for septic fields on each lot.

Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended

5. **REVISED** - A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Planning Office and Health Department in writing when the staking has been done. The final plat shall conspicuously indicate

all lot(s) not receiving Virginia Department of Health approval for sewage disposal and state that there be no construction on lots without such approval. Details of approved sewage disposal systems and reserved areas for such systems shall be included with the final construction plan prior to construction plan approval.

11. **AMENDED** - Prior to a request for final approval, the developer shall provide a buildable area plan showing information for all lots within the subdivision. Such plan shall be a part of the construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback, dimensions, the minimum lot width (front building line), the area of each lot found to be suitable for the location of the septic drainfield system and reserved drainfield area on the lot, or alternative system and if applicable, the 100 year floodplain location and the area of each lot exclusive of floodplain and Chesapeake Bay Act Preservation areas and setback dimensions when applicable.

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

13. 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.

14. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the December 17, 2003, Meeting*)

**Camp Hill** (October 2003 Plan)

**Foster & Miller, P.C. for Danny R. and C. J. Paxton, A. B. Harrelson and Atack Properties, Inc.:** The 576-acre site proposed for a subdivision of 317 single-family homes is located generally along the north line of the intersection of New Market Road (State Route 5) and Long Bridge Road between Turner Road and Yahley Mill Road on parcels 833-686-7681 and 833-682-5297. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield.  
**(Varina)** 317 Lots

Staff recommends conditional approval, subject to the annotations on the plans, the standard conditions for subdivisions not served by public utilities and the following additional conditions:

4. **AMENDED** - This approval is of the conditional plat only. Final approval of the plat shall not be granted until such time as the Virginia Department of Health has granted approval for sewage disposal on all lots or until a final plat is prepared that conspicuously indicates all lot(s) not receiving Virginia Department of Health approval for sewage disposal, and which states that there shall be no construction on lots without such approval. Details of approved sewage disposal

systems and reserved areas for such systems shall be included with the final construction plan prior to construction plan approval.

10. **AMENDED** - Prior to recordation of the plat, the developer shall provide a buildable area plan showing information for each lot within the subdivision. These plans shall be a part of the revised construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (front building line), the area of each lot found to be suitable for the location of the septic drainfield system and reserved drainfield area on the lot, or alternative system, and if applicable, the 100 year floodplain location, the area of each lot exclusive of floodplain, and Chesapeake Bay Act Preservation areas and setback dimensions when applicable.

11. Prior to final approval of the construction plans, grading plans with minimum finished floor elevations are required for the following lots: All lots that have impacted wetlands, all lots adjacent to wetlands, all lots adjacent to yard swales, all lots adjacent to flood plain, all lots that have a sediment trap or basin that is to be filled in, and all lots with excessive slopes, as determined by the Director of Public Works.

12. Each lot shall contain at least 1 acre, exclusive of floodplain areas.

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

15. Prior to final approval of the construction plans, the developer shall furnish a letter from Colonial Pipe Line Company stating that this proposed development does not conflict with its facilities.

16. Final approval shall not be granted to any lots containing any portion of the private access road, Camp Hill Road, or any lots which may be directly impacted by the redesign of the aforementioned lots, until the legal status of this roadway is determined by the applicant to the satisfaction of the Director of Planning and the County Attorney. No portion of the private roadway shall be located on any proposed lot.

17. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along New Market Road, Long Bridge Road, Turner Road and Yahley Mill Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

18. Prior to requesting 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. The covenants should establish conditions to provide for perpetual upkeep of the historic fort/breastworks to be preserved within the common area, including interpretive signage or other facilities provided.

19. The developer shall make best efforts to coordinate the timing of construction activities in the area of Fort Southard with the Director of Recreation and Parks to allow mapping and photo documentation.

20. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and

recommendations shall be furnished to the Directors of Planning and Public Works.

21. No more than 50 lots may be recorded on a single point of access.

22. A phase I archaeological survey shall be performed on the property to identify historic sites and resources. A copy of the survey report shall be submitted to the Planning Office and Department of Recreation and Parks for review prior to final approval of construction plans.

23. A geologic exploration and a geotechnical study shall be performed by a geotechnical firm selected by the applicant to determine if the proposed development may impact ground water quality and quantity at Camp Holly Springs. A copy of the study and recommendations shall be submitted to the Planning Office and The Virginia Department of Health prior to final approval of the construction plans.

24. An overall phasing plan for the subdivision shall be submitted with the first application for final approval, and shall be updated with each subsequent application.

25. Utility easements for future County sanitary sewer main extensions shall be provided as deemed necessary by the Director of Public Utilities. The easements, including permanent and construction easements, shall be shown on the final construction plans in locations acceptable to and approved by the Director of Public Utilities, and shall be shown on the subdivision plat prior to recordation.

26. Any application for final approval which does not substantially conform to the plat as approved for conditional approval as determined by the Director of Planning, shall be submitted for reconsideration by the Planning Commission.



**ACTION: Approved**

**BEGINNING AT 10:30 A.M.**

**PUBLIC HEARING:** Ordinance Amendment for Gated Communities on Public Roads



**ACTION: Approved**

**APPROVAL OF MINUTES:** November 19, 2003, Minutes



**ACTION: Approved**

**ADJOURNed** at 3:34 p.m.