

September 28, 2005

The submission deadline for this hearing date was August 5, 2005.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Christina Goggin

FOR INFORMATIONAL PURPOSES ONLY

Subdivision: Bridleton Landing (September 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 158

Remaining Lots: 158

Previous Extensions: 0

Year(s) Extended Recommended: 1 Year - 9/27/06

Subdivision: Birtton Oaks, Section 1 (September 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 26

Remaining Lots: 26

Previous Extensions: 0

Year(s) Extended Recommended: 1 Year - 9/27/06

Subdivision: Eagle's Nest (September 2005 Plan)

Magisterial District: Varina

Original No. of Lots: 77

Remaining Lots: 41

Previous Extensions: 1

Year(s) Extended Recommended: 1 Year - 9/27/06

Subdivision: Gill Dale Forest (September 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 34

Remaining Lots: 34

Previous Extensions: 0

Year(s) Extended Recommended: 1 Year - 9/27/06

Subdivision: Hidden Haven (September 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 50

Remaining Lots: 50

Previous Extensions: 0

Year(s) Extended Recommended: 1 Year - 9/27/06

Subdivision: Newstead Landing (September 2002 Plan)

Magisterial District: Varina

Original No. of Lots: 30

Remaining Lots: 17

Previous Extensions: 2

Year(s) Extended Recommended: 1 Year - 9/17/06

TRANSFER OF APPROVAL

POD-74-73

Parham 64 Building – 2807 N. Parham Road

Hodes, Ulman, Pressin & Katz, P.A. for 2807 N. Parham Road LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Parham Road Operating Association Limited Partnership to 2807 N. Parham Road LLC. The 3.804-acre site is located on the east line of N. Parham Road, approximately 300 feet northeast of the intersection of Mayland Drive and N. Parham Road on parcel 758-752-5795. The zoning is 0-2, Office District. 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 with the following condition:

1. The site deficiencies, as identified in the inspection report, dated May 23, 2005 and September 2, 2005 shall be corrected by November 1, 2005.

(Staff Report by Tony Greulich)



ACTION: Approved

TRANSFER OF APPROVAL

POD-55-75 and POD-46-94

Brookfield Commons

Hirschler Fleischer for Direct Invest Ventures, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Chamberlin, L.P. to Direct Invest Ventures, LLC. The 6.822-acre site is located at 6600 W. Broad Street (U. S. Route 250) at the northeast corner of the intersection of W. Broad Street and Dickens Road on parcel 768-743-7194 The zoning is O-3, Office District. County water and sewer. **(Brookland)**

As of the preparation date of the agenda, staff has not received information regarding the sale of the subject property. Additionally, staff is aware that additional owners may be involved in the sale of the property, but has not received any information regarding such at this time. The staff recommendation will be made at the meeting. Should the Commission act on this request, the following conditions are recommended:

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated July 5, 2005, and such deficiencies shall be corrected by November 30, 2005.

2. A revised landscape plan, as described in the inspection letter, dated July 5, 2005, shall be submitted to the Department of Planning for review and approval prior to November 30, 2005.

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



ACTION: Deferred to October 26, 2005

TRANSFER OF APPROVAL

POD-52-03

Virginia Center Station
Shopping Center – Building A - Brook Road
(POD-4-03 Revised)

Hirschler Fleischer for Stephen Chen and Julie Chen: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from VC Silver, LLC to Stephen Chen and Julie Chen. The 1.399-acre site will contain building A and is a portion of the overall 8.714 acre site. It is located on the east line of Brook Road (U.S. Route 1) between Virginia Center Parkway and Technology Park Drive (private) on parcel 784-768-1805. The zoning is M-1, Light Industrial District. County water and sewer. (**Fairfield**)

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 [Tony Greulich](#))



ACTION: Approved

TRANSFER OF APPROVAL

POD-6-82

Virginia Business Systems – 9899 Mayland Drive
(Formerly Johnson Controls)

James F. Dotter for Edwards Par IV, LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Johnson Controls, Inc. to Edwards Par IV, LP. The 1.860-acre site is located on the south line of Mayland Drive, approximately 525 feet east of N. Gaskins Road on parcel 752-757-6083. The zoning is M-1C, Light Industrial District. 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 with the following additional condition:

1. The site deficiencies, as identified in the inspection report, dated August 3, 2005, shall be corrected prior to issuance of a Certificate of Occupancy for the building addition.

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



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-28-05

The Shops @ Tripps – 9320 W. Broad Street

Timmons Group for Tripps Properties II Limited Partnership: 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 2.99-acre site is located on the north line of W. Broad Street (U. S. Route 250) approximately 1000 feet west of its intersection with Tuckernuck Drive at 9318-9320 W. Broad Street (U.S. Route 250) on part of parcel 757-757-0843. The zoning is B-2, Business District. **(Brookland)**

A revised plan was submitted to address staff's concern with the existing landscaping and foundation plantings for the overall site, in addition to the new building area. As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request the standard conditions for landscape and lighting plans are recommended.

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



ACTION: [Approved](#)

LIGHTING PLAN

LP/POD-27-04

Three Notch Place – Pump Road

Balzer & Associates, Inc. for TC&P, LLC: Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 14.83-acre site is located at the southeast intersection of Three Chopt Road and Pump Road on part of parcel 739-759-6746. The zoning is RTHC, Residential Townhouse District (Conditional and WBSO, West Broad Street Overlay District. **(Three Chopt)**

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

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



ACTION: [Approved](#)

LANDSCAPE PLAN

LP/POD-47-04

Retail Buildings – Town Center @ Twin Hickory

Purvis & Associates, Inc. for Twin Hickory, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.61-acre site is located at the southwest corner of the intersection of Old Nuckols Road and Nuckols Road in the Town Center @ Twin Hickory Shopping Center on parcel 746-773-2071. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

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

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



ACTION: Approved

LIGHTING PLAN

LP/POD-92-04

Goddard School Expansion – Town Center @ Twin Hickory – Nuckols Road

B.O.B. Architecture for D & B Holdings, LLC: Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 2.0-acre site is located along the south line of Old Nuckols Road, approximately 600 feet west of the intersection of Old Nuckols Road and Nuckols Road, between the existing Goddard School and Shady Grove Animal Clinic in the Town Center @ Twin Hickory Shopping Center on parcels 745-773-6955 and 745-773-9641. The zoning is B-2C, Business District (Conditional). (**Three Chopt**)

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

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



ACTION: Approved

LANDSCAPE PLAN

LP/POD-65-02

Fairfield Inn & Suites – Mayland Drive

Mark Dowdy for Innkeeper Properties, Inc.: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 2.0-acre site is located at 9937 Mayland Drive, south of Mayland Drive and east of Gaskins Road, on parcel 751-757-3597. The zoning is M-1, Light Industrial District. (**Three Chopt**)

A revised plan was submitted to address conflicts between plant material and easements. As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request the standard conditions for landscape plans are recommended.

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



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-21-04

Bowl America – Pouncey Tract Road

Dayton Thompson & Associates for Bowl America: 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 3.61-acre site is located at the southwest corner of Pouncey Tract Road and I-64 on parcel 739-763-7089. The zoning is M-1C, Light Industrial District (Conditional). **(Three Chopt)**

A revised plan has been requested to address staff's concerns regarding peripheral parking landscaping requirements. 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.

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



ACTION: [Approved](#)

PLAN OF DEVELOPMENT RECONSIDERATION

[POD-91-04](#)

Nova Addition and Temporary Trailer – Gayton Road

Wiley & Wilson, Inc. for Ridgeview Inc. and Nova of Virginia Aquatics: Request for reconsideration of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, for approval of a revised, phased plan to construct the previously approved one-story building addition totaling 53,880 square feet with a pool addition, parking, site improvements, and to authorize a temporary sales/office trailer. The 5.5-acre site is located on the east side of Gayton Road, 925 feet north of Cambridge Drive on parcel 732-749-5405. The zoning is B-1, Business District. County water and sewer. **(Tuckahoe)**

The plan submitted for reconsideration would permit the proposed pool expansion to be constructed in phases. The first phase would consist of a 25-meter indoor pool and a parking area expansion to the existing facility. In addition, a temporary sales/office trailer would be permitted for a maximum period of two years. The second phase would consist of the originally proposed improvements, which include expanding the existing 25-meter pool to a 50-meter pool and the addition of a therapeutic/warm up pool along with offices and ancillary sales area.

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 site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.

24. The right-of-way for widening of Gayton 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
 28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
 29. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
 30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
 31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
 32. A plan for the removal of the trailer shall be submitted or the trailers shall be removed within two years of the date of this approval.
- (Staff Report by [Michael Kennedy](#))



ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN

POD-25-05

Rocketts Landing Phase I –
Land Bay 4B – Old Osborne Turnpike

Wiley & Wilson, Inc. for Central Virginia Investments/Rocketts Landing LLC: Request for approval of a plan of development and master plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct Phase 1 improvements in Land Bay 4B consisting of a 39,000 square foot, four-story office building (12E), a 100,000 square foot, five-story building containing 83 residential condominium units (14A), an 11,000 square foot, three-story office building (14B), seven, three and four-story buildings containing a total of 32 residential townhouse units each having an attached 2-car garage (14C-F and 15A-C), an 88,000 square foot, four-story parking deck for 242 vehicles (12C) and a 113,000 square foot, seven-story building containing 49 residential condominium units with parking under the building (15E). The master plan would authorize proposed improvements to be constructed in separate phases. The 9.82-acre site is located on the south side of Old Osborne Turnpike (State Route 5), where it intersects the Richmond City line, 150 feet east of Orleans Street on parcels 797-713-5542 and 797-713-4210. The zoning is UMUC, Urban Mixed Use 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 site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The unit house numbers shall be visible from the parking areas and drives.
25. 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.
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 Old Osborne Turnpike (State Route 5) 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 Department of Planning 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 and conditions approved as a part of zoning case C-55C-04 and provisional use permit cases P-14-04 and P-4-05 shall be incorporated in this approval.

32. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.

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

34. 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.

35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

36. The portion of proposed Main Street right of way located within the City of Richmond and any necessary offsite easements for the proposed sanitary sewer outfalls into the City of Richmond system shall be recorded prior to the approval of final construction plans.

37. The portion of proposed Main Street right of way located within the County and any necessary offsite easements shown on the tentative plat for Rocketts Landing Phase One shall be recorded prior to the approval of final construction plans.

38. The proposed sanitary sewer outfall into the City of Richmond system shall be accepted by the City for maintenance prior to the issuance of any Certificates of Occupancy. The Developer shall coordinate plan review with the City and provide evidence to the Director of Public Utilities that the City's requirements are satisfied.

39. The owner of the strip of property adjacent to the west side of State Route 5 (Old Osborne Turnpike) shall dedicate all right of way and easements determined necessary by the Director of Public Works and the Virginia Department of Transportation (VDOT), for the widening of State Route 5 (Old Osborne Turnpike), in accordance with the proffers and the traffic impact study, prior to the approval of final construction plans for any portion of the property adjacent to State Route 5.

40. The owner of the strip of property adjacent to the west side of State Route 5 (Old Osborne Turnpike) shall dedicate all right of way easements determined necessary by the Director of Public Works for the extension of Rocketts Way and Old Hudson Street in accordance with the proffers and the traffic impact study, prior to the approval of final construction plans for any portion of the property adjacent to State Route 5.

41. A construction plan for the proposed offsite water main extension along State Route 5 (Old Osborne Turnpike) and connection into the City of Richmond system shall be approved by the Department of Public Utilities, the City of Richmond, VDOT and the State Health Department prior to the approval of final construction plans. The Developer shall coordinate plan review with the City of Richmond, VDOT and the State Health Department, and provide evidence that their requirements are satisfied.

42. All offsite easements necessary for the proposed offsite water main extension along State Route 5 (Old Osborne Turnpike) and connection into the City of Richmond system shall be recorded prior to the

approval of final construction plans.

43. The proposed water main connection into the City of Richmond system shall be accepted by the City for maintenance prior to the issuance of any Certificates of Occupancy. The developer shall coordinate plan review with the City and provide evidence to the Director of Public Utilities that the City's requirements are satisfied.

44. The proposed offsite water main extension along State Route 5 (Old Osborne Turnpike) shall be accepted by the County for maintenance prior to the issuance of any Certificates of Occupancy.

45. A construction plan for the widening of State Route 5 (Old Osborne Turnpike) and streetscape improvements along the west side of State Route 5 (Old Osborne Turnpike) abutting Land Bay 4, in accordance with the proffers and the developer's traffic study, shall be approved by the Department of Public Works, the Department of Planning, and VDOT prior to the approval of final construction plans for any portion of the property adjacent to State Route 5 (Old Osborne Turnpike). The Developer shall coordinate plan review with VDOT, and provide evidence that VDOT's requirements are satisfied.

46. A performance bond for all required improvements to State Route 5 (Old Osborne Turnpike) including streetscape improvements along the west side of State Route 5 (Old Osborne Turnpike) abutting Land Bay 4 shall be posted prior to the issuance of any building permits for any portion of the property adjacent to State Route 5 (Old Osborne Turnpike).

47. All improvements to State Route 5 (Old Osborne Turnpike) including streetscape improvements along the west side of State Route 5 (Old Osborne Turnpike) abutting Land Bay 4 shall be completed prior to the issuance of any Certificates of Occupancy for any portion of the property adjacent to State Route 5 (Old Osborne Turnpike), unless an exception is approved by the Directors of Public Works and Planning.

48. A conditional subdivision plat for the dedication of Rocketts Way and Old Hudson Street shall be submitted for Planning Commission review and approval prior to the approval of any final construction plans abutting any portion of those proposed streets.

49. A subdivision plat for the dedication of Rocketts Way and Old Hudson Street shall be recorded prior to the approval of any building permits for property abutting any portion of those proposed streets.

50. A conditional subdivision plat for the townhouse lots shall be submitted for Planning Commission review and approval prior to the approval of any construction plans for any portion of the proposed townhouses.

51. A subdivision plat for the townhouses shall be recorded prior to the approval of any building permits for any portion of the proposed townhouses.

52. The service alleys shall be improved in accordance with the proffered design guidelines with a decorative pavement treatment that shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.

53. A traffic control plan shall be approved by the County Traffic Engineer prior to the final approval of construction plans for any restricted structured parking.

54. A CPTED plan shall be submitted to the Division of Police for review, prior to the approval of construction plans for any office building or multi-family residential building.

55. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and construction trailer locations, shall be submitted for County review and prior to the approval of any final construction plans.

56. The unfinished walls of the parking deck (Building No. 12C) shall be covered with a cityscape mural, of such design as approved by the Director of Planning, within no more than two years from the date a Certificate of Occupancy is issued for the parking deck. However, this requirement may be waived at the discretion of the Director of Planning, if a POD is approved for the adjoining property within two years; or if a building permit is approved for an adjoining property within three years; or other cause. This requirement shall apply separately to each unfinished face of the building.

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



ACTION: Approved

PLAN OF DEVELOPMENT RECONSIDERATION

POD-53-03 Revised

Dominion Village – Creighton Road and Laburnum Avenue
(Formerly POD-53-03 and POD-47-03)

Koontz & Bryant for EDJ Associates, Inc.: Request for reconsideration of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 4,030 square foot retail building, a one-story, 3,400 square foot bank and a one-story, 12,187 square foot day care center. The 2.92-acre site is located at the southeast corner of Creighton Road and Laburnum Avenue on parcels 809-728-3075 and 809-729-7165. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The plan submitted for reconsideration would replace POD 47-03, previously approved for a 3,400 square foot bank with seven drive thru lanes, and POD 53-03, previously approved for a 10,000 square foot day care center and two 4,030 square foot retail buildings. The revised Plan of Development would permit construction of a 4,030 square foot office building, a 3,400 square foot bank with three drive thru lanes and a 12,187 square foot day care center in addition to the two previously constructed retail buildings. With the exception of the retail buildings, the originally approved buildings in the shopping center were never constructed.

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 site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. Only retail business establishments permitted in a B-3 zone may be located in this center.
25. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
26. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
27. The right-of-way for widening of Laburnum Avenue 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.
28. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-9C-03 shall be incorporated in this approval.
31. 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.
32. 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.
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 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 [Michael Kennedy](#))



ACTION: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-43-05

Dave's Auto Spa – Sadler Road

Bay Design Group, P.C. for The Allante Corporation and Dave's Auto Spa: 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 3,720 square foot automatic car wash facility. The 1.16-acre site is located on the south line of Sadler Road, approximately 350 feet west of Dominion Boulevard on part of parcel 747-761-2937. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

This project is located adjacent to a funeral home which is zoned R-6. A 35-foot transitional buffer is required, which is permitted to be reduced to 23 feet wide with the six-foot proffered brickcrete wall. The proposed plan provides 19 feet of the required 23 feet. Therefore, the applicant requests the Planning Commission approve a transitional buffer deviation to allow a reduction of four feet.

Should the Commission approve the transitional buffer deviation, 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 site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
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-26C-05 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 owner or manager on duty shall be responsible for temporarily closing the car facility when the

on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.

34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning 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.

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



ACTION: Approved

PLAN OF DEVELOPMENT

POD-49-05

Ridgefield Commons – Ridgefield Parkway and Pump Road

Dean Hawkins, ASLA for Ridgefield Commons, LLC: 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 buildings totaling 17,700 square feet. The 2.06-acre site is located at the northeast corner of Pump Road and Ridgefield Parkway on parcel 741-751-7865. The zoning is O-2C, Office District (Conditional). County water and sewer. (**Tuckahoe**)

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

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.

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. Outside storage shall not be permitted.

26. The proffers approved as a part of zoning case C-63C-03 shall be incorporated in this approval.

27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.

28. 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

30. 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.

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

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.

33. Prior to approval of construction plans a draft declaration of covenants and deed restrictions for the maintenance of the common area by a owners association and for architectural control must be submitted for review and approval by the Department of Planning and shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to the issuance of Building Permits.

34. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.

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



ACTION: Approved

PLAN OF DEVELOPMENT

POD-50-05

Elko Junction – Elko Road (POD-9-01 Expired)

E. D. Lewis & Associates, P.C. for Wilton 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 a two-story, 4,000 square foot office building. The 3.968-acre site is located at the northwest corner of Elko Road (State Route 156) and Old Elko Road on parcel 847-711-9746. The zoning is O-1C, Office District (Conditional). County water and sewer. (**Varina**)

This approval is identical to POD-9-01 which was approved in February 2001 and expired prior to the beginning of construction. 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 site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

25. The entrances and drainage facilities on Elko Road (State Route 156) shall be approved by the Virginia Department of Transportation and the County.

26. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning 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-7C-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 applicant shall furnish proof to the Department of Planning that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project prior to the issuance of a building permit.

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. 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 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 [Michael Kennedy](#))



ACTION: Approved

PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-51-05

Cracker Barrel @ Gaskins Place

Design & Engineering, Inc. for Commonwealth Foundation for Cancer Research and Cracker Barrel Old Country Stores, Inc.: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 10,101 square foot restaurant and retail building. The 2.87-acre site is located along the east line of Gaskins Road, approximately 300 feet south of Mayland Drive, on part of parcel 752-757-0556. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

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

11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated.

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.

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-7C-81 shall be incorporated in this approval.

28. 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.

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. 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.

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

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.

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



ACTION: Approved

PLAN OF DEVELOPMENT

POD-52-05

Primrose School @ Westerre Commons – Westerre Parkway
(POD-67-04 Revised)

Jordan Consulting Engineers, P.C. for Westerre Commons, LLC and Primrose School Franchising Company: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 10,200 square foot children's day care facility. The 1.875-acre site is located on the south line of Westerre Parkway, approximately 500 feet east of Cox Road on part of parcel 748-759-6017. The zoning is B-2C, Business District (Conditional). County water and sewer.
(Three Chopt)

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

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.

24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

25. Outside storage shall not be permitted.

26. A 25-foot planting strip to preclude ingress or egress along the south side of Westerre Parkway shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.

27. 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.

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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

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

34. 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

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-53-05

Hillbilly Red's Barbeque – 353 E. Williamsburg Road

Hulcher & Associates, Inc. for D. W. Thomas: 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 one-story, 2,200 square foot restaurant. The .5-acre site is located on the south line of E. Williamsburg Road (U.S. Route 60) approximately 100 feet east of Eastlake Drive on parcel 829-715-7028. The zoning is B-1 Business District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

This proposed restaurant is located on a small parcel and is adjacent to Hunters Run subdivision. The zoning classification requires a 10-foot transitional buffer, which is permitted to be reduced to five feet with a six-foot fence. The applicant proposed a six-foot vinyl clad fence that will match the fence provided at Roma's Pizzeria (POD-34-04), but is unable to provide the five-foot planting strip due to site constraints. Therefore, the applicant requests the Planning Commission approve a transitional buffer deviation to waive the five-foot planting strip.

A revised plan was requested to address traffic conflicts between Williamsburg Road and customer parking and traffic movements within the site.

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

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.

24. The right-of-way for widening of Williamsburg Road (U.S. Route 60) 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 entrances and drainage facilities on Williamsburg Road (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.

27. 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 Department of Planning prior to any occupancy permits being issued.

28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

29. A standard concrete sidewalk shall be provided along the south side of Williamsburg Road.

30. Outside storage shall not be permitted.

31. 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.

32. This business shall not remain in operation after midnight and no exterior signs shall remain lighted after (12:00 midnight - B-1 zone).

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. 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.

36. 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.

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.

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



ACTION: Approved

PLAN OF DEVELOPMENT

POD-55-05

Quioccasin Baptist Church

Parking Lot Addition – Quioccasin Road

(POD-57-02 Revised)

Hulcher & Associates, Inc. for Trustees of Quioccasin Baptist Church: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a parking lot addition. The 3.542-acre site is located along the south line of Quioccasin Road, approximately 260 feet east of Blue Jay Lane on parcel 751-745-9705. The zoning is R-3, One-Family Residential District. County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, the Public Works Design Division cannot recommend approval of the proposed development until the water quality calculations are revised. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.

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. 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

(Staff Report by [Tony Greulich](#))



ACTION: Approved

SUBDIVISION WITH EXCEPTION

Cole Run (September 2005 Plan)

Cole Boulevard @ I-295 and Brook Road

Hulcher & Associates for RMA/Hunton, L.C.: The 2.9-acre site proposed for a subdivision of 14, single-family homes with zero lot lines is located approximately, 600 feet east of the intersection of Berrymeade Hills Terrace and Cole Boulevard on parcel 783-763-5602. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. (**Fairfield**) 14 Lots

The property abuts a controlled access road (I-295). This classification requires an addition of 35 feet to the district's 12-foot side yard setback.

The applicant is requesting that the Planning Commission grant an exception with this request with respect to the proposed Lot 13. If approved the setback would be reduced by 22 feet and result in a variable width, side setback of 25 feet instead of 47 feet.

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

12. Each lot shall contain at least 5,625 square feet.

13. The detailed plant list and specifications for the landscaping to be provided with the 10-foot-wide planting strip easement along the proposed Everson Terrace and on the building side of the sewer easement along the property line abutting I-295.

14. The proffers approved as part of zoning case C-5C-05 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 Department of Planning 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. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the plat.

(Staff Report by [Tony Greulich](#))



ACTION: Approved

PLAN OF DEVELOPMENT

POD-54-05

Gaskins Road Office Building –Gaskins Road and Three Chopt Road
(POD-77-00 Revised)

Balzer & Associates, Inc. for Balance & Ear Centre Pension Plan: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 6,763 square foot office building (Phase 1) and a future 2,000 square foot addition (Phase 2). The 1.11-acre site is located at the northwest intersection of Gaskins Road and Three Chopt Road on parcel 750-754-0386. 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 received a revised plan addressing the right-of-way dedication and the parking lot revisions, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.

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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

27. A standard concrete sidewalk shall be provided along the north side of Three Chopt Road.

28. Outside storage shall not be permitted.

29. The proffers approved as a part of zoning case C-61C-78 shall be incorporated in this approval.

30. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.

31. 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.

32. 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.
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. 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 [Kevin Wilhite](#))



ACTION: Approved

PLAN OF DEVELOPMENT

POD-56-05

Coastal Towing – 2035 Charles City Road

Balzer & Associates, Inc. for Coastal Towing: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 6,000 square foot building and storage yard for automobile repair and a towing service for inoperable vehicles. The 2.13-acre site is located at 2035 Charles City Road on parcel 810-712-1824. The zoning is M-2, General Industrial District. County water and septic tank/drainfield. (**Varina**)

There are two outstanding issues. First, the Traffic Engineer has requested the site layout be revised to provide a drive aisle with a minimum of 30 feet separation from Charles City Road to the first point of conflict. Second, Public Works has requested the BMP be located at least 25 feet from the right-of-way.

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 developments of this type, the following additional conditions:

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The right-of-way for widening of Charles City 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 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. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. Storage of damaged and inoperable vehicles is limited to a maximum of 30 days provided they are

located within an enclosed area and screened by an opaque fence from public view.
(Staff Report by [Ted McGarry](#))



ACTION: [Approved](#)

PLAN OF DEVELOPMENT (*Deferred from the November 17, 2004 Meeting*)

POD-68-02

Blackwood Retail – Glen Eagles Shopping Center
10410 Ridgefield Parkway

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 withdrawal of this case from any further consideration.

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



ACTION: [Withdrawn](#)

PLAN OF DEVELOPMENT

POD-57-05

Villas @ Grey Oaks – Grey Oaks Park Drive

Youngblood, Tyler & Associates, P.C. for Shady Grove Company, Inc. and Loftis Real Estate & Development, Inc.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 84, 3,000 square foot, two-story condominium for sale units. The 24.22-acre site is located on the south side of Grey Oaks Park Drive, approximately 0.2 miles east of Pouncey Tract Road on part of parcel 738-772-9227. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. (**Three Chopt**)

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. A revised plan has been requested by Department of Public Works to address design concerns regarding the adequacy and safety of the proposed dry ponds. The staff recommendation will be made at the meeting. Should the Commission act on this request in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The unit house numbers shall be visible from the parking areas and drives.
25. 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.

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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

29. The proffers approved as a part of zoning cases C-16C-03 and C-4C-05 shall be incorporated in this approval.

30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.

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

32. 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 Department of Planning - 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. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.

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. Prior to final approval a draft declaration of covenants and deed restrictions for the maintenance of the common area by a owners association and for architectural control must be submitted for review and approval by the Department of Planning and shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to the issuance of Building Permits.

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



ACTION: Approved

PLAN OF DEVELOPMENT

POD-58-05

JEB Stuart Place – JEB Stuart Parkway and Technology Park Drive

Vanasse Hangen Brustlin, Inc. for Clarke Jones, III and Sauer Properties, 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 23,388 square foot, two-story office building. The 3.38-acre site is located at the northwest corner of the intersection of JEB Stuart Parkway and Technology Park Drive, approximately 1,100 feet north of the intersection of JEB Stuart Parkway and Virginia Center Parkway on parcel 785-768-9646. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, staff has not received a revised plan as requested. Staff had several concerns for the original plan submitted. First, the correct right-of-way dedication along JEB Stuart Parkway must be shown and setbacks revised accordingly, including the setback for the proposed BMP. Second, the entrance on Technology Park Drive should be revised so that it is not located within the SPA buffer. Third, the County floodplain should be correctly delineated on the plan. Finally, a floorplan for the second floor of the proposed building is needed for review. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The right-of-way for widening of JEB Stuart Parkway 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 required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-39C-05 shall be incorporated in this approval.
31. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
32. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
33. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
34. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
35. 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.
36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
37. The 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 [Michael Cooper](#))



ACTION: Approved

PLAN OF DEVELOPMENT

POD-59-05

Brown Distributing Company–Villa Park Drive

Vanasse Hangen Brustlin, Inc. for Avalon Investments, LLC and Brown Distributing Company, Inc.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 126,620 square foot office/warehouse and distribution building. The 18.79-acre site is located along the western side of Villa Park Drive, approximately 2,500 feet southwest of the intersection of Villa Park Drive and Parham Road on parcel 781-754-0930. The zoning is O/S-2C, Office/Service District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, staff has not received information regarding the proposed construction within existing private access easements as requested. Specifically, staff has asked the applicant to verify that the proposed construction within the access easements is permitted in the existing agreements. 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 Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
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. The proffers approved as a part of zoning case C-23C-05 shall be incorporated in this approval.
27. 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.
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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
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 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 Department of Planning 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.

34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning 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.

36. In accordance with the proffers of rezoning case C-23C-05, product delivery vehicles shall not be routed to travel on Hungary Road between the Parham Road and Cleveland Road intersection and Woodman Road.

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



ACTION: Approved

PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-60-05

Holiday Inn Express – Telegraph Road
(POD-62-98 Expired)

BGBT Design Group, PC for Prime Hospitality, LLC and Kaylan, Inc.: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two, five-story hotels, one with a total of 102 rooms and the second with a total of 64 rooms. The 3.57-acre site is located 400 feet north of the intersection of Debartolo Road and Telegraph Road, 1,130 feet north of JEB Stuart Parkway on parcel 786-770-8488. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Fairfield)**

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

11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.

24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

25. The proffers approved as a part of zoning case C-116C-88 shall be incorporated in this approval.

26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.

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

28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

29. Approval of the construction plans by the Department of Public Works does not establish the curb

and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

30. 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: Approved

SUBDIVISION

Spring Lake (July 2005 Plan) - Mountain Road

Timmons Group for Thomas W. Kenney and Terry Cave, c/o Rogers Chenault, Inc.: The 43.34-acre site proposed for a subdivision of 86 single-family homes located at 2019 Mountain Road along the south line of Mountain Road, 800 feet south of Francis Road on parcel 777-764-6922. The zoning is R-3C, One-Family Residence District (Conditional) and C-1, Conservation District. County water and sewer. **(Fairfield)** 86 Lots

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

12. The proffers approved as part of zoning case C-11C-05 shall be incorporated in this approval.

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

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



ACTION: Approved

SUBDIVISION

Techpark (September 2005 Plan) - Technology Boulevard

Timmons Group for Redford Brick Company, Inc. and YY&E, LLC: The 156.72-acre site proposed for an industrial park is located on the south line of Technology Boulevard and the north line of Portugee Road, approximately 900 feet east of Memorial Drive on parcels 841-703-5255 and 8053, 842-704-7131, 842-703-6528 and 1045, 842-705-0939, 843-705-8879 and part of 844-706-4747. The zoning is M-1C, Light Industrial District (Conditional) and O-3C, Office District (Conditional). County water and sewer. **(Varina)** 0 Lot

As of the preparation date of the agenda, the staff has not received a revised plan, as requested, showing vehicular access to the southwest portion of the site as represented on the master plan submitted with zoning case C-47C-00, as well as the extension of the stub street from the east as approved with the

Techpark (June 2005 Plan). In addition, there are two parcels included in the zoning case C-73C-98 that are not shown as part of this development, which staff has requested information concerning their status. 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 proffers approved as part of zoning cases C-73C-98 and C-47C-00 shall be incorporated in this approval.

14. A second point of vehicular access will be required when the development exceeds 500,000 square feet of floor area.

15. A revised conceptual master plan for this development shall be provided with the first Plan of Development submitted and updated with every subsequent POD submittal.

16. The developer shall conduct a Phase I archaeological study of the property prior to County approval of the subdivision construction plans and shall provide copies to the Department of Planning and Recreation and Parks.

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



ACTION: Approved

SUBDIVISION

Starling Drive Extension (September 2005 Plan)

Starling Drive @ Tuckahoe Library

Hankins & Anderson, Inc. for Henrico County, VA: The 9.25-acre site proposed for a public road dedication is located at 1901 Starling Drive, approximately 630 feet west of the intersection of the existing Starling Drive and Parham Road, on parcel 753-747-1611. The zoning is O-2, Office District, B-1, Business District and R-6C, General Residence District (Conditional). County water and sewer. (Tuckahoe) 0 Lot

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

13. The applicant shall submit a request for vacation of the excess right-of-way in the existing Starling Drive to the Real Property Office prior to the recordation of the subdivision plat.

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



ACTION: Approved

APPROVAL OF POD MINUTES: July 27, 2005 Minutes



ACTION: Approved

APPROVAL OF REZONING MINUTES: August 11, 2005, Minutes

 **ACTION: Approved**

DISCUSSION ITEM: Resolution to Initiate Amendment to the Major Thoroughfare Plan (Adding Extension of Three Chopt Road from Lauderdale Drive to N. Gayton Road).

 **ACTION: Approved**

ADJOURN