

Actions in  
September

# PLANNING COMMISSION AGENDA

## FOR

### SUBDIVISIONS AND PLANS OF DEVELOPMENT

JUNE 27, 2007

9:00 A.M.

ADDENDUM ATTACHED



#### PLANNING COMMISSION

Tommy Branin, Chairperson (Three Chopt)  
E Ray Jernigan, Vice-Chairperson, C P C , (Varina)  
Bonnie-Leigh Jones (Tuckahoe)  
Ernest B Vanarsdall, C P C , (Brookland)  
C W Archer, C P C , (Fairfield)  
Frank J Thornton, Board of Supervisors Representative  
(Absent)  
Randall R Silber, Director of Planning, Secretary

#### DEVELOPMENT REVIEW AND DESIGN DIVISION – DEPARTMENT OF PLANNING

David D O’Kelly, Jr , Assistant Director of Planning  
Leslie A News CLA, Principal Planner  
James P Strauss CLA, County Planner  
Kevin D Wilhite, C P C , AICP, County Planner  
Michael F Kennedy, County Planner  
Christina Goggin, AICP, County Planner  
  
Anthony R Greulich, C P C , County Planner  
Matthew Ward, County Planner  
Greg Garrison, County Planner  
Lee Pambid, C P C , County Planner  
Aimee Berndt, County Planner  
Jonathan W Steele, G I S Manager  
Diana B Carver, Office Assistant  
Ann B Cleary, Office Assistant

**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:** Leslie News

**EXPEDITED AGENDA:** Leslie News

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL:** Christina Goggin

**FOR INFORMATIONAL PURPOSES ONLY**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Year(s) Extended Recom- mended</b>
<b>Banbury Park @ Greenbrooke (June 2006 Plan)</b>	<b>27</b>	<b>27</b>	<b>0</b>	<b>Three Chopt</b>	<b>1 Year 6/25/08</b>
<b>Beechwood Park (June 2006 Plan)</b>	<b>18</b>	<b>18</b>	<b>0</b>	<b>Fairfield</b>	<b>1 Year 6/25/08</b>
<b>Midview Farms (June 2005 Plan)</b>	<b>95</b>	<b>9</b>	<b>1</b>	<b>Varina</b>	<b>1 Year 6/25/08</b>
<b>Tech Park (June 2005 Plan) (Road Dedication)</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>Varina</b>	<b>1 Year 6/25/08</b>

**TRANSFER OF APPROVAL**

TOA  
POD-52-03  
Virginia Center Station –  
Kim Property – Brook Road

**Jeffrey Meyer for Kim Won Kim and Boo Ok Kim (The Kims):** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Virginia Center Inc and VC Silver, LLC to Kim Wan Kim and Boo Ok Kim. The 2.439-acre site contains building B and is a portion of the overall 7.324-acre site. It is located at the northeast corner of Brook Road (U.S. Route 1) and Virginia Center Parkway on parcel 784-768-2228. The zoning is M-1, Light Industrial District. County water and sewer (**Fairfield**)

**DEFERRED BY  
APPLICANT TO 7/25/07**

As of the preparation date of this agenda, staff has not received a statement by the representative or the owner that states he or she accepts and agrees to continued compliance of POD 52-03. Therefore, a recommendation will be made at the meeting.

Should the new owner accept and agree to be responsible for continued compliance with the conditions of the original approval, Staff can recommend approval of this transfer request with the following condition:

- 1. The site deficiencies, as identified in the inspection report, dated **June 11, 2007**, shall be corrected by **October 1, 2007**.
- 2. Evidence of a cross easement agreement between owners shall be submitted by **October 1, 2007**.

The deficiencies include missing and dead landscaping.

**(Staff Report by Greg Garrison) (Applicant’s Representative: Jeffrey Meyer)**

**MOTIONED BY: Archer                      SECONDED BY: Vanarsdall**

**TRANSFER OF APPROVAL**

TOA  
POD-57-81  
Deep Run Business Center  
W Broad Street and Deep  
Rock Road

**Edmunds & Williams for 1982 Fort Street Land Trust:**  
Request for transfer of approval as required by Chapter 24,  
Section 24-106 of the Henrico County Code from VA  
Exploration Inc Et Als and Deep Run Business Center to 1982  
Fort Street Land Trust The 3 0-acre site is located at the  
southeast corner of Deep Rock Road and W Broad Street (U S  
Route 250) on parcel 751-759-5660 The zoning is M-1, Light  
Industrial District County water and sewer **(Three Chopt)**

**APPROVED**

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 **June 13, 2007** shall be corrected by **October 1, 2007**.

The deficiencies include missing landscaping

**(Staff Report by Greg Garrison) (Applicant's Representative: Kevin L. Cash)**

**MOTIONED BY: Branin**

**SECONDED BY: Jernigan**

## ALTERNATIVE FENCE PLAN - RESIDENCE

Wheeler Residence –  
Darbytown Road

### APPROVED

**Lisa Wheeler:** Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-106 and 24-95(1) 7 of the Henrico County Code to allow a fence exceeding a height of 42 inches in a front yard. The two-acre site is located on the north line of Darbytown Road, approximately 1,300 feet west of the intersection of Darbytown Road and Bradbury Road, at 4640 Darbytown Road directly across from Fussell's Ridge on parcel 836-690-5005. The zoning is A-1, Agricultural District **(Varina)**

An application has been submitted to the County requesting approval of a fence exceeding the allowable height of 42 inches in the front yard for a distance of approximately 135 feet along Darbytown Road. The applicant, Lisa Wheeler, states that she wishes to build a 4 foot tall, wood and wire fence to contain her dogs in her front yard. She states her concern for the safety of both her dogs and motorists should the fence be lower. Furthermore, the black mesh wire is sold in 48 inch sections, which limits her ability to put up a 42" fence without cutting the wire. The fence is situated in front of an existing tree in the front yard, which helps to conceal it, and Ms. Wheeler has indicated that she plans to landscape along the fence next year.

County Code limits the maximum fence height in an agriculturally zoned front yard to three feet, six inches, unless an alternative fence height is approved by the Planning Commission.

To date, staff has not received any phone calls in opposition to the fence, and a site visit revealed that construction thus far seems adequate.

The staff recommendation will be made at the meeting.

Should the Commission act on this request, staff recommends the standard conditions for landscape plans and the following additional conditions:

1. A landscape plan shall be provided for staff review and approval for the entire frontage of the fence, and landscaping shall be installed no later than **May 30, 2008**.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Lisa Wheeler)**

**MOTIONED BY: Jernigan                      SECONDED BY: Vanarsdall**

**SEE ADDENDUM: PAGE 1**

**PLAN OF DEVELOPMENT (Deferred from the May 23, 2007 Meeting)**

POD-21-07  
Pizza Hut @ Glen Lea  
Shopping Center  
2204 E Laburnum Avenue

**APPROVED**

**Hurt & Proffitt, Inc. for Regency Centers LP and Colonial Foods, L.L.C.:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, for a façade renovation and 531 square foot addition to an existing one-story, 2,844 square foot restaurant. The 50-acre site is located in an existing shopping center, on the northwest corner of the intersection of Mechanicsville Turnpike and E Laburnum Avenue on part of parcel 802-736-8028. The zoning is B-2, Business District. County water and sewer (Fairfield)

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

- 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 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.
- 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 conceptual master plan, as submitted with this application, is for planning and information purposes only.
- 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 Only retail business establishments permitted in a B-2 zone may be located in this center.
- 33 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
- 34 No merchandise shall be displayed or stored outside of the building or on sidewalks.
- 35 The shopping center owner shall be responsible for updating landscaping features to be consistent with the shopping center's previously approved landscape plan prior to issuance of a certificate of occupancy.

**(Staff Report by Christina Goggin and Aimee Berndt)**

**(Applicant's Representative: Joe Turner)**

**MOTIONED BY: Archer**

**SECONDED BY: Jones**

## PLAN OF DEVELOPMENT

POD-34-07  
Wilton Square –  
W Broad Street and Cox  
Road

**POD APPROVED and**

**Architectural -  
DEFERRED TO 7/12/07**

**Grattan Associates, P.C. for The Wilton Companies, 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, 5,674 square foot restaurant and a one-story, 11,000 square foot retail building and coffee shop with drive thru facilities. The 3.51-acre site is located on the northeast corner of W Broad Street (U S Route 250) and Cox Road on parcels 748-760-6957 and 9546. The zoning is B-2C, Business District (Conditional). County water and sewer  
**(Three Chopt)**

As of the preparation date of the agenda, staff had not received comments on the site plan from the Virginia Department of Transportation. In addition, staff was still reviewing the architectural plans. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard condition for developments of this type, the following additional conditions are recommended:

- 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.
- 24 The right-of-way for widening of W Broad Street (U S Route 250) and Cox 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 concrete sidewalk meeting County standards shall be provided along the north side of W Broad Street (U S Route 250) and the east side of Cox Road.
- 28 Outside storage shall not be permitted.
- 29 The proffers approved as a part of zoning cases C-2C-93 and C-61C-95 shall be incorporated in this approval.
- 30 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.
- 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 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 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 Kevin Wilhite)**  
**(Applicant's Representative: G. Stuart Grattan)**

**MOTIONED BY: Branin                      SECONDED BY: Jernigan**

**SUBDIVISION**

<p>SUB-17-07  Nature's Way  (June 2007 Plan)  Harmony and Telegraph  Roads- <b>APPROVED</b></p>	<p><b>Grattan Associates for Sharon J. Kendall:</b> The 8.47-acre site proposed for a subdivision of 8, single-family homes is located at the terminus of Harmony and Telegraph Roads, 10100 Telegraph Road, on parcels 785-765-3846 and 784-765-7757. The zoning is R-2A, One-Family Residence District. County water and sewer. <b>(Fairfield) 8 Lots</b></p>
---	---

As of the preparation date of the agenda, staff has not completed 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 The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along the future Trivett Woods Court shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
- 13 Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
- 14 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 a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: G. Stuart Grattan)**

**MOTIONED BY: Archer                      SECONDED BY: Jernigan    ADDENDUM: Page 1**



# PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-35-07  
McDonalds @ Staples Mill  
Square – Staples Mill Road

**DEFERRED BY**  
**APPLICANT TO 7/25/07**

**Carter Design for Staples Mill Square Associates, LLD and McDonald's USA, LLC:** Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 4,387 existing sq ft north line 1,100 feet and part of District (C) drive-thru facilities in an area site is located on the Route 33) approximately on parcel 768-757-2542 zoning is B-2C, Business sewer (**Brookland**)

*2/22/07  
Start  
Here*

As of the preparation date of this agenda, the applicant to resolve issues relating to the coordination of the proposed lighting plan with the approved lighting plan for the overall shopping center. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 11B Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature
- 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 Staples Mill Road (U.S. Route 33) shall be approved by the Virginia Department of Transportation and the County
- 26 The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire
- 27 Outside storage shall not be permitted
- 28 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 The proffers approved as a part of zoning cases C-77C-94 and C-35C-97 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 loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code
- 33 In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup

- 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 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
- 36 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be painted to match the building and shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 37 Only retail business establishments permitted in a B-2 zone may be located in this center
- 38 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area
- 39 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s)

**(Staff Report by Matt Ward)**

**(Applicant's Representative: Michelle Carter)**

**MOTIONED BY: Vanarsdall**

**SECONDED BY: Jones**

## PLAN OF DEVELOPMENT

POD-36-07  
American Child Care @  
Towne Center West –  
W Broad Street

**APPROVED**

**Balzer & Associates, Inc. for Towne Center West, LLC and American Child Care Properties:** 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, 14,000 square foot child care facility in an existing shopping center. The 1.37-acre site is located along the east line of Towne Center West Boulevard (private), approximately 325 feet north of W Broad Street (US Route 250), on parcel 735-764-3923. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received all of the additional architectural information, 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:

- 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-49C-04 shall be incorporated in this approval.
- 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 The conceptual master plan for additional parking, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
- 30 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
- 31 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- 32 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Kevin Wilhite)**

**(Applicant's Representative: Aaron Breed)**

**MOTIONED BY: Branin**

**SECONDED BY: Vanarsdall**

## PLAN OF DEVELOPMENT

POD-40-07  
Steeple Chase, Sections  
3 and 4 – N Laburnum  
Avenue and Steeple Lane

### APPROVED

**Bay Design Group, P C. for Steeple Land Development, LLC and Community Development Partners, Inc.:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct Section 3 consisting of 24, single-family detached residences on zero lot lines and Section 4 consisting of 10, two-story townhouse units for sale. The 9.613-acre site is located on west line of N Laburnum Avenue and the east line of E Richmond Road approximately 550 feet north of the intersection of N Laburnum Avenue and Steeple Lane on parcels 809-724-5973 and 809-724-8062. The zoning is R-5, General Residence District, R-5C, General Residence District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer  
**(Varma)**

As of the preparation date of the agenda, the staff has not received a revised plan addressing lot width issues for one lot, 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:

- 24 The subdivision plat for Steeple Chase shall be recorded before any building permits are issued.
- 25 The right-of-way for widening of Laburnum Avenue and E Richmond 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.
- 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 Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
- 30 A concrete sidewalk meeting County standards shall be provided along Laburnum Avenue.
- 31 Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
- 32 The proffers approved as a part of zoning case C-20C-06 shall be incorporated in this approval.

- 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 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 defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. 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
- 36 Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans
- 37 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
- 38 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
- 39 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.
- 40 The unit house numbers shall be visible from the parking areas and drives
- 41 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 installed prior to any occupancy permit approval

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Joe Faudale)**

**MOTIONED BY: Jernigan**

**SECONDED BY: Vanarsdall**

**ADDENDUM: Page 2**

**SUBDIVISION**

SUB-38-07  
Winston Trace  
(June 2007 Plan)  
10150 – 10220 Winston  
Boulevard

**QMT for Robert P. Bains:** The 4 19-acre site proposed for a subdivision of 12, single-family homes is located on the west line of Winston Boulevard in between Winston Court and Blackburn Road on parcels 772-763-4125 and 4443. The zoning is R-3, One-Family Residence District. County water and sewer  
**(Brookland) 12 Lots**

**APPROVED**

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 plan must be redesigned to provide at least the 80-foot minimum lot width required and as regulated by 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 Winston Boulevard shall be submitted to the Department of Planning 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 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
- 15 Blackburn Road unimproved shall be vacated prior to recordation of the subdivision plat
- 16 Provide documentation that Faith Baptist Church will meet the parking requirements prior to final approval of the construction plans
- 17 The subdivision construction plans shall contain the details for relocating and rearranging the parking lot for Faith Baptist Church

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Tim Rohmoser)**

**MOTIONED BY: Vanarsdall**

**SECONDED BY: Jernigan**

**SUBDIVISION**

SUB-39-07  
Hanover Meadows  
(June 2007 Plan)  
Hanover and Meadow Roads

**Parker Design Group, Inc. for Raj Prasad and Randy Powers:** The 15.93-acre site proposed for a subdivision of 11 single-family homes is located 65 feet northeast of Midage Road, 267 Hanover Road, on parcels 830-721-1453, 5808 and part of 830-720-7285. The zoning is A-1, Agricultural District. County water and sewer. **(Varina) 11 Lots**

**DEFERRED BY**  
**APPLICANT TO 7/25/07**

As of the preparation date of the agenda, staff has not received a revised plan to show stub street connections to adjacent properties, 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 Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
- 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 Department of Planning for review. Such covenants and restrictions shall be in a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Greg Garrison)  
(Applicant's Representative: Clay Grogan)

**MOTIONED BY: Jernigan                      SECONDED BY: Jones**

**APPROVAL OF MINUTES: May 23, 2007 Minutes – APPROVED**

**MOTIONED BY: Jones                      SECONDED BY: Vanarsdall**

**ADJOURN @ 10:06 a.m.**

**PLANNING COMMISSION**  
**SUBDIVISION & PLAN OF DEVELOPMENT**  
**ADDENDUM**  
**9:00 A.M.**  
**June 27, 2007**

**PAGE 5 – ADDED PLAN & DETAILS**

**ALTERNATIVE FENCE PLAN - RESIDENCE**

Wheeler Residence –  
Darbytown Road

**Lisa Wheeler:** Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-106 and 24-95(1) 7 of the Henrico County Code to allow a fence exceeding a height of 42 inches in a front yard. The two-acre site is located on the north line of Darbytown Road, approximately 1,300 feet west of the intersection of Darbytown Road and Bradbury Road, at 4640 Darbytown Road directly across from Fussell's Ridge on parcel 836-690-5005. The zoning is A-1, Agricultural District (Varina)

**APPROVED**

(Staff Report by Greg Garrison)

**PAGE 10 – ADDED CONDITIONS**

**SUBDIVISION**

SUB-17-07  
Nature's Way  
(June 2007 Plan)  
Harmony and Telegraph  
Roads

**Grattan Associates for Sharon J. Kendall:** The 8.47-acre site proposed for a subdivision of 8, single-family homes is located at the terminus of Harmony and Telegraph Roads, 10100 Telegraph Road, on parcels 785-765-3846 and 784-765-7757. The zoning is R-2A, One-Family Residence District. County water and sewer. (Fairfield) 8 Lots

**APPROVED**

- 15 ~~ADDED~~ The pond shall be replaced to Department of Public Works current standards or the breached area shall be graded and stabilized to restore original stream flows.
- 16 ~~ADDED~~ Should the pond be repaired to current Department of Public Works standards, a dam breach analysis shall be submitted for review and approval to the Director of Public Works.
- 17 **ADDED** - A turn-around shall be constructed at the terminus of Telegraph Road as required by the Director of Public Works.

(Staff Report by Greg Garrison)



PLAN OF DEVELOPMENT

POD-40-07  
Steeple Chase, Sections  
3 and 4 – N Laburnum  
Avenue and Steeple Lane

**APPROVED**

**Bay Design Group, P.C. for Steeple Land Development, LLC and Community Development Partners, Inc.:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct Section 3 consisting of 24, single-family detached residences on zero lot lines and Section 4 consisting of 10, two-story townhouse units for sale. The 9.613-acre site is located on west line of N Laburnum Avenue and the east line of E Richmond Road approximately 550 feet north of the intersection of N Laburnum Avenue and Steeple Lane on parcels 809-724-5973 and 809-724-8062. The zoning is R-5, General Residence District, R-5C, General Residence District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer **(Varina)**

A revised plan was submitted yesterday to address staff's concerns regarding the width of Lot 54. The revised plan has been annotated to show how the lot lines can be revised, to make lots 54 and 55 standard lots and to provide adequate lot width for both lots. An additional condition Number 42 is recommended by staff that would require the applicant to submit a revised plat as shown on the annotated plan.

Staff recommends approval of the plan of development subject to the annotations on the plan, the standard conditions for developments of this type, Conditions 24-41 on the agenda and Condition 42 on the addendum. The applicant is in agreement with staff's recommendations. Since the plan was submitted after last Friday's deadline, a waiver of the time limit is required.

42 **ADDED** - The plat shall be revised as annotated, to make lots 54 and 55 standard lots and to provide adequate lot width for both lots prior approval of final construction plans.

**(Staff Report by Michael Kennedy)**