

**PLANNING COMMISSION AGENDA**  
**FOR**  
**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**April 22, 2009**

**9:00 A.M.**

**ADDENDUM ATTACHED**



**PLANNING COMMISSION**

Bonnie-Leigh Jones, Chairperson (Tuckahoe)  
Ernest B. Vanarsdall, C.P.C., Vice-Chairperson  
(Brookland)  
Tommy Branin (Three Chopt)  
E. Ray Jernigan, C.P.C. (Varina)  
C. W. Archer, C.P.C., (Fairfield)  
James B. Donati, Jr., Board of Supervisors Representative  
R. Joseph Emerson, Jr., AICP, 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  
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  
Holly L. Zinn, Office Assistant/Recording Secretary

**ROLL CALL:**

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

**EXPEDITED AGENDA: Leslie News**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid**

**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>Recommended Extension</b>
<b>SUB2008-00142 Majestic Meadows (September 2004 Plan)</b>	<b>123</b>	<b>123</b>	<b>3</b>	<b>Varina</b>	<b>04/28/10</b>
<b>SUB2008-00047 (SUB-28-07) Parkwood Chase (April 2007 Plan)</b>	<b>38</b>	<b>38</b>	<b>1</b>	<b>Fairfield</b>	<b>04/28/10</b>
<b>SUB2008-00042 (SUB-22-07) Tredinnock Farm (March 2007 Plan)</b>	<b>20</b>	<b>20</b>	<b>1</b>	<b>Varina</b>	<b>04/28/10</b>

**TRANSFER OF APPROVAL (Deferred from the March 25, 2009 Meeting)**

POD-88-78  
BP Convenience Store  
(Formerly Amoco Oil  
Company) -  
S. Laburnum Ave. and  
Williamsburg Rd.

**DEFERRED BY PC TO  
5/27/09**

**James P. Karides for Laburnum, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Amoco Oil Company to Laburnum, LLC. The 0.55-acre site is located at the southeast corner of S. Laburnum Ave. and Williamsburg Rd. (U.S. Route 60), on parcel 816-713-6077. The zoning is B-3, Business District. County water and sewer. (**Varina**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. In regards to the site deficiencies, 2 shade trees were not planted at the required tree caliper size. Staff is working with the applicant to resolve the issue. The staff recommendation will be made at the meeting.

**(Staff Report by Matt Ward)  
(Applicant's Representative: James P. Karides)**

**TRANSFER OF APPROVAL**

POD-43-07 (Part)  
Max and Erma's at Reynolds  
Crossing – 6623 W. Broad  
Street

**APPROVED/EXPEDITED**

**Troutman Sanders, LLP for 6623 Broad, LLC:** Request for a partial transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Reynolds Holding, LLC to 6623 Broad, LLC. The 1.7-acre site is located on the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Forest Avenue, on parcel 767-744-9052. The zoning is B-2C, Business District (Conditional). County water and sewer. (**Three Chopt**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer.

The site deficiencies, as identified in the inspection report, dated March 30, 2009 have been corrected.

**(Staff Report by Greg Garrison)  
(Applicant's Representative: Tom Miller)  
(Applicable Rezoning Cases and PUPs: P-15-07; C-22C-04)**

**LANDSCAPE & LIGHTING PLAN (Deferred from the February 25, 2009 Meeting)**

LP/POD-46-05  
Preston Square – 5411 Twin  
Hickory Road

**APPROVED**

**E.D. Lewis and Associates, P.C. for Preston Square, LLC:**  
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 5.0-acre site is located on the west side of Twin Hickory Rd., approximately 1,500 feet east of Nuckols Rd., on parcels 747-773-5194, 5197, 5292, 5386, 5389, 747-774-4426, 4523, 4617, 4620, 4712, 4715, 4809, 4903, 5000, 5337, 5637, 5938, 6121, 6239, 6501, 6539, 6801, 7102, 7403, 7525, 7528, 7622, 7717, and 7720. 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 confirmed if the requested site improvements have been completed. These improvements include removing stockpiled storm pipes and gravel along the east property line, removing sediment traps along Twin Hickory Road and in the northeast corner of the site, removing stumps, backfilling and grading along the sidewalk, and top-dressing and seeding along Twin Hickory Road.

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 Greg Garrison)**  
**(Applicant's Representative: Gary Scottow)**  
**(Applicable Rezoning Cases and PUPS: C-50C-04)**

**SUBDIVISION**

SUB-06-09  
Hampshire  
(April 2009 Plan)  
Hames Lane/Peavey Street

**DEFERRED BY PC TO**  
**5/27/09**  
**SEE ADDENDUM PG. 1**

**Bay Design Group, P.C. for Boushra and Edna Hanna, Donald M. and S. B. Whitehorn and Hanna Properties, LLC:**  
The 7.13-acre site proposed for a subdivision of 12 single-family homes is located at the southeast terminus of Peavey Street, on part of parcels 742-773-4344 and 5604. The zoning is R-2AC, One Family Residence District (Conditional). County water and sewer. **(Three Chopt) 12 Lots**

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

13. Lots on the plat marked with an asterisk or asterisks must be identified on the recordation plat with an asterisk. Add the following note(s) conspicuously to the plat under the heading Notes:
  - (a) Buildable Area Statement: (\*) "Lots marked with \* (single asterisk) have limitations for dwelling shape, size and location. For details refer to construction plans on file in the Department of Planning." (An asterisk is required on all "reverse corner lots.")

- (b) Wetlands Statement: (\*\*) “Lots marked with \*\* (double asterisks) may contain water and/or wetlands as determined at the time of recordation of the plat. Disturbance outside of designated water and wetland impact areas will require approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality. Additional requirements may be imposed on these lots prior to the issuance of building permit. See construction plans on file in the Department of Planning for additional details.”
14. Each lot shall contain at least 13,500 square feet.
  15. The plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of Hampshire and is not dedicated for use by the general public. This statement shall refer to the applicable article in the covenants recorded with the plat.
  16. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the 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.
  17. The proffers approved as part of zoning case C-40C-07 shall be incorporated in this approval.
  18. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, 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.
  19. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.

**(Staff Report by Greg Garrison)**

**(Applicant’s Representative: Daniel Caskie)**

**(Applicable Rezoning Cases and PUPs: C-40C-07)**

## PLAN OF DEVELOPMENT

POD-09-09  
Windsor Business Park –  
Building Ten –  
430 E. Parham Road

**APPROVED/EXPEDITED  
SEE ADDENDUM PG. 2**

**Vanasse Hangen Brustlin, Inc. for Windsor Business Park, 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 46,000 square foot office building. The 7.63-acre site is located on the northwest corner of the intersection of Magellan Parkway and E. Parham Road, on parcels 791-760-1417, 4833 and part of parcel 791-760-0456. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the staff is considering the feasibility of an approximately 250-foot section of sidewalk west of the second entrance along Parham Road. 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:

29. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
30. The proffers approved as a part of zoning cases C-90C-97 and C-39C-03 shall be incorporated in this approval.
31. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
34. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area 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.
35. 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.
36. A concrete sidewalk meeting County standards shall be provided along the north side of E. Parham Road.

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: John Carty)**

**(Applicable Rezoning Cases and PUPs: C-90C-97; C-39C-03)**

## PLAN OF DEVELOPMENT (Deferred from the March 25, 2009 Meeting)

POD-03-09

Our Lady of Lourdes School  
Classroom Addition – 8200  
Woodman Rd.  
(POD-04-96 Rev.)

**Hulcher and Associates, Inc. for Catholic Diocese of Richmond:** 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 846 square foot addition for two classrooms. The 19.86-acre site is located at the northwest corner of Lourdes Road and Woodman Road on parcel 776-754-8470. The zoning is R-3, One Family Residence District. County water and sewer. **(Brookland)**

**DEFERRED TO 5/27/09**

**The applicant has requested a deferral to the May 27, 2009 meeting.**

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: Bruce Hulcher)**

**(Applicable Rezoning Cases and PUPs: UP-20-2007)**

## SUBDIVISION

SUB-07-09

Lexington  
(April 2009 Plan)  
Lexington Farm Drive

**Balzer and Associates, Inc. for Malone, LLC:** The 2.417-acre site proposed for a subdivision of 1 single-family home is located on the east line of Lexington Farm Drive, approximately 100 feet south of Stonewell Circle, on parcel 752-762-4295. The zoning is R-3A, One Family Residence. County water and sewer. **(Three Chopt) 1 Lot**

**APPROVED/EXPEDITED**

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:

13. Lots on the plat marked with an asterisk or asterisks must be identified on the recordation plat with an asterisk. Add the following note(s) conspicuously to the plat under the heading Notes:
  - (c) **Buildable Area Statement:** (\*) "Lots marked with \* (single asterisk) have limitations for dwelling shape, size and location. For details refer to construction plans on file in the Department of Planning." (An asterisk is required on all "reverse corner lots.")
  - (d) **Wetlands Statement:** (\*\*) "Lots marked with \*\* (double asterisks) may contain water and/or wetlands as determined at the time of recordation of the plat. Disturbance outside of designated water and wetland impact areas will require approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality. Additional requirements may be imposed on these lots prior to the issuance of building permit. See construction plans on file in the Department of Planning for additional details."
14. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
15. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.

16. The final plat shall contain a statement that this subdivision is on an abandoned coal mine site. The wording shall be approved by the Planning Staff and the County Attorney, and shall be conspicuous on the face of the plat.
17. Before the plat is recorded, the developer shall submit to the Department of Planning a detailed report prepared by a qualified professional engineer specifying the proposed treatment of mine shafts and scars. The report shall be reviewed by the Design Division of Public Works, and shall be made a part of the construction plans approved for the subdivision.

**(Staff Report by Christina Goggin)  
 (Applicant's Representative: Brandon Sovick)**

**PLAN OF DEVELOPMENT**

POD-08-09  
 Kroger Eastridge – Fueling  
 Center – 1510 Eastridge  
 Road  
 (POD-40-03 Rev.)

**APPROVED  
 SEE ADDENDUM PG. 2**

**Balzer and Associates, Inc. for Kroger – Mid Atlantic:**  
 Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a fuel center addition on the site of an existing grocery store. The 8.04-acre site is located on the north line of Eastridge Road, at 1510 Eastridge Road, approximately 800 feet east of N. Parham Road, on parcel 754-744-6868. The zoning is B-2C, Business 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. Staff has asked the owner to provide sidewalk connections from the rear parking lots to the store front along the eastern side of the building. 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:

29. Bulk storage of fuel shall be underground.
30. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
31. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning cases C-2C-03 and C-1C-09 shall be incorporated in this approval.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and 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 Matt Ward)  
 (Applicant's Representative: Christopher Shust)  
 (Applicable Rezoning Cases and PUPs: C-2C-03; C-1C-09)**



## SUBDIVISION

SUB-05-09  
Riverview Green Phase I  
(April 2009 Plan)  
Greenwood Road

**APPROVED**  
**SEE ADDENDUM PG. 3**

**Koontz-Bryant, P.C. for Wilton Development Corp.:** The 18.07-acre site proposed for a subdivision of 36 townhouses for sale and 11 detached and semi-detached dwellings for sale with zero lot lines is located on the north line of Greenwood Road, approximately 1,600 feet west of its intersection with Woodman Road, on part of parcel 777-773-0724. The zoning is R-6C, General Residence District (Conditional) and R-5AC, General Residence District (Conditional). County water and sewer.  
**(Brookland) 47 Lots**

Riverview Green Phase I consists of a clubhouse and 47 total lots, which are comprised of 36 townhouse units for sale, 9 detached zero lot line dwellings, and 2 semi-detached zero lot line dwellings. The original Riverview Green Phase I plan, POD-25-06 approved by the Planning Commission on April 19, 2006, called for a clubhouse and 49 condominium units and did not require subdivision approval.

As a point of information, the Planning Commission approved POD-60-06 Riverview Green Phase II on October 25, 2006, consisting of 172 residential condominium units, and 154 units were ultimately approved on the final construction plan.

To bring the plan into compliance, 10 feet of common area must be shown between lots 3 and 4, 6 and 7, 9 and 10, and 28 and 33.

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 residential townhouses for sale and zero lot line subdivisions, the following additional conditions are recommended:

16. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the 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.
17. The proffers approved as part of zoning cases C-2C-09 and C-18C-08 shall be incorporated in this approval.
18. All Best Management Practices (BMPs) constructed to meet water quality requirements of Henrico County shall be maintained as follows: The Homeowners Association shall be responsible for the short-term maintenance, such as routine grass cutting and litter pick-up. The long-term maintenance of BMPs shall be the responsibility of the Department of Public Works.
19. 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.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Dan Jamison)**  
**(Applicable Rezoning Cases and PUPs: C-18C-08; C-2C-09)**

**APPROVAL OF MINUTES: March 25, 2009 Minutes / APPROVED AS CORRECTED**

**ADJOURN @ 10:28**

**PLANNING COMMISSION AGENDA  
FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
April 22, 2009**

**ADDENDUM**

**PAGE 6 –DELETED CONDITION AND ADDED CONDITIONS**

**SUBDIVISION**

SUB-06-09  
Hampshire  
(April 2009 Plan)  
Hames Lane/Peavey Street  
**DEFERRED BY PC TO  
5/27/09**

**Bay Design Group, P.C. for Boushra and Edna Hanna, Donald M. and S. B. Whitehorn and Hanna Properties, LLC:**  
The 7.13-acre site proposed for a subdivision of 12 single-family homes is located at the southeast terminus of Peavey Street, on part of parcels 742-773-4344 and 5604. The zoning is R-2AC, One Family Residence District (Conditional). County water and sewer. **(Three Chopt) 12 Lots**

13. ~~**DELETED** - Lots on the plat marked with an asterisk or asterisks must be identified on the recordation plat with an asterisk. Add the following note(s) conspicuously to the plat under the heading Notes:~~
- ~~(a) **Buildable Area Statement:** (\*) “Lots marked with \* (single asterisk) have limitations for dwelling shape, size and location. For details refer to construction plans on file in the Department of Planning.” (An asterisk is required on all “reverse corner lots.”)~~
- ~~(b) **Wetlands Statement:** (\*\*) “Lots marked with \*\* (double asterisks) may contain water and/or wetlands as determined at the time of recordation of the plat. Disturbance outside of designated water and wetland impact areas will require approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality. Additional requirements may be imposed on these lots prior to the issuance of building permit. See construction plans on file in the Department of Planning for additional details.”~~
20. **ADDED** - The owner 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 on 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.
21. **ADDED** - 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.

## PAGE 8 –REVISED RECOMMENDATION AND DELETED CONDITIONS

### PLAN OF DEVELOPMENT

POD-09-09 Windsor Business Park – Building Ten – 430 E. Parham Road

**APPROVED/EXPEDITED** **Vanasse Hangen Brustlin, Inc. for Windsor Business Park, 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 46,000 square foot office building. The 7.63-acre site is located on the northwest corner of the intersection of Magellan Parkway and E. Parham Road, on parcels 791-760-1417, 4833 and part of parcel 791-760-0456. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Fairfield)**

Upon further review, staff has determined that an extension of the sidewalk along Parham Road, west of the second entrance, is not practical at this time based upon the site constraints including steep grades, wetlands and the existing proffered buffer. Staff recommends approval, subject to the conditions listed in the agenda with the deletion of the following conditions:

29. ~~DELETED - Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.~~
31. ~~DELETED - All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.~~
36. ~~DELETED - A concrete sidewalk meeting County standards shall be provided along the north side of E. Parham Road.~~

## PAGE 13 –REVISED PLAN

### PLAN OF DEVELOPMENT

POD-08-09 Kroger Eastridge – Fueling Center – 1510 Eastridge Road (POD-40-03 Rev.)

**APPROVED** **Balzer and Associates, Inc. for Kroger – Mid Atlantic:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a fuel center addition on the site of an existing grocery store. The 8.04-acre site is located on the north line of Eastridge Road, at 1510 Eastridge Road, approximately 800 feet east of N. Parham Road, on parcel 754-744-6868. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

SUBDIVISION

SUB-05-09  
Riverview Green Phase I  
(April 2009 Plan)  
Greenwood Road

**Koontz-Bryant, P.C. for Wilton Development Corp.:** The 18.07-acre site proposed for a subdivision of 36 townhouses for sale and 11 detached and semi-detached dwellings for sale with zero lot lines is located on the north line of Greenwood Road, approximately 1,600 feet west of its intersection with Woodman Road, on part of parcel 777-773-0724. The zoning is R-6C, General Residence District (Conditional) and R-5AC, General Residence District (Conditional). County water and sewer.  
**(Brookland) 47 Lots**

**APPROVED**

A revised plan showing 10 feet of common area separation between lots 3 and 4, 6 and 7, 9 and 10, and 28 and 33 has been submitted. This plan also shows sidewalk along the entire east line of Riverview Green Drive and sidewalk along the west line of Riverview Green Drive adjacent to the clubhouse.

Staff recommends approval of the revised plan, subject to the conditions listed in the agenda, with the deletion of the following conditions:

16. ~~DELETED - 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.~~
18. ~~DELETED - All Best Management Practices (BMPs) constructed to meet water quality requirements of Henrico County shall be maintained as follows: The Homeowners Association shall be responsible for the short term maintenance, such as routine grass cutting and litter pick up. The long term maintenance of BMPs shall be the responsibility of the Department of Public Works.~~