

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

**DECEMBER 16, 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, AICP, County Planner  
Robert Peterman, GIS Technician  
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>SUB2008-00173 (SUB-013-05) Michael's Way (October 2005 Plan)</b>	<b>18</b>	<b>18</b>	<b>3</b>	<b>Varina</b>	<b>07/01/2014</b>
<b>SUB2008-00174 (SUB-021-05) Turner Woods, Section C (December 2005 Plan)</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>Varina</b>	<b>07/01/2014</b>
<b>SUB2008-00172 (SUB-063-06) Wilton Parkway (December 2006 Plan)</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>Varina</b>	<b>07/01/2014</b>

**TRANSFER OF APPROVAL**

POD-131-87  
Culpeper Farms Apartments  
– 3450 Spendthrift Drive

**APPROVED/EXPEDITED**

**Sandra Becker for CAPREIT Culpeper Farms, LP:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lokey Properties, John H. Streicker Trust, and CAPREIT Culpeper Farms, LP to Culpeper Farms, LLC. The 14.29-acre site is located south of W. Broad Street (U.S. Route 250) on both north and south lines of Mayland Drive, approximately 850 feet east of Pemberton Road, on parcel 755-757-0805. The zoning is R-5C, General Residence District and R-6C, General Residence 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. No site deficiencies were identified by staff. The staff recommends approval of this transfer request.

**(Staff Report by Aimee Berndt)**  
**(Applicant's Representative: Robert W. Hughes, Esq.)**  
**(Applicable Rezoning Cases and PUPs: C-54C-84)**

## TRANSFER OF APPROVAL

POD-46-03  
POD2009-00410  
Mayland Townes – 8640  
Mayland Drive

**APPROVED/EXPEDITED  
SEE ADDENDUM PG. 1**

**Joyce Wolfe for Eagle Construction of VA, LLC and MTBO1/EJC, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Accent Builders and Developers, LLC to Eagle Construction of VA, LLC and MTBO1/EJC, LLC. The 7.5-acre site is located on the north line of Mayland Drive, approximately 820 feet west of Parham Road, on parcel 757-753-0796. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

Mayland Townes is a 42-unit townhouse project. Section 1, consisting of 13 units has been recorded and constructed. The new owner is currently moving forward with the recordation of Section 2, consisting of 15 lots.

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 Mike Kennedy)**  
**(Applicant's Representative: Joyce Wolfe)**  
**(Applicable Rezoning Cases and PUPs: C-62C-02)**

## SUBDIVISION

SUB-17-09  
SUB2009-00165  
Watts Lane Extended  
(December 2009 Plan)

**APPROVED/EXPEDITED**

**Burgess and Niple, Inc. for the County of Henrico:** The 1.045-acre site proposed for extension of Watts Lane is located on the western line of N. Laburnum Avenue, on parcels 808-731-0412 and 807-731-6248. The zoning is A-1, Agricultural District. County water and sewer. **(Fairfield) 0 Lots**

This subdivision is for the dedication of a section of Watts Lane in conjunction with the development of the Eastern Henrico Recreation Center site. A POD for the Eastern Henrico Recreation Center (POD-28-08) was approved by the Board of Supervisors at their September 9, 2008 meeting. The plan provides for the construction of Watts Lane extending 850' west of Laburnum Avenue across the property. It would terminate in a temporary cul-de-sac, until such time as it is extended across the adjoining property to Sandy Lane. A meandering 6-foot wide asphalt trail will be provided along the north side of Watts Lane with Phase One improvements. A meandering 6-foot wide asphalt trail will be provided along the south side of Watts Lane with future phases. The construction plan for the recreation center has been approved, and construction is expected to begin shortly. Watts Lane is shown as a minor collector road on the 2026 Major Thoroughfare Plan connecting Mechanicsville Turnpike to Laburnum Avenue. At this time, the section extending west of Laburnum Avenue to Sandy Lane has not been dedicated or constructed.

The staff recommends conditional approval subject to the annotations on the plans and the standard conditions for subdivisions served by public utilities for a road dedication.

**(Staff Report by Mike Kennedy)**  
**(Applicant's Representative: Alexander Grinblat)**

## SUBDIVISION

SUB-18-09  
SUB2009-00182  
Kadi's Corner  
(December 2009 Plan)  
4501 Sadler Road

**APPROVED/EXPEDITED**

**E. D. Lewis & Associates, P.C. for Naji Kadi & Beth Kadi:**  
The 2.418-acre site proposed for a subdivision of 2 single-family homes is located on the northeast corner at the intersection of Sadler and Sadler Grove roads, on parcel 746-765-9911. The zoning is A-1, Agricultural District. County water and sewer and on-site sewage disposal system. **(Three Chopt) 2 Lots**

The applicant proposes to subdivide an existing parcel into 2 lots. One dwelling currently exists on the parcel and is served by individual well and an on-site sewage disposal system. Lot 2 would be served by County water. The applicant may have a suitable on-site sewage disposal system location to serve the new dwelling but may choose to extend sewer service to the new dwelling on Lot 2. Therefore, standard conditions 6 and 6A have been modified to accommodate these options.

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:

5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water.
6. **MODIFIED** - The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer **if Lot 2 is not served by an on-site sewage disposal system.**
- 6A. **MODIFIED** - A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done **if an on-site sewage disposal system is proposed on Lot 2.**
13. The right of way for the realignment of Sadler Road, as determined by the Director of Public Works, shall be shown on the plat and dedicated to the County with the recordation of the subdivision plat.

**(Staff Report by Aimee Berndt)**

**(Applicant's Representative: Edmund Lewis)**

**SEE ADDENDUM PG. 2 FOR REVISED SCHEDULE OF AGENDA EVENTS**

**APPROVAL OF MINUTES: November 18, 2009 Minutes**

**ADJOURN**

**WORK SESSION: Planning Commission Portal Demonstration**

**Staff Contact: Jon Steele, GIS Manager**

**Work Session will be held in the Planning Department Conference Room.**

**PLANNING COMMISSION AGENDA  
FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
December 16, 2009**

**ADDENDUM**

**PAGE 2 – ADDED SUBDIVISION EXTENSION**

**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>SUB2008-00070 (SUB-060-07) Winfrey Meadows (November 2007 Plan)</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>Brookland</b>	<b>07/01/2014</b>

**PAGE 4 – REVISED STAFF REPORT**

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POD2009-00410  
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Mayland Drive

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Mayland Townes is a 42-unit townhouse project. Section 1, consisting of 13 units has been recorded, and **6 units have been** constructed. The new owner is currently moving forward with the recordation of Section 2, consisting of 15 lots.

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.

**PAGE 7 – REVISED SCHEDULE FOR AGENDA ITEMS**

**APPROVAL OF MINUTES: November 18, 2009 Minutes/ APPROVED AS CORRECTED**

**RECESS (for change of venue) @ 9:09**

**RECONVENE in Planning Department Conference Room for Work Session @ 9:25**

**WORK SESSION: Planning Commission Portal Demonstration**

**Staff Contact: Jon Steele, GIS Manager**

**Work Session will be held in the Planning Department Conference Room.**

**ADJOURN @ 10:53**