

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

**May 27, 2009**

**9:00 A.M.**

**NO ADDENDUM TO ATTACH**



**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>SUB2008-00143 (SUB-31-07) Grayson Hill (May 2007 Plan)</b>	<b>17</b>	<b>17</b>	<b>1</b>	<b>Tuckahoe</b>	<b>05/26/10</b>
<b>SUB2008-00144 (SUB-08-05) Grey Oaks Meyer (October 2005 Plan)</b>	<b>34</b>	<b>34</b>	<b>1</b>	<b>Three Chopt</b>	<b>05/26/10</b>
<b>SUB2008-00145 Kingsland Green (May 2006 Plan)</b>	<b>56</b>	<b>56</b>	<b>2</b>	<b>Varina</b>	<b>05/26/10</b>
<b>SUB2008-00179 Settler's Ridge (May 2004 Plan)</b>	<b>166</b>	<b>69</b>	<b>2</b>	<b>Varina</b>	<b>05/26/10</b>
<b>SUB2008-00146 The Ridings at Warner Farm (April 2006 Plan)</b>	<b>656</b>	<b>656</b>	<b>2</b>	<b>Varina</b>	<b>05/26/10</b>
<b>SUB2008-00014 (SUB-11-08) Three Chopt Road Extension (May 2008 Plan)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Three Chopt</b>	<b>05/26/10</b>

## **TRANSFER OF APPROVAL (Deferred from the April 22, 2009 Meeting)**

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

**APPROVED**

**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. All site deficiencies have been resolved. Staff recommends approval of this transfer request.

**(Staff Report by Matt Ward)**

**(Applicant's Representative: James P. Karides)**

## **TRANSFER OF APPROVAL**

POD-07-90  
Ridgefield Medical Building  
(Formerly Ridgefield Office  
Park) – 2200 Pump Road

**DEFERRED TO 6/24/09**

**Judy Guild for CPC Ridgefield, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Earl Thompson, Inc. to CPC Ridgefield, LLC. The 1.876-acre site is located at the northwest corner of the intersection of Pump Road and Ridgefield Parkway at 2200 Pump Road, on parcel 741-751-5040. The zoning is O-2C, Office District (Conditional). County water and sewer. (**Tuckahoe**)

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. A bond shall be posted before June 26, 2009, to cover the cost of resealing and re-striping of the parking lot as noted on the site inspection reports dated February 19, 2009 and May 15, 2009. This work must be completed before May 27, 2010.

All other deficiencies from the inspection reports have already been addressed; these included the planting of nine trees and the replacement of the dumpster screening.

**(Staff Report by Tony Greulich)**

**(Applicant's Representative: Judy Guild)**

**(Applicable Rezoning Cases and PUPs: C-32C-89)**

## TRANSFER OF APPROVAL

POD-03-07  
Country Inn & Suites – 8010  
W. Broad Street

**APPROVED/EXPEDITED**

**Hasmukh Patel for West End Hospitality, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Monument Hospitality to West End Hospitality, LLC. The 1.344-acre site is located at 8010 W. Broad Street (U.S. Route 250) adjacent to Shrader Rd., approximately 900 feet northwest of the intersection of Shrader and Hungary Spring roads on parcel 764-752-5989. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

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. This site received its full Certificate of Occupancy on March 24, 2009, and on an inspection dated May 8, 2009, no deficiencies were noted.

**(Staff Report by Tony Greulich)**  
**(Applicant's Representative: Hasmukh Patel)**  
**(Applicable Rezoning Cases and PUPs: C-16C-88)**

## LANDSCAPE & LIGHTING PLAN

LP/POD-32-08  
Wallace Gymnasium – 2206  
Westwood Avenue

**DEFERRED TO 6/24/09**

**Engineering Design Associates for BCW 45<sup>th</sup>, LLC and Gordon Construction, Inc.:** Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.24-acre site is located on the north line of Westwood Avenue at its intersection with Westwood Trail on parcel 779-735-7361. The zoning is M-2, General Industrial District. County water and City sewer. **(Brookland)**

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.

Additional planting and trees are needed between the guardrail and BMP to meet peripheral parking lot landscaping quantities, and likewise, additional plantings and trees are needed to meet the same requirement for the parking along Westwood Trail.

A deciduous tree needs to be located within the landscape island on the north end of the parking lot adjacent to Westwood Trail.

Given the vicinity's history for loitering activity, particularly under and around the I-195 flyover, the Division of Police has recommended that lighting levels be at least a 0.5 foot-candle throughout the parking areas. It is staff's recommendation that this be accomplished with pole mounted lights versus additional building mounted lights.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Randy Hooker)**

**SUBDIVISION (Deferred from the April 22, 2009 Meeting)**

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

**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**

**DEFERRED TO 6/24/09**

This project was deferred by the Planning Commission from the April 22, 2009 meeting to address drainage concerns from adjacent residents. Since that time, staff has met on site to discuss options for the applicant to consider. Condition # 21 has been added to the staff recommendation to address foundation drainage on the property. Any additional staff recommendations will be made at the meeting.

Should the Commission act on this request, the staff recommends approval subject to the standard conditions for developments of this type, the annotations on the plan, and the following additional conditions:

13. Each lot shall contain at least 13,500 square feet.
14. 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.
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 a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
16. The proffers approved as part of zoning case C-40C-07 shall be incorporated in this approval.
17. 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.
18. 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.

**continue**

## Continued

19. 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.
20. 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.
21. A geotechnical engineering analysis shall be provided for the bearing capacity and expansive properties of the soils on each lot. This soils analysis shall be included with the building permit application that is submitted to the Building Official to construct the single family dwelling or accessory structure on the lot. A foundation drainage system shall also be provided for each dwelling unless evidence is submitted with the building permit application to demonstrate that groundwater will not infiltrate the crawlspace. The design and installation of the foundation drainage system shall be subject to approval by the Building Official in accordance with the Virginia Uniform Statewide Building Code.

**(Staff Report by Greg Garrison)**

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

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

## SUBDIVISION

SUB-09-09  
Meadow Springs Run  
(May 2009 Plan)  
Meadow Road

**Willmark Engineering, PLC for Meadow Road Development, LLC:** The 29.91-acre site proposed for a subdivision of 50 zero lot line single-family homes is located between the south line of Meadow Road at its intersection with Chartwood Drive and the north line of the Southern Railway right of way, on parcel 833-718-6524. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Varina) 50 Lots**

### **APPROVED**

The applicant is requesting approval of 50 age-restricted, single family homes in a gated, zero lot line subdivision. Originally, the applicant proposed a gated community with public roads, requiring a provisional use permit, but the applicant has revised his request. The proposed layout varies in detail from the conceptual plan provided with rezoning case C-49C-07 and requires specific Planning Commission approval as permitted by the proffers.

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

13. The plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of Meadow Springs 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.
14. At least sixty days prior to recordation of the plat, a draft of the covenants and deed restrictions for the maintenance of the common area 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.
15. A County standard sidewalk shall be constructed along the south side of Meadow Road.
16. The proffers approved as part of zoning case C-49C-07 shall be incorporated in this approval.
17. 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.
18. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Mark Williams)**  
**(Applicable Rezoning Cases and PUPs: C-49C-07)**

**PLAN OF DEVELOPMENT (Deferred from the April 22, 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)**

**APPROVED/EXPEDITED**

The applicant is requesting approval of a one story 846 square foot addition for 2 modular classrooms. Staff was originally concerned that the building was not being provided a permanent masonry foundation due to visibility from neighboring properties. The building has been relocated to meet fire protection concerns. With the combination of existing plant material and provision of additional evergreen screening materials, staff is satisfied that the building can be adequately screened in the new location and will blend in with the surrounding structures.

In response to concerns of adjacent neighbors, the applicant has also agreed to install flashing school caution signals on Woodman Road per Department of Public Works standards.

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

29. The owner shall install school flashing signals on Woodman Road including any required pavement striping, in accordance with Department of Public Works standards, by August 1, 2009.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Bruce Hulcher)**  
**(Applicable Rezoning Cases and PUPs: UP-20-2007)**

## PLAN OF DEVELOPMENT

POD-01-09  
McDonald's Redevelopment  
- 1778 N. Parham Road  
(POD-15-83 Rev.)

### APPROVED

**Carter Design for McDonald's Corporation:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to reconstruct an existing one-story 4,036 square foot restaurant with drive-through facilities. The 1.15-acre site is located on the west line of N. Parham Road (State Route 73), approximately 230 feet north of Starling Drive, on parcel 753-747-8509. The zoning is B-2C, Business District (Conditional) and O-2C, Office District (Conditional). County water and sewer. (**Tuckahoe**)

The applicant proposes the demolition and reconstruction of an existing McDonald's fast food restaurant. A portion of the site recently underwent rezoning from B-1 to B-2C to permit the continued existence of the drive-up window for take-out service. The building was previously an existing non-conforming use because the zoning requirements changed following the original approval of the project. The recent rezoning of the property has remedied that issue, thus allowing reconstruction of the building.

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

29. The right-of-way for widening of N. Parham 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.
30. A concrete sidewalk meeting County standards shall be provided along the west side of N. Parham Road.
31. The building shall be constructed of brick, and the brick shall not be painted at any time.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning cases C-7C-09 and C-15C-83 shall be incorporated in this approval.
34. 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.
35. 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.
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, 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 Aimee Berndt)**  
**(Applicant's Representative: Michele Carter)**  
**(Applicable Rezoning Cases and PUPs: C-7C-09; C-15C-83)**

## **SUBDIVISION**

SUB-02-09  
Elizabeth Place  
(February 2009 Plan)  
Osborne Turnpike and  
Sholey Road

**Michael E. Doczi & Associates, PLLC for P.D. Allen, Sr., LLC:** The 4.182-acre site proposed for a subdivision of 3 single-family homes is located on the southeast corner of the intersection of Osborne Turnpike and Sholey Road, on parcels 802-694-3061 and 4671. The zoning is R-3, One Family Residence District. County water and individual septic and well.

**APPROVED/EXPEDITED (Varina) 3 Lots**

The applicant proposes a 3-lot subdivision on 2 existing lots. One existing dwelling is to remain and is currently served by public water and private septic. There is no public sewer available to this property. While the 2 additional lots may be served by public water, Lot 1 will be served by individual well, as it is further than 300 feet from the nearest public water location. Lot 2 has direct access to public water and will be served by public water, as required.

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:

- 6A. 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.
13. Prior to preparing the recordation plat, the engineer or surveyor shall furnish the Planning Staff a plan showing a dwelling situated on Lot 2 to determine if the lot design is adequate to meet the requirements of Chapter 24 of the Henrico County Code.

**(Staff Report by Aimee Berndt)**  
**(Applicant's Representative: Michael E. Doczi)**

## SUBDIVISION

SUB-08-09  
Staples Mill Centre  
(May 2009 Plan)  
Staples Mill Road

**E.D. Lewis & Associates, P.C. for Staples Mill Centre, LLC:**  
The 1.82-acre site proposed for a subdivision of 52 townhouses for sale is located along the south side of Bethlehem Road, 369 feet west of Staples Mill Road (U.S. Route 33), on parcels 773-740-5043, 8899, 9498, 773-741-8102, 774-740-0096, and 0894. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Brookland) 52 Lots**

### **APPROVED/EXPEDITED**

This plan is a revision to an earlier plan for this portion of the Staples Mill Centre Development approved by the Planning Commission at their September 2007 meeting. The revised plan would replace the previously approved 31 townhouse units and 28 condominium units with 52 townhouse units, resulting in a net decrease of 7 units in this section of the proposed development.

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhouses for sale, and the following additional conditions:

15. A County standard sidewalk shall be constructed along the south side of Bethlehem Road.
16. The proffers approved as part of zoning case C-5C-07 shall be incorporated in this approval.

**(Staff Report by Mike Kennedy)**  
**(Applicant's Representative: Monte Lewis)**  
**(Applicable Rezoning Cases and PUPs: C-5C-07)**

## PLAN OF DEVELOPMENT

POD-12-09  
Worth Higgins & Associates  
Expansion – 8770 Park  
Central Drive  
(POD-07-94 & 51-01 Rev.)

### **APPROVED/EXPEDITED**

**Draper Aden Associates for Worth Higgins and Associates, Inc.:** Request for approval of a plan of development and a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 29,330 square foot one story office/warehouse addition to an existing building. The 5.50-acre site is located on the west line of Park Central Drive, approximately 900 feet north of its intersection with East Parham Road, on parcels 789-759-0279 and 789-760-0202. The zoning is O/SC, Office Service District (Conditional). County water and sewer. **(Fairfield)**

This proposal is to expand an existing building used for office and warehouse space, which also contains a printing production area.

The applicants have requested lighting plan approval with this POD.

The elevations feature an addition that will match the existing building with a combination of smooth face and split face block. Required by proffer are screens for the loading areas. The screen for the existing loading area is a grey concrete screen, and the proposed loading area will match.

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

29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-57C-88 shall be incorporated in this approval.
31. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
32. 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.

**continue**

## **Continued**

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 Lee Pambid**

**(Applicant's Representative: Glenn Custis)**

**(Applicable Rezoning Cases and PUPs: C-57C-88; P-1-95)**

**DISCUSSION ITEM: RESOLUTION – Preparation of Amendments - Henrico Subdivision Ordinance and Zoning Ordinance Regarding Public Street Frontage Requirements**

**APPROVAL OF MINUTES: April 22, 2009 Minutes / APPROVED AS CORRECTED**

**ADJOURN @ 10:18**

**RESOLUTION** — Preparation of Amendments -- Henrico Subdivision Ordinance and Zoning Ordinance Regarding Public Street Frontage Requirements

WHEREAS, the Code of Virginia authorizes localities to amend their subdivision ordinances and zoning ordinances when deemed appropriate; and

WHEREAS, the public street frontage requirements of the Henrico County Code prevent some property owners from building dwellings; and

WHEREAS, the Board of Supervisors has expressed an interest in delegating the power to grant special exceptions from the public street frontage requirements to the Board of Zoning Appeals in appropriate circumstances.

NOW, THEREFORE, BE IT RESOLVED that the Henrico County Planning Commission requests the Director of Planning to draft amendments to Chapters 19 and 24 of the Henrico County Code to authorize the Board of Zoning Appeals to grant special exceptions from the public street frontage requirement in appropriate circumstances.

Motion by: **Mr. Vanarsdall**

Seconded by: **Mr. Jernigan**

Votes: aye: **5**

nay: **0**

The motion [**X**] passes

[ ] fails