

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

December 15, 2010

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

Ernest B. Vanarsdall, C.P.C., Chairperson
(Brookland)
C. W. Archer, C.P.C., Vice-Chairperson (Fairfield)
Tommy Branin (Three Chopt)
E. Ray Jernigan, C.P.C. (Varina)
Bonnie-Leigh Jones (Tuckahoe)
David A. Kaechele, 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 Zinn, Office Assistant/Recording Secretary

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: NONE PRESENT

ROLL CALL: MR. BRANIN - ABSENT

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: There are no extensions of conditional subdivisions this month.

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD-21-10
POD2010-00299
Tribble Office Building –
1551 Mountain Road

APPROVED/EXPEDITED

Land Concepts, PC for Steven R. and Dody Tribble: 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 14,640 square foot office/warehouse building. The 1.60-acre site is located on the western line of Mountain Road, approximately 340 feet north of the intersection of North Run Drive and Mountain Road, on parcels 781-761-4638, 6051 and 7439. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

This plan of development request would permit demolition of one existing single-family home and construction of a one-story 14,640 square foot office/warehouse building with two new driveways accessing Mountain Road.

To fulfill proffered requirements, a 25-foot proffered buffer is provided between the residential property to the rear of the site, and the proposed plan of development site. The building will be predominantly brick, accented with two EIFS porticos and white cupolas and dormers on the roof.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
- 29. A concrete sidewalk meeting County standards shall be provided along the west side of Mountain Road.
- 30. Outside storage shall not be permitted.
- 31. The proffers approved as a part of zoning cases C-29C-94 and C-65C-99 shall be incorporated in this approval.

32. 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.
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: Robert Gray)

(Applicable Rezoning Cases and PUPs: C-29C-94; C-65C-99)

APPROVAL OF MINUTES: November 17, 2010 Minutes/APPROVED

ADJOURN @ 9:29

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December 15, 2010**

ADDENDUM

WORK SESSION: Discuss potential amendments to the County Code regarding Public Street Frontage Requirements for Family Subdivisions. (continued from the December 9, 2010 Planning Commission Meeting)

DEFERRED TO JANUARY 13, 2011 MEETING