

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

**July 27, 2011**

**9:00 A.M.**

**ADDENDUM ATTACHED**



**PLANNING COMMISSION**

C. W. Archer, C.P.C., Chairperson (Fairfield)  
Tommy Branin, Vice-Chairperson (Three Chopt)  
Ernest B. Vanarsdall, C.P.C., (Brookland)  
E. Ray Jernigan, C.P.C. (Varina)  
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)  
Patricia S. O'Bannon, 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: ALL PRESENT**

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

**EXPEDITED AGENDA: Leslie News**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL:**

<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>SUB2010-00076 (SUB-07-10) Halie's Corner (July 2010 Plan)</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>Varina</b>	<b>7/25/2012</b>

## TRANSFER OF APPROVAL

POD-22-87  
POD2011-00187  
North Run Phase III Building  
#4 – 1550 E. Parham Road

**APPROVED/EXPEDITED**

**CB Richard Ellis of Virginia, Inc. for LIT Industrial Limited Partnership:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Crow-TEI Limited Partnership to LIT Industrial Limited Partnership. The 7.19-acre site is located along the north side of E. Parham Road, approximately 1,800 feet east of its intersection with Lydell Drive, on parcel 780-758-6216. The zoning is O/SC, Office Service District (Conditional). County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. No site deficiencies were identified; therefore, staff recommends approval of this transfer request.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Ryan Rilee)**  
**(Applicable Rezoning Cases and PUPs: C-47C-86)**

## TRANSFER OF APPROVAL

POD-142-86  
POD2011-00189  
Super 8 Motel – 5110  
Williamsburg Road (U.S.  
Route 60)

**APPROVED/EXPEDITED**

**Paresh Patel:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Super 8 Motel Developers, Inc. to Paresh Patel. The 0.75-acre site is located on the north line of Williamsburg Road (U.S. Route 60), approximately 150 feet west of Oakleys Lane, on parcel 818-714-3029. The zoning is B-3, Business District and ASO, Airport Safety Overlay 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. The staff recommends approval of this transfer request.

The site deficiencies, as identified in the inspection report, dated May 26, 2011, have been corrected. The deficiencies included a missing door on the dumpster enclosure.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Paresh Patel)**

## LANDSCAPE PLAN

LP/POD-22-10

POD2011-00221

Affiliated Dermatologists of  
Virginia – Shrader Road

Facility – 7811 Shrader Road

**APPROVED/EXPEDITED**

**SEE ADDENDUM PG. 1**

**SMBW Architects for IHH Properties, Inc.:** Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.91-acre site is located on the south line of Shrader Road, approximately 180 feet west of Hungary Spring Road, on parcel 764-752-9619. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff has not received a revised plan addressing staff comments regarding additional and relocated plant material, as requested. The staff recommendation will be made at the meeting.

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: Willard Scribner)**

**(Applicable Rezoning Cases and PUPs: C-24C-10)**

## PLAN OF DEVELOPMENT

POD-23-11  
POD2011-00227  
Martin's Fuel Facility at  
West Park Shopping Center –  
9645 W. Broad Street (U.S.  
Route 250)  
(POD-94-87 Rev.)

**APPROVED**  
**SEE ADDENDUM PG. 1**

**Vanasse, Hangen, Brustlin, Inc. for Westdale Westpark II, Ltd. and Giant Food Stores, 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 fuel facility with 4 pump islands and a kiosk in an existing shopping center. The 7.95-acre site is located approximately 500 feet east of the intersection of Stillman Parkway and W. Broad Street (U.S. Route 250), on part of parcel 754-758-2409. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has not received a revised plan addressing the proffered site coverage or revised elevations that provide mansard details on the kiosk, 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.

29. Only retail business establishments permitted in a B-2C zone may be located in this center.
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. Outside storage shall not be permitted except as shown on the approved plan.
33. The proffers approved as a part of zoning case C-76C-89 shall be incorporated in this approval.
34. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
35. 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 Greg Garrison)**  
**(Applicant's Representative: Scott Chapman)**  
**(Applicable Rezoning Cases and PUPs: C-76C-89)**

## PLAN OF DEVELOPMENT

POD-19-11  
POD2011-00224  
McDonald's at Brookhollow  
Shopping Center Site  
Improvements – 11218 W.  
Broad Street (U.S. Route  
250)  
(POD-53-97 Rev.)

**Balzer and Associates, Inc. for McDonald's USA, LLC:**  
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to renovate an existing one-story, 4,553 square-foot restaurant and construct alterations to the drive-through facilities, in an existing shopping center. The 1.14-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 800 feet east of John Rolfe Parkway, on parcel 742-761-1362. The zoning is M-1C, Light Industrial District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

### **APPROVED**

The applicant proposes façade renovations, ADA improvements, and drive-through alterations to the existing fast food restaurant location. The building footprint and foundation will remain the same, with changes to the exterior façade to include new brick and EIFS finishes compatible with the shopping center.

The existing drive-through lanes will be reconstructed to allow 2 locations for placing orders. The drive-through lanes will then merge back to the 1 existing lane for order pick up.

Section 24-104 of the current Henrico County ordinance permits menu order boards as follows:

“One detached menu order board for restaurants with drive-through facilities. The sign shall not exceed 24 square feet in area or 8 feet in height. Further, the sign shall not have any logo(s) nor shall it face any public right-of-way.”

On July 26, 2011, the Board of Supervisors may vote to amend Section 24-104 to allow greater flexibility in the regulation of menu signs at drive-through restaurants. This amendment, as proposed, would permit menu order boards as follows:

“One detached preview sign and one detached menu sign for each position where orders are placed. Each menu sign shall not exceed 48 square feet in area or 8 feet in height, and each preview sign shall not exceed 24 square feet in area or 8 feet in height. Preview signs and menu signs shall be screened to prevent noise and glare from affecting adjacent residential property and to prevent the sign from distracting motorists.”

Additional or larger menu signs or preview signs would be permitted by special exception.

The applicant proposes 2 menu order boards. Both menu boards would be angled in the direction of W. Broad Street and would measure approximately 35 square feet, not to exceed 8 feet in height. The closest menu board will be approximately 110 feet from the right-of-way. Adequate planting area exists for screening along W. Broad Street. Three mature crape myrtle trees and 3 American Holly trees exist along this buffer. The applicant would supplement this landscaping with 6 additional American Holly trees planted at 8 feet tall and 30 Burford Holly shrubs to refill the continuous shrub row previously removed along the West Broad Overlay Buffer.

If Section 24-104 of the ordinance is amended, the current proposal will comply with the newly adopted ordinance. No adjacent residential development exists for this parcel.

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. Only retail business establishments permitted in a M-1C zone may be located in this center.
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. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-52C-94 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. 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: Christopher Shust)**  
**(Applicable Rezoning Cases and PUPs: C-52C-94)**

## PLAN OF DEVELOPMENT

POD-24-11  
POD2011-00232  
Parham Place III – 1920 E.  
Parham Road  
(POD-150-86 and 53-01  
Rev.)

**APPROVED**  
**SEE ADDENDUM PG. 2**

**Balzer and Associates, Inc. for JEDD of South Carolina, 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 two-story, 27,450 square-foot office building and related site improvements. The 5.37-acre site is located on the north line of E. Parham Road, approximately 500 feet west of Lydell Drive, on parcels 777-758-2319 and 4306. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Fairfield)**

The applicant proposes to construct a third office building in an existing office development. This third phase would consist of a two-story building to be located behind the 2 existing buildings along E. Parham Road. The design, materials, and height are consistent with the existing buildings, which are primarily brick with portions of stucco. Parking lot alterations are proposed to meet parking requirements for the additional office space. The third building will expand the office campus for its single tenant, Royall and Company.

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

29. A concrete sidewalk meeting County standards shall be provided along the north line of E. Parham Road beginning at the east line of the existing boulevard entrance and extending 450 linear feet eastward along the road frontage.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning cases C-113C-85 and C-47C-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 Aimee Berndt)**

**(Applicant's Representative: Christopher Shust)**

**(Applicable Rezoning Cases and PUPs: C-113C-85; C-47C-99)**



## SUBDIVISION

SUB-08-11  
SUB2011-00054  
Kings Manor (July 2011  
Plan) – Dabbs House and E.  
Richmond Roads

**APPROVED**  
**SEE ADDENDUM PG. 2**

**Engineering Design Associates for Kingsridge 200, LLC:** The 3.308-acre site proposed for a subdivision of 9 single family homes is located on the east line of Dabbs House Road and E. Richmond Road at their intersection with Kingsridge Parkway, on parcel 808-726-6635 and part of parcel 809-725-3797. The zoning is R-2A, One-Family Residential District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina) 9 Lots**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested, providing necessary right-of-way dedication on Grape Lane. Traffic Engineering has not received verification from Michel Baker and Associates that the subdivision plans conform to the Dabbs House Road Project, which could require additional right-of-way dedication.

There is an additional 25-foot MTP Minor Collector setback required for Block A, Lots 1-6 and Block B, Lot 1, in addition to the required 45-foot R-2A front yard setback for an overall 70-foot front yard setback. The applicant is asking for a 20-foot waiver from the additional setback. With the waiver, the new lots would have a 50-foot front yard and would provide a uniform setback and be consistent with the surrounding A-1 zoned parcels that are adjacent to the subdivision. The applicant will present their waiver request at the meeting.

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:

13. The details for the landscaping to be provided within the 25-foot wide planting strip easements along Kingsridge Parkway shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
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.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Randy Hooker)**

## PLAN OF DEVELOPMENT

POD-22-11  
POD2011-00228  
Bee Green Recycling – 3603  
and 3609 Nine Mile Road  
(State Route 33)

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

**Engineering Design Associates for Bee Green Recycling, 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 one-story, 27,500 square-foot recycling building for collection and sorting of metals. The 5.43-acre site is located on the south line of Nine Mile Road (State Route 33) across from the intersection of Gordons Lane and Nine Mile Road and east of the Interstate-64 West off-ramp, on parcels 804-723-6935 and 9207. The zoning is M-1, Light Industrial District and B-1, Business District. County water and sewer.  
**(Varina)**

The applicant intends to construct a one-story, 27,500 square-foot recycling facility that is strictly for the collection and sorting of scrap metal. The site is designed to accommodate a significant amount of truck traffic, as evidenced by the wide drive aisles and 12 roll-up doors. All collection and sorting activities are to take place inside the building, and no baling or crushing is planned. Stockpiling is not intended, and a condition has been added to preclude any outdoor storage.

Staff has concerns with the proposed grading along the Interstate-64 off-ramp leading to Nine Mile Road. A thoroughly vegetated berm will be removed, exposing the site to interstate traffic as well as traffic on Nine Mile Road. Staff has analyzed the proposed grades and has determined that it is possible to construct this site without grading down the berm using either 3:1 or 2:1 slopes and without the need for retaining walls. Staff has not been able to ascertain the reason for the proposed grading, and the applicant will need to make a case for this approach. A separate land use permit application must be made and approved by the VDOT Central Office for grading within its limited access right-of-way. Such an application has not been filed, nor has approval been granted.

This site is within the Enterprise Zone and the Nine Mile Road Corridor Revitalization/Reinvestment Opportunity Area in the Vision 2026 Comprehensive Plan. The site represents the west gateway to the Nine Mile Road Corridor, which includes the Tourist Information Center at the Henrico County Eastern Government Center.

The proposed entrance, which is 380 feet from the Interstate-64 ramp, is not permitted under VDOT's Access Management Regulations. A minimum of 750 feet are required for a right-in, right-out access, and 990 feet are required for full access. Until this issue is resolved, DPW Traffic cannot recommend approval.

The building is a one-story 27,500 square foot building that is 36 feet 3 inches in overall height from ground/finished floor level to the top of the roof ridge. The exterior siding is primarily made of metal panels and concrete tilt-up panels, and both will be painted Hunter Green. The roof is a low 3/12 pitch and will be an exposed fastener metal roof, also to be painted Hunter Green. Staff has recommended brick to mitigate the appearance of the building should the proposed grading be approved.

A schematic landscape plan is in the POD, and it is included here for informational purposes only.

Staff cannot recommend approval based on VDOT's comments regarding the entrance and concerns with the grading within the right-of-way.

Should the Planning Commission act on this request, in addition to the standard conditions 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.
11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
29. The entrances and drainage facilities on Nine Mile Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
30. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
31. Outside storage shall not be permitted.

**(Staff Report by Lee Pambid)**

**(Applicant's Representative: Randy Hooker)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD-21-11  
POD2011-00231  
Colonial Shooting Academy  
– 6020 W. Broad Street (U.S.  
Route 250)  
(POD-58-75)

**APPROVED**  
**SEE ADDENDUM PG. 4**

**Rummel, Klepper & Kahl, LLP for Broad Street Colony, LLC and Colonial Shooting Academy, 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 renovate and convert a three-story, 60,797 square-foot furniture store into an indoor rifle and pistol range with training components. The 2.62-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 600 feet east of the intersection of W. Broad Street (U.S. Route 250) and Horsepen Road, on parcels 770-741-0970 and 2984. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

This proposal calls for the redevelopment of a building and site, which currently contains the now vacant Colony House Furniture store, into a rifle and pistol range and firearms training academy, including classrooms and retail and café spaces. The applicants intend to rehabilitate the existing building, and no building additions are proposed. The existing parking lot will be redone, and additional parking will be constructed in the rear.

The building contains 3 stories with a partial second floor and a partial basement, and it will contain 6,500 square feet of retail space, 1,565 square feet of café space, 2,580 square feet of office area, and 3,985 square feet of classroom area. The building will feature a main side entrance and will have tan and beige colors on the exterior.

The application includes approval of the lighting plan, which features eight 320 watt metal halide fixtures on 25-foot high poles. Additional building-mounted lighting and lighting underneath canopies is also proposed.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, 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. Outside storage shall not be permitted.
30. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
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.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Malachi Mills)**

## PLAN OF DEVELOPMENT

POD-20-11  
POD2011-00225  
Wawa at Laburnum and  
Eubank – 5301 S. Laburnum  
Avenue  
(POD-80-07 Rev.)

**DEFERRED TO 9/28/11  
SEE ADDENDUM PG. 4**

**Townes Site Engineering, P.C. for Laburnum and Eubank C-Store, 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 one-story, 5,500 square-foot convenience store with fuel pumps. The 1.78-acre site is located at the northeast corner of the intersection of S. Laburnum Avenue and Eubank Road, approximately 1,700 feet south of Williamsburg Road (U.S. Route 60), on parcel 816-712-7504. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer.  
**(Varina)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested, addressing staff's outstanding concerns related to the traffic circulation, floor plan details, and treatment of the proffered buffer along Robins Road.

The Traffic Engineer has requested a revised layout plan eliminating the westernmost entrance on the common access drive and relocating the entrance on Robins Road. The entrance locations must be revised to provide adequate separation distance between the proposed entrances and both Eubank Road and S. Laburnum Avenue, which are major thoroughfare roads. In addition, the Traffic Engineer has indicated the Traffic Impact Analysis must be updated to reflect the revised entrance locations.

Staff has requested the developer submit a revised floor plan for review as the previously submitted plan does not match the submitted building footprint and building elevations.

Finally, staff has requested additional information regarding the proffered buffer along Robins Road. Additional information is required for staff to ensure the conditions in rezoning cases C-60C-06 and C-63C-06 related to the provision of a landscape buffer along Robins Road and screening of service areas are addressed.

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. The right-of-way for widening of Eubank 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 east side of S. Laburnum Avenue and the north side of Eubank Road.
31. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning cases C-60C-06 and C-63C-06 shall be incorporated in this approval.
33. 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.

34. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
35. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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 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.
38. 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.
39. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
40. 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.
41. The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.

**(Staff Report by Matt Ward)**

**(Applicant's Representative: Jason Wilkins)**

**(Applicable Rezoning Cases and PUPs: C-60C-06; C-63C-06)**

## SUBDIVISION

SUB-14-09  
SUB2011-00056  
Anderson Mill  
(September 2009 Plan)  
Reconsideration -  
E. Williamsburg Road

**Timmons Group for Anderson Mill, LLC:** Request for a reconsideration of a conditional subdivision to revise a condition regarding an existing access easement located east along the adjacent property. The 21.56-acre site is located south of E. Williamsburg Road (U.S. Route 60), approximately 75 feet from Hanover Avenue, on parcels 831-714-5604 and 832-713-0577. The zoning is R-3, One Family Residence District. County water and sewer. **(Varina) 57 Lots**

### **APPROVED/EXPEDITED**

This subdivision was granted conditional approval for 61 lots by the Planning Commission on September 23, 2009. The applicant is currently requesting a reconsideration of Condition #16, which states, "The developer shall provide evidence that the existing access easement to the adjoining property has been quitclaimed and new access has been provided prior to the recordation of the subdivision plan. Access to the adjacent property shall be maintained throughout construction."

This reconsideration would revise previously-approved Condition #16 and replace it with Condition #15 as stated below. The final subdivision plan reduces the number of lots to 57, and eliminates the BMP as well as the Mills Saw Lane cul-de-sac.

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. Each lot shall contain at least 11,000 square feet.
14. The frontage road and Hanover Avenue extending to Williamsburg Road (U.S. Route 60) shall be constructed to meet County standards and accepted for County maintenance.
15. The developer shall provide a 10-foot wide no ingress/egress easement along the rear of Lots 40 through 44 until such time as the prescriptive easement is quit-claimed or vacated.
16. All construction access shall be limited to Hanover Avenue and the frontage road.
17. The details for the landscaping to be provided within the 10-foot wide planting strip easement abutting the terminus of Piedmont Avenue shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

**(Staff Report by Matt Ward)**

**(Applicant's Representative: Ivan Wu)**

**APPROVAL OF 2012 PLANNING COMMISSION CALENDAR/APPROVED**

**APPROVAL OF MINUTES: June 22, 2011 Minutes/APPROVED AS CORRECTED**

**WORK SESSION: Continue discussion regarding amendments to the County Code's Urban Mixed Use District.**

**ADJOURN @ 11:04 A.M.**



**PLANNING COMMISSION AGENDA  
FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
July 27, 2011**

**ADDENDUM**

**PAGE 5 – REVISED PLAN AND REVISED RECOMMENDATION**

**LANDSCAPE PLAN**

LP/POD-22-10 POD2011-00221 Affiliated Dermatologists of Virginia – Shrader Road Facility – 7811 Shrader Road <b>APPROVED/EXPEDITED</b>	<b>SMBW Architects for IHH Properties, Inc.:</b> Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.91-acre site is located on the south line of Shrader Road, approximately 180 feet west of Hungary Spring Road, on parcel 764-752-9619. The zoning is B-3C, Business District (Conditional). County water and sewer. <b>(Brookland)</b>
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A revised, phased, plan has been submitted to address staffs comments. The landscaping will be installed in 2 phases to spread out the initial cost of installation and to install certain species during a more favorable time of year. All plantings to meet code requirements will be installed with the first phase. Staff recommends approval subject to the standard conditions for landscape plans.

**PAGE 6 –DELETED CONDITION**

**PLAN OF DEVELOPMENT**

POD-23-11 POD2011-00227 Martin’s Fuel Facility at West Park Shopping Center – 9645 W. Broad Street (U.S. Route 250) (POD-94-87 Rev.)  <b>APPROVED</b>	<b>Vanasse, Hangen, Brustlin, Inc. for Westdale Westpark II, Ltd. and Giant Food Stores, LLC:</b> 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 facility with 4 pump islands and a kiosk in an existing shopping center. The 7.95-acre site is located approximately 500 feet east of the intersection of Stillman Parkway and W. Broad Street (U.S. Route 250), on part of parcel 754-758-2409. The zoning is B-2C, Business District (Conditional). County water and sewer. <b>(Three Chopt)</b>
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30. ~~**DELETED** - The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.~~

Proffer #10 from Rezoning case C-76C-89 further regulates the ground area covered by buildings to 23 percent.

**PAGE 9 – REVISED PLAN**

**PLAN OF DEVELOPMENT**

POD-24-11  
POD2011-00232  
Parham Place III – 1920 E.  
Parham Road  
(POD-150-86 and 53-01  
Rev.)

**APPROVED**

**Balzer and Associates, Inc. for JEDD of South Carolina, 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 two-story, 27,450 square-foot office building and related site improvements. The 5.37-acre site is located on the north line of E. Parham Road, approximately 500 feet west of Lydell Drive, on parcels 777-758-2319 and 4306. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Fairfield)**

Since the preparation of the agenda, staff has received a revised plan adding a glass atrium entrance to the interior courtyard elevation of the proposed building. The new footprint is shown on the revised plan, and a revised rendering is provided. This two-story architectural feature is an interior open area.

Staff continues to recommend approval subject to the annotations on the plans, the standard conditions for developments of this type, and the conditions listed in the agenda.

**PAGE 10 – REVISED PLAN AND REVISED CAPTION**

**SUBDIVISION AND EXCEPTION**

SUB-08-11  
SUB2011-00054  
Kings Manor (July 2011  
Plan) – Dabbs House and E.  
Richmond Roads

**APPROVED**

**Engineering Design Associates for Kingsridge 200, LLC:** The 3.308-acre site proposed for a subdivision of 9 single family homes is located on the east line of Dabbs House Road and E. Richmond Road at their intersection with Kingsridge Parkway, on parcel 808-726-6635 and part of parcel 809-725-3797. **The exception would allow a reduction of 20 feet from the required additional 25-foot setback.** The zoning is R-2A, One-Family Residential District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina) 9 Lots**

**PLAN OF DEVELOPMENT**

POD-22-11  
POD2011-00228  
Bee Green Recycling – 3603  
and 3609 Nine Mile Road  
(State Route 33)

**APPROVED**

**Engineering Design Associates for Bee Green Recycling, 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 one-story, 27,500 square-foot recycling building for collection and sorting of metals. The 5.43-acre site is located on the south line of Nine Mile Road (State Route 33) across from the intersection of Gordons Lane and Nine Mile Road and east of the Interstate-64 West off-ramp, on parcels 804-723-6935 and 9207. The zoning is M-1, Light Industrial District and B-1, Business District. County water and sewer.  
**(Varina)**

Staff received a revised grading plan that reduces the amount of grading in the VDOT limited access right-of-way and features a 2:1 slope on the backside of the Interstate-64 off ramp berm, leaving the trees and mature vegetation intact.

A revised layout plan showing a right-in/right-out only entrance was also received, as required by VDOT. VDOT has indicated that the entrance needs to be specified as CG-11, that turning movements are not permitted to travel over the island or into the adjacent travel lane, and that a separate permit from the VDOT Central Office is still required for grading and landscaping within the limited access right-of-way.

The layout also includes a new entrance feature comprised of four 2-feet x 2-feet x 8-feet tall brick columns, 2 on each side of the entrance, with sections of ornamental iron style fence and a 34-foot double swing gate.

A revised conceptual landscape plan is also included for information purposes only.

The issue of the color and texture of the building is pending a resolution. Staff has suggested that the proposed tilt-up concrete panels have a split face block texture and have an integrated tan color, as opposed to painting a flat surface dark (Hunter) green.

The roof, specified as Hunter Green in color in the staff report, is correctly specified as sandstone in color on the staff plan.

The staff recommendation will be made at the meeting.

**PAGE 13 – REVISED PLAN**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD-21-11  
POD2011-00231  
Colonial Shooting Academy  
– 6020 W. Broad Street (U.S.  
Route 250)  
(POD-58-75)

**APPROVED**

**Rummel, Klepper & Kahl, LLP for Broad Street Colony, LLC and Colonial Shooting Academy, 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 renovate and convert a three-story, 60,797 square-foot furniture store into an indoor rifle and pistol range with training components. The 2.62-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 600 feet east of the intersection of W. Broad Street (U.S. Route 250) and Horsepen Road, on parcels 770-741-0970 and 2984. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

A revised photometric plan is included, which more clearly depicts the light levels throughout the site as well as enlarges the symbols for the light fixtures.

Staff continues to recommend approval subject to the annotations on the plans, the standard conditions for developments of this type, and the conditions listed in the agenda.

**PAGE 15 – REVISED PLAN**

**PLAN OF DEVELOPMENT**

POD-20-11  
POD2011-00225  
Wawa at Laburnum and  
Eubank – 5301 S. Laburnum  
Avenue  
(POD-80-07 Rev.)

**DEFERRED TO 9/28/11**

**Townes Site Engineering, P.C. for Laburnum and Eubank C-Store, 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 one-story, 5,500 square-foot convenience store with fuel pumps. The 1.78-acre site is located at the northeast corner of the intersection of S. Laburnum Avenue and Eubank Road, approximately 1,700 feet south of Williamsburg Road (U.S. Route 60), on parcel 816-712-7504. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

There continue to be outstanding issues on this site relating to traffic engineering, the gas canopy design, and security measures. Staff has not received a revised plan, as requested, to address the outstanding concerns related to traffic circulation. Additionally, requested revisions to the gas canopy roof have not been addressed. However, a revised floor plan detail and schematic landscaping were submitted to address staff's concerns.

The applicant has decided to not revise the layout plan per the Traffic Engineer's comments. A revised layout plan has been requested to eliminate the westernmost driveway entrance off the common access drive and relocating the entrance drive along Robins Road. The driveway

locations must be revised to provide adequate separation distance between the proposed driveways and both Eubank Road and Laburnum Avenue, which are major thoroughfare roads.

The revised floor plans match the building footprint and building elevations. Police, however, have requested additional information regarding security measures on the site, which have not been provided. The schematic landscaping plan was submitted for informational purposes to determine that proffers in rezoning case C-60C-06, related to the provision of a landscape buffer along Robins Road and screening of service areas were addressed.

The staff cannot recommend approval of this Plan of Development because traffic engineering comments have not been addressed. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the conditions listed in the agenda are recommended.

**REVISED PLANNING COMMISSION 2012 MEETING CALENDAR  
(Attached)**

The draft Planning Commission Calendar contains revisions to the proposed November and December Rezoning meeting dates and corresponding filing deadlines. The revised dates incorporate an adjustment to the standard scheduling procedure to accommodate the POD and Rezoning meetings during the holiday time periods and are in accordance with adjustments made to the schedule in previous years.

**ADDED DISCUSSION ITEM PRIOR TO WORK SESSION**

**Discussion Item:** The Commission will discuss setting a work session for August 11, 2011, to review and discuss an Urban Mixed Use District submission by Highwoods Properties for portions of Innsbrook. (Rezoning Case C-13C-11, Provisional Use Permit Case P-10-11)

# HENRICO COUNTY PLANNING COMMISSION

## 2012 MEETING SCHEDULE

(American Planning Association Conference April 14 – 17)

<b>REZONING - 7:00 P.M.</b>	
<u>Meeting Date</u> <i>(Thursday)</i>	<u>Filing Deadline</u> <i>(Thursday)</i>
<b>January 12, 2012</b>	November 17, 2011
<b>February 9</b>	December 15, 2011
<b>March 15</b>	January 19, 2012
<b>April 12</b>	February 16
<b>May 10</b>	March 15
<b>June 14</b>	April 19
<b>July 12</b>	May 17
<b>August 9</b>	June 14
<b>September 13</b>	July 19
<b>October 11</b>	August 16
<b>November 8</b>	September 13
<b>December 6</b>	October 11

<b>PLANS OF DEVELOPMENT, SUBDIVISIONS, LANDSCAPE &amp; LIGHTING PLANS - 9:00 A.M.</b>	
<u>Meeting Date</u> <i>(Wednesday)</i>	<u>Filing Deadline</u> <i>(Friday)</i>
<b>January 25, 2012</b>	December 2, 2011
<b>February 22</b>	January 6, 2012
<b>March 28</b>	February 10
<b>April 25</b>	March 9
<b>May 23</b>	April 6
<b>June 27</b>	May 11
<b>July 25</b>	June 8
<b>No Meeting</b>	
<b>September 26</b>	August 3
<b>October 24</b>	September 7
<b>November 14</b>	September 28
<b>December 12</b>	October 26

### NOTES

1. The Planning Commission rules and regulations specify that a maximum of nine (9) new applications for zoning map amendments (or a cumulative total of 12 applications for zoning map amendments and provisional use permits), may be placed on each month's agenda. Additional applications that are received will be placed on the agenda for the following month unless the Commission waives the rule.
2. The Board of Supervisors meets at 7:00 p.m. on the second and fourth **TUESDAY** of each month (with the exception of periodic adjustments). Rezoning requests are normally heard at the Board's first meeting of the next month following the Planning Commission action.