

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

December 12, 2012

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

Tommy Branin, Chairperson (Three Chopt)
Bonnie-Leigh Jones, C.P.C. Vice-Chairperson (Tuckahoe)
C. W. Archer, C.P.C. (Fairfield)
Eric S. Leabough, C.P.C. (Varina)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton, 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, AICP, County Planner
Lee Pambid, C.P.C., County Planner
Aimee B. Crady, 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. Thornton - 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.

**FOR PLANNING COMMISSION APPROVAL
SUBDIVISION WITHDRAWAL REQUESTS**

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District
SUB2008-00167 (SUB-19-05) Pemberton Grove (November 2005 Plan) WITHDRAWAL APPROVED SEE ADDENDUM PG. 1	16	16	4	Brookland

TRANSFER OF APPROVAL

POD-52-03
POD2012-00349
Virginia Center Station
Shopping Center Building C
– 1070 Virginia Center
Parkway

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

Thalhimer for LMD Invest, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Kim Wan Kim and Boo Ok Kim and Northeast Land & Investment Co. to LMO Invest, LLC. The 4.89-acre site is located along the north line of Virginia Center Parkway, approximately 290 feet east of Brook Road (U.S. Route 1), on parcel 784-768-1805. The zoning is M-1, Light Industrial District and M-1C, Light Industrial 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. All site deficiencies, as identified in the inspection report, dated September 21, 2012, related to the building and signage have been corrected. The staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspection report, dated September 21, 2012, shall be corrected by December 31, 2012.

The remaining deficiencies include repairing concrete curbing, restriping the parking lot, removing a recycling bin, and adding missing landscaping to be planted around the front and side of the building and parking lot. The applicant has provided evidence of contracts to complete the work.

(Staff Report by Matt Ward)
(Applicant's Representative: Alicia Fernandez)
(Applicable Rezoning Cases and PUPs: C-58C-00)

TRANSFER OF APPROVAL

POD-05-73
POD2012-00347
Brookhill Azalea Shopping
Center – 5214
Chamberlayne Road (U.S.
Route 301)

APPROVED/EXPEDITED

Adam Santos for BSV Premier Brookhill, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Mr. L. Clarke Jones, Jr. to BSV Premier Brookhill, LLC. The 7.45-acre site is located west of Chamberlayne Road (U.S. Route 301), approximately 550 feet south of the intersection of Chamberlayne Road and Wilmer Avenue, on part of parcel 786-744-4889. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Site deficiencies include dumpster enclosures that have fallen in disrepair. The applicant has provided evidence of contracts to complete the work prior to December 12, 2012. The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Adam Santos)

TRANSFER OF APPROVAL

POD-103-88
POD2012-00365
Consolidated Bank – 5214
Chamberlayne Road (U.S.
Route 301)

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

Adam Santos for BSV Premier Brookhill, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Balzer and Associates to BSV Premier Brookhill, LLC. The 0.63-acre site is located on the west line of Chamberlayne Road (U.S. Route 301), approximately 900 feet south of the intersection of Chamberlayne Road and Wilmer Avenue, on part of parcel 786-744-4889. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The remaining deficiency includes missing landscaping along the Chamberlayne Avenue frontage. Evidence of a signed contract has been provided that commits to the work being completed prior to December 12, 2012. The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Adam Santos)

LANDSCAPE AND LIGHTING PLAN

POD2012-00418; POD2012-
00419
Dollar General at 5251 Nine
Mile Road – 5251 Nine Mile
Road (State Route 33)

**APPROVED
SEE ADDENDUM PG. 2**

Highmark Engineering, LLC for Lee Pitman: 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 1.54-acre site is located at the southeast corner of the intersection of Nine Mile Road (State Route 33) and Oakleys Lane, on parcel 814-725-6629. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The lighting plan calls for a minimum of 1 footcandle throughout all parking areas on site. Ten building-mounted lights are provided for at a mounting height of approximately 14 feet. Four 20-foot high light poles are provided. The plan and all fixtures comply with the County's lighting policy.

A revised landscape plan has been requested to address several issues including the quantity of plants and width of the required Transitional Buffer 25, the location of trees along both street frontages, and the lack of trees within each parking lot landscape island.

A revised plan was received on the preparation date of the agenda, and, therefore, staff has not had an opportunity to complete its review. The staff recommendation will be made at the meeting.

Should the Commission approve this request, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Lee Pambid)
(Applicant's Representative: D. Bryant Gammon)
(Applicable Rezoning Cases and PUPs: C-68C-88)

PLAN OF DEVELOPMENT (Deferred from the November 14, 2012 Meeting)

POD2012-00389
Bonnie M. Pradhan Addition
– Modification – 9999 Brook
Rd. (U.S. Route 1)
(POD-26-05 Rev.)

**DEFERRED TO 1/23/13
SEE ADDENDUM PG. 3**

Zannino Engineering for Bonnie M. Pradhan: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to complete construction of a two-story 6,026 square foot building addition to an existing convenience store with gas pumps, with a 1,512 square foot restaurant with drive-through facilities and a 2,099 square foot retail store on the first floor and a 2,413 square foot office on the second floor. The 1.316-acre site is located at the southeast corner of the intersection of Brook Rd. (U.S. Route 1) and J.E.B. Stuart Pkwy. on parcel 783-769-9052. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

This case was deferred from the November 14, 2012 Planning Commission hearing to further address the issue of the functionality of the site with regard to the existing, closed car wash and the proposed drive through window and required stacking lane. The layout of the site cannot be approved as shown due to conflicts with the stacking lane. Condition #39 requires the applicant remove either the car wash or the drive-through facilities prior to construction plan approval. The applicant has not yet agreed to this condition.

Should the Commission act on this request, in addition to the annotations on the plans and the standard conditions for developments of this type, the following additional conditions are recommended:

29. Refuse containers or refuse storage facilities shall be serviced only between the hours of 6:00 a.m. and 6:00 p.m.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-113C-88 shall be incorporated in this approval.
32. 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.
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. 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.
35. The owner or manager on duty shall be responsible for temporarily closing the car wash or drive-up facilities when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility. The owner shall close the facilities until a solution can be designed to prevent backup.
36. 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.

37. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
38. The traffic circulation around the car wash shall be resolved to the satisfaction of the Traffic Engineer prior to construction plan approval. This can be achieved by the removal of the carwash or the removal of the drive-through window and its associated drive-through lane.

(Staff Report by Tony Greulich)

(Applicant's Representative: Thomas Zannino)

(Applicable Rezoning Cases and PUPs: C-113C-88)

SUBDIVISION (Deferred from the November 14, 2012 Meeting)

SUB2012-00143

Ridgewood Park (November 2012 Plan) – 11041 Old Washington Highway

APPROVED

SEE ADDENDUM PG. 3

Engineering Design Associates for Ridgewood Park, LLC:

The 16.12-acre site proposed for a subdivision of 18 single-family homes is located along the east line of Old Washington Highway, approximately 100 feet west of Allen's Crossing Road, on parcels 771-769-9597, 9679, and 772-770-1548. The zoning is R-2A, One-Family Residential District. County water and sewer. **(Brookland) 18 Lots**

This proposed subdivision will replace Pemberton Grove, a conditional plat for 16 lots that was approved by the Planning Commission in November 2005. The applicant has requested withdrawal of the previous subdivision because the original layout had a significant wetlands impact. The new subdivision layout incorporates additional acreage, reduces wetlands impacts, and yields two additional lots.

Consideration of the proposed subdivision was deferred at the Planning Commission meeting on November 14, to permit the applicant to redesign the subdivision to show a minimum 150-foot offset along Old Washington Highway between Allen's Crossing and the proposed subdivision street, in accordance with County subdivision code requirements. Since then, the applicant has submitted a revised plan, which provides the required 150-foot roadway separation.

Additional information has been requested to show how the modified cul-de-sac will meet the Department of Public Works' design standards, and to address the location and conceptual design of the subdivision entrance features.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plans and the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

13. 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."
14. Each lot shall contain at least 13,500 square feet, exclusive of the floodplain areas.
15. The plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of Ridgewood Park 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. The details for the landscaping to be provided within the 10-foot wide no ingress/egress planting strip easement along Old Washington Highway, the common area, and the cul-de-sac median shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
17. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
18. Any abandoned wells or septic systems shall be filled in accordance with Health Department standards.

(Staff Report by Matt Ward)

(Applicant's Representative: Randy Hooker)

PLAN OF DEVELOPMENT - ARCHITECTURALS ONLY

POD2012-00427
West Broad Village –
Townhouse Liner Units –
Brownstone Boulevard

APPROVED/EXPEDITED

Eagle Construction of VA, LLC for West Broad Village II, LLC: Request for approval of a reconsideration of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 59 residential townhouse liner units for sale in an urban mixed use development. The 2.01-acre site is located along the east line of Brownstone Boulevard and the north line of Liesfeld Parkway, on Reserve Parcels D-G of West Broad Village, Section 1, parcels 742-760-0953, 2245, 4241, 6536, 7833, 9329, and 743-760-0826, 2223, 4021, and 5318. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Eagle Construction of VA, the developer for the residential portion of West Broad Village, has requested reconsideration of the architectural plans for the residential townhouse units in order to permit substitution of alternative architectural plans for the 59 townhouse liner units. The proposed alternative architectural plans would be offered in addition to the previously approved architectural plans. Although the building plans are different from the architectural plans previously approved by the Planning Commission, they share many of the same features and are consistent in design and quality.

The staff recommends approval of this request, subject to the terms and conditions of the original POD-042-06, approved on April 25, 2007, and as revised on February 23, 2011.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Mark Kukoski)

(Applicable Rezoning Cases and PUPs: C-12C-06; P-002-06)

PLAN OF DEVELOPMENT

POD2012-00426
Woodman Glen Townes
Sections 1 and 2 – 10500
Woodman Road

APPROVED
SEE ADDENDUM PG. 4

Youngblood, Tyler and Associates for Joseph A. Vivas et als c/o JoAnn V. Hightower, Marion L. Lauterbech Trustees c/o Margaret L. Swift, and HHHunt Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 82 residential townhouses for sale. The 27.74-acre site is located along the west line of Woodman Road, approximately 300 feet south of its intersection with Mountain Road, on part of parcels 775-765-1587 and 774-765-4173. The zoning is RTHC, Residential Townhouse District (Conditional) and R-3C, One Family Residential District (Conditional). County water and sewer. **(Fairfield)**

A revised plan has been requested to address provision of a recreational area with amenities, per Proffer #42, and a conceptual landscape plan to address Proffer #4. Additionally, staff has concerns regarding the proposed grading plan and proximity of the BMP to the housing units.

As of the preparation date of the agenda, a revised plan has not been submitted. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the annotations on the plans and 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.
29. The subdivision plat for Woodman Glen Townes shall be recorded before any building permits are issued.
30. The proffers approved as a part of zoning case C-8C-12 shall be incorporated in this approval.
31. 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.
32. 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.
33. The unit house numbers shall be visible from the parking areas and drives.
34. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
35. 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.
36. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all

pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.

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.
38. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
39. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Greg Garrison)
(Applicant's Representative: Bonnie Beavers)
(Applicable Rezoning Cases and PUPs: C-8C-12)

SUBDIVISION AND EXCEPTION (Deferred from the October 24, 2012 Meeting)

SUB-13-11
SUB2011-00113
Battery Hill Gardens
(December 2011 Plan) –
1434 - 1454 Battery Hill
Drive

APPROVED

Timmons Group for Mitchell Rand: The 5.8-acre site proposed for a subdivision of 4 single-family homes is located on the west line of Battery Hill Drive, approximately 2,700 feet from its intersection with Osborne Turnpike, on parcels 804-676-0498, 1485, 2063, and 4052. The exception would allow 1 stem lot. The zoning is R-2A, One-Family Residential District. Individual well and septic. **(Varina) 4 Lots**

This subdivision was deferred, per the applicant's request, by the Planning Commission at its October 24, 2012 meeting. This request is for a re-subdivision of three acreage lots and one previously-recorded lot along the James River. With the proposed layout, the applicant requests an exception in accordance with Section 19-4(c) of the Subdivision Ordinance to allow approval of Lot 1 for a stem lot that does not have the minimum road frontage. Lot 1 is a lot of record as of 1975, and is non-conforming. It is being modified to increase the lot area to provide one acre outside of the flood plain. It is unbuildable without the exception.

The Henrico Health Department has suitable onsite/discharge methods for all four lots, provided DEQ issues the VDPES permit for Lot 1. The lot cannot be granted final approval until that permit is issued, as indicated in Condition #17.

Should the Commission grant the exception for the stem lot, staff recommends approval subject to the annotations on the plans, the standard conditions for subdivisions not served by public utilities, and the following additional conditions:

12. 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."
13. Each lot shall contain at least 43,560, exclusive of the floodplain areas.
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. 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.
17. Evidence shall be provided that DEQ has issued a VDPES permit for Lot 1 prior to granting of final subdivision approval.

(Staff Report by Christina Goggin)
(Applicant's Representative: Mike Naulty)

SUBDIVISION

SUB2012-00155
Ridings at Warner Farm
(December 2012 Plan) –
New Market Road (State
Route 5)

APPROVED
SEE ADDENDUM PG. 4

Timmons Group for KCA/Camp Hill Investments, LLC and Atack Properties, Inc.: The 343.76-acre site proposed for a subdivision of 142 single-family homes and 172 detached dwellings for sale with zero lot lines is located at the northeast intersection of New Market Road (State Route 5) and Turner Road, on part of parcels 829-681-6852 and 833-682-5297. The zoning is R-2AC, One-Family Residential District (Conditional), R-5AC, General Residential District (Conditional), B-2C, Business District (Conditional), and C-1C, Conservation District (Conditional). County water and sewer. **(Varina) 314 Lots**

This proposed subdivision plan is for the southern 343.76 acres of a project that will total 616 acres in size. An earlier conditional subdivision plan was approved by the Planning Commission in May 2006. Since that time, the applicant has revised the plan and received the necessary zoning approval of the changes with case C-10C-12. A total of 650 dwelling units are anticipated at full build-out. In addition to the conventional single-family and the zero-lot-line lots, the project includes an amenity center and preservation of a Civil War fortification in this portion of the development. Also, a public wastewater pumping station is to be constructed along Long Bridge Road, west of Yahley Mill Road, to serve this development.

This portion of the development includes areas that the County is in discussion with the applicant for transfer of land for potential parks, recreation, and/or other public uses. This includes the Fort Southard parcel as well as the B-2C zoned portion of the development along New Market Road. Additional land in the future phase to the north, along Yahley Mill Road, is also under consideration.

As of the preparation date of the agenda, the staff has not received revised plans and additional information to address the need for an additional turn lane onto Fort Southard Drive from Turner Road, the width of the public streets within the development, and the redesign of the zero-lot-line lots adjacent to alleys in the R-5AC portion of the development, as requested. The staff recommendation will be made at the meeting.

Should the Commission approve this request, in addition to the annotations on the plans and the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. 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."
13. Any necessary off-site drainage easements must be obtained prior to approval of the construction plans by the Department of Public Works.
14. The proffers approved as part of zoning case C-10C-12 shall be incorporated into this approval.
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 form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

16. 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.
17. A VDOT standard sidewalk is required along the north side of New Market Road (State Route 5) wherever curb and gutter is required, except where the Capital Trail is to be located.
18. A county standard sidewalk shall be constructed along the north side of Long Bridge Road, the east side of Turner Road, and the west side of Yahley Mill Road, wherever curb and gutter is required.
19. A subdivision landscape plan shall be submitted to the Planning Department for review and approval prior to recordation of the subdivision plat for any section not requiring a Plan of Development.
20. The applicant shall quitclaim any of his rights to Camp Hill Road prior to recordation of the subdivision plat.
21. Improvements associated with the Fort Southard parcel shall be included with the construction plans for the adjacent subdivision lots unless the County determines that a separate plan approval is required.
22. The applicant shall consult with the Department of Recreation and Parks on any historical findings as development progresses. A copy of any study identifying and protecting historic resources which may be required by a state or federal agency through its permitting process shall be submitted to the Planning Department and the Department of Recreation and Parks prior to final approval of the construction plans.
23. If a geological exploration and a geo-technical study is to be performed by a geo-technical firm representing the applicant to determine if the proposed development may impact groundwater quality and quantity at Camp Holly Springs, a copy of the study and recommendations shall be submitted to the Planning Department prior to final approval of the construction plans.
24. Utility easements for future County sanitary sewer main extensions, including permanent and construction easements, shall be shown on the final construction plans in locations mutually acceptable to the applicant and the Director of Public Utilities. Such easements shall be shown on the subdivision plat prior to recordation.
25. Within the section of 66 lots with access from Yahley Mill Road, only 50 lots shall be issued building permits until a second point of access is provided.
26. Within the section of 172 zero-lot-line lots with access from Long Bridge Road relocated, a temporary second point of access shall be provided prior to the issuance of the 51st building permit, unless a second permanent point of access has been constructed.
27. Any application for final approval which does not substantially conform to the plat as approved for conditional approval as determined by the Director of Planning, shall be submitted for reconsideration by the Planning Commission.
28. Complete details for the proffered trail shall be included with the construction plans for each section of this development submitted for final subdivision approval.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Ivan Wu)

(Applicable Rezoning Cases and PUPs: C-10C-12)

APPROVAL OF MINUTES: November 14, 2012 Minutes/~~APPROVED AS CORRECTED~~

ADJOURN @ 9:42

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
December 12, 2012**

ADDENDUM

PAGE 2 – CASE ADDED FOR WITHDRAWAL

**FOR PLANNING COMMISSION APPROVAL
SUBDIVISION WITHDRAWAL REQUESTS**

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District
SUB2008-00146 SUB-24-06 The Ridings at Warner Farm (April 2006 Plan) WITHDRAWAL APPROVED	656	656	4	Varina

PAGE 3 – REVISED CAPTION

TRANSFER OF APPROVAL

POD-52-03
POD2012-00349
Virginia Center Station
Shopping Center Building C
– 1070 Virginia Center
Parkway

APPROVED/EXPEDITED

Thalhimer for LMD Invest, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Kim Wan Kim and Boo Ok Kim and Northeast Land & Investment Co. to ~~LMO~~ LMD Invest, LLC. The 4.89-acre site is located along the north line of Virginia Center Parkway, approximately 290 feet east of Brook Road (U.S. Route 1), on parcel 784-768-1805. The zoning is M-1, Light Industrial District and M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

PAGE 5 – REVISED CAPTION

TRANSFER OF APPROVAL

POD-103-88
POD2012-00365
Consolidated Bank – 5214
Chamberlayne Road (U.S.
Route 301)

APPROVED/EXPEDITED

Adam Santos for BSV Premier Brookhill, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Balzer and Associates **and Sigma Development** to BSV Premier Brookhill, LLC. The 0.63-acre site is located on the west line of Chamberlayne Road (U.S. Route 301), approximately 900 feet south of the intersection of Chamberlayne Road and Wilmer Avenue, on part of parcel 786-744-4889. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

PAGE 6 – REVISED PLAN, REVISED STAFF REPORT, AND REVISED RECOMMENDATION

LANDSCAPE AND LIGHTING PLAN

POD2012-00418; POD2012-00419
Dollar General at 5251 Nine
Mile Road – 5251 Nine Mile
Road (State Route 33)

APPROVED

Highmark Engineering, LLC for Lee Pitman: 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 1.54-acre site is located at the southeast corner of the intersection of Nine Mile Road (State Route 33) and Oakleys Lane, on parcel 814-725-6629. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The revised lighting plan includes a revised pole height from 20 feet to 25 feet, which is still within the allowable height as proffered.

The revised landscape plan features a required Transitional Buffer 25 (TB25) at the southern end of the property. A significant portion of the width is kept in a natural condition with the remainder being supplemented with a row of Leyland Cypresses. Planting beds along Nine Mile Road and Oakleys Lane include Zelkovas and Red Maples, and trees have been provided in each parking lot landscape island. Rows of shrubs are also provided along parking to mitigate headlight sweep.

The staff recommends approval subject to the standard conditions for landscape and lighting plans.

PAGE 7 – REVISED STAFF REPORT

PLAN OF DEVELOPMENT (Deferred from the November 14, 2012 Meeting)

POD2012-00389
Bonnie M. Pradhan Addition
– Modification – 9999 Brook
Rd. (U.S. Route 1)
(POD-26-05 Rev.)

DEFERRED TO 1/23/13

Zannino Engineering for Bonnie M. Pradhan: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to complete construction of a two-story 6,026 square foot building addition to an existing convenience store with gas pumps, with a 1,512 square foot restaurant with drive-through facilities and a 2,099 square foot retail store on the first floor and a 2,413 square foot office on the second floor. The 1.316-acre site is located at the southeast corner of the intersection of Brook Rd. (U.S. Route 1) and J.E.B. Stuart Pkwy. on parcel 783-769-9052. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

This case was deferred from the November 14, 2012 Planning Commission hearing to further address the issue of the functionality of the site with regard to the existing, closed car wash and the proposed drive through window and required stacking lane. The layout of the site cannot be approved as shown due to conflicts with the stacking lane. ~~Condition #39~~ **Condition #38** requires the applicant remove either the car wash or the drive-through facilities prior to construction plan approval. The applicant has not yet agreed to this condition.

PAGE 9 – REVISED PLAN AND REVISED RECOMMENDATION

SUBDIVISION (Deferred from the November 14, 2012 Meeting)

SUB2012-00143
Ridgewood Park (November
2012 Plan) – 11041 Old
Washington Highway

APPROVED

Engineering Design Associates for Ridgewood Park, LLC: The 16.12-acre site proposed for a subdivision of 18 single-family homes is located along the east line of Old Washington Highway, approximately 100 feet west of Allen’s Crossing Road, on parcels 771-769-9597, 9679, and 772-770-1548. The zoning is R-2A, One-Family Residential District. County water and sewer. **(Brookland) 18 Lots**

Staff has received a revised plan, as requested, showing the modified cul-de-sac meeting County road design standards. Additionally, two driveways are proposed for Lots 1 and 2 instead of the shared driveway. Conceptual drawings of the proposed subdivision entrance sign and landscaping areas have been provided; the applicant has agreed to provide more plantings when the final landscaping plan is submitted for review and approval.

Staff recommends approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the additional conditions listed on the agenda.

PAGE 12 – REVISED PLAN

PLAN OF DEVELOPMENT

POD2012-00426
Woodman Glen Townes
Sections 1 and 2 – 10500
Woodman Road

APPROVED

Youngblood, Tyler and Associates for Joseph A. Vivas et als c/o JoAnn V. Hightower, Marion L. Lauterbech Trustees c/o Margaret L. Swift, and HHHunt Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 82 residential townhouses for sale. The 27.74-acre site is located along the west line of Woodman Road, approximately 300 feet south of its intersection with Mountain Road, on part of parcels 775-765-1587 and 774-765-4173. The zoning is RTHC, Residential Townhouse District (Conditional) and R-3C, One Family Residential District (Conditional). County water and sewer. **(Fairfield)**

PAGE 16 – REVISED PLAN

SUBDIVISION

SUB2012-00155
Ridings at Warner Farm
(December 2012 Plan) –
New Market Road (State
Route 5)

APPROVED

Timmons Group for KCA/Camp Hill Investments, LLC and Atask Properties, Inc.: The 343.76-acre site proposed for a subdivision of 142 single-family homes and 172 detached dwellings for sale with zero lot lines is located at the northeast intersection of New Market Road (State Route 5) and Turner Road, on part of parcels 829-681-6852 and 833-682-5297. The zoning is R-2AC, One-Family Residential District (Conditional), R-5AC, General Residential District (Conditional), B-2C, Business District (Conditional), and C-1C, Conservation District (Conditional). County water and sewer. **(Varina) 314 Lots**