

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

February 22, 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 (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, County Planner
Lee Pambid, C.P.C., County Planner
Aimee Berndt, AICP, County Planner
Robert Peterman, GIS Technician
Eric Dykstra, 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: Lee Pambid

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2011-00011 (SUB-010-10) Wilton View Reconsideration (July 2010 Plan)	22	17	0	Varina	2/23/2013

TRANSFER OF APPROVAL

POD-49-82
POD2011-00472
Douglas Optometry Office
Building (Formerly Dr.
Malatin Office Building) –
3114 N. Parham Road

Michael R. Newby, Esquire for H.M.D., LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Dr. Robert M. Malatin to H.M.D., LLC. The 0.34-acre site is located on the northwest corner of the intersection of N. Parham and Skipwith Roads, on parcel 761-754-0220. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has addressed all deficiencies identified in staff's letter dated December 20, 2011. The deficiencies included restriping of the parking lot, and replacement of missing landscaping, one stop sign and one stop bar. The staff recommends approval of this transfer request.

(Staff Report by Aimee Berndt)
(Applicant's Representative: Gary B. Patterson)

TRANSFER OF APPROVAL

POD-48-85
POD2011-00367
Pho-Tay-Ho Restaurant
(Formerly Aunt Sarah's
Restaurant) – 7927 W. Broad
Street (U.S. Route 250)

Perretz and Young Architects for Kim Tu: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from John G. Dankos to Sky Mark 88, LLC. The 0.562-acre site is located at the southeast corner of the intersection of W. Broad Street (U.S. Route 250) and Enterprise Parkway, on parcel 763-752-8627. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

APPROVED/EXPEDITED

The new owner is reconstructing a new building on the existing building pad. 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. The applicant shall submit a landscape and lighting plan for staff review and approval. All landscaping and lighting shall be installed prior to issuance of a Certificate of Occupancy.

(Staff Report by Christina Goggin)
(Applicant's Representative: Bruce Perretz)

TRANSFER OF APPROVAL

POD's 108-78 and 29-91
POD2010-00298; POD2010-
00333
Tuckernuck Square Shopping
Center – 9004 W. Broad
Street (U.S. Route 250)

Mary Hollebeke for Centro GA Tuckernuck Square, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from H K New Plan Tuckernuck Square, LLC to Centro GA Tuckernuck Square, LLC. The 9.59-acre site is located on the north line of W. Broad Street (U.S. Route 250), between Tuckernuck Drive and West End Drive, on parcel 758-756-6786. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The applicant has addressed all deficiencies, including missing trees, missing stop bars, missing dumpster enclosures and exposed dumpsters, and missing traffic control signs. The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Mary Hollebeke)

TRANSFER OF APPROVAL

POD-64-85
POD2011-00244
Holland Business Park
(Formerly Aarrow Rent-All)
– 2369 Staples Mill Road
(U.S. Route 33)

CB Richard Ellis for Holland Business Associates: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Nathan S. Gumenick and Aarrow Rent-All to Holland Business Associates. The 1.658-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 700 feet south of the intersection of Staples Mill Road and Bethlehem Road, on parcel 774-740-9115. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. All deficiencies on the site have been addressed, including dead, missing, or overgrown landscaping, faded parking lot striping, and faded signage. The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Joseph Marchetti, Jr.)

LANDSCAPE AND LIGHTING PLAN

POD-10-11
POD2011-00414; POD2011-
00415
Slurry Pavers – 3617 Nine
Mile Road (State Route 33)

Engineering Design Associates for Virginia Truck Center Richmond and Slurry Pavers, 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 14.54-acre site is located on the south line of Nine Mile Road (State Route 33), approximately 387 feet west of Evergreen Road, on parcels 805-722-3777 and 9069. The zoning is M-2C, General Industrial District (Conditional) and B-3, Business District. County water and sewer. **(Varina)**

APPROVED/EXPEDITED

The proposed lighting and landscape plan satisfies the proffers of Zoning Case Number C-2C-11 and applicable code requirements. The plan is also consistent with the proffered plan. A transitional buffer deviation and alternative fence height were approved with the Plan of Development to accommodate a proffered ornamental fence with brick columns, which extends along a portion of the property frontage along Nine Mile Road (State Route 33).

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

(Staff Report by Mike Kennedy)
(Applicant's Representative: Randy Hooker)
(Applicable Rezoning Cases and PUPs: C-2C-11)

SUBDIVISION

SUB2012-00003
Stonewall Glen (January
2012 Plan) – Francis Road

APPROVED/EXPEDITED

E.D. Lewis and Associates, P.C. for Sauer Properties, Inc.:
The 1.714-acre site proposed for a subdivision of 5 single-family homes is located on the northwest corner of the intersection of Battlefield Road and Francis Road, on parcels 784-766-6082, 6565, 7467, and 7982. The zoning is R-2AC, One-Family Residential District (Conditional), R-2A, One-Family Residential District, and B-3C, Business District. County water and sewer.
(Fairfield) 5 Lots

The applicant is requesting approval for a 5 lot subdivision created out of 4 existing parcels. The majority of the area within these existing parcels was recently rezoned. The rear portion of the parcels will be reserved for future development of proposed Stuart's Crossing Shopping Center (POD-37-11). Common area will also be provided at the intersection of Battlefield Road and Francis Road for development of a neighborhood park in accordance with proffered conditions. With the new parcel lines, the existing structures do not meet the setbacks; therefore, the structures will be removed. 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. 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.
14. The proffers approved as part of zoning case C-16C-11 shall be incorporated in this approval.

(Staff Report by Greg Garrison)
(Applicant's Representative: Byron Traynham)
(Applicable Rezoning Cases and PUPs: C-16C-11)

PLAN OF DEVELOPMENT

POD2012-00010
Bundle of Joy Office Parking
Lot – 920 Francis Road

APPROVED
SEE ADDENDUM PG. 1

E.D. Lewis and Associates, P.C. for Womack Properties III, L.L.C. and Sauer Properties, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a parking lot for an existing childcare center and a future office building. The 1.03-acre site is located at the northeast corner of the intersection of Bundle of Joy Lane and Francis Road, on parcel 784-766-3463. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Fairfield)**

The applicant is requesting approval to construct a parking lot to serve an existing dwelling which is planned to be converted into an office in the future. As of the preparation date of the agenda, the staff has not received a revised parking lot layout as requested addressing the 15-foot setback requirement from public right-of-way, or the proposed gravel drive aisle connecting the parking lot to an existing gravel driveway in front of the dwelling.

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. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-23C-98 shall be incorporated in this approval.
32. Once the right-of-way for Bundle of Joy Lane is vacated and abandoned, evidence of a joint ingress/egress maintenance agreement must be submitted to the Department of Planning and approved prior to use of the proposed parking lot.
33. Prior to issuance of a Certificate of Occupancy for commercial use of the existing building, the existing gravel parking area and drive aisle shall either be upgraded to county standards for parking areas or removed.

(Staff Report by Greg Garrison)
(Applicant's Representative: Byron Traynham)
(Applicable Rezoning Cases and PUPS: C-23C-98)

SUBDIVISION (Deferred from the January 25, 2011 Meeting)

SUB-09-11
SUB2011-00088
Westin (October 2011 Plan)
– Axe Handle Lane

DEFERRED BY
APPLICANT TO 3/28/2012
PC MEETING

Youngblood, Tyler, and Associates for HHHunt Corporation and Russell H. Malone, III: The 51.1-acre site proposed for a subdivision of 40 single family homes is located at the northern terminus of Axe Handle Lane, approximately 280 feet north of Sawdust Drive, and at the western terminus of Heather Grove Road, approximately 130 feet west of Willane Road, on parcels 732-774-7514 and 733-773-5413. The zoning is A-1, Agricultural District. County water and individual on-site sewage disposal system. **(Three Chopt) 40 Lots**

A well and septic subdivision plan for 34 lots on this parcel, the Westin (January 2005 Plan), received conditional approval by the Planning Commission on January 26, 2005, and is valid until July 1, 2014. This new proposal changes the street layout, proposes extension of public

water from Stonehurst subdivision, and creates an additional 6 lots, bringing the total to 40 lots. The original approval already exceeded the County policy of 50 single-family lots on a single point of access, and staff does not support the new layout that creates additional lots. The applicant has held a neighborhood meeting on the new proposal, and there was much concern expressed by residents on the additional traffic through the existing neighborhood.

The applicant has been exploring options regarding a second point of access to serve this development. These options include the extension of Sawdust Drive to connect to Heather Grove Road south of this parcel, or the extension of Road A in this subdivision through the adjacent parcel to the east and an undeveloped lot in Shady Grove Estates subdivision to connect to Heather Grove Road.

The applicant has now obtained the consent from the owner, Mr. Russell H. Malone, to include the lot in Shady Grove Estates within his proposed subdivision and is currently in discussion with the owners of the Sonenklar parcel to incorporate this piece of property as well. If this parcel is included it would guarantee that a second point of access would be part of the new layout.

As of the preparation date of the agenda, the staff has not received a revised plan providing a second point of access, 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 subdivisions served by public water and individual on-site sewage disposal, the following additional conditions are recommended:

- 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. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of the stub street.
14. 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.
15. The status of the existing roads shown on the subdivision plat shall be resolved to the satisfaction of the County Attorney and Director of Planning prior to the recordation of a plat containing any impacted lots.
16. The reserved areas shown on parcel 733-773-5413 shall either be designated as common area or transferred to the adjacent property owners prior to recordation of that portion of the subdivision plat.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: William Browning)

PLAN OF DEVELOPMENT

POD2012-00012
Sears Auto Center – 4920 W.
Broad Street (U.S. Route
250)

APPROVED

Timmons Group for RHS, LLC and Dominion Service Centers, 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, 2,870 square-foot, 4 service bay addition to an existing automotive service center. The 1.52-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 75 feet west of Mordie Road, on parcels 774-737-0662 and 0976. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

This request is for an addition, consisting of 4 bays and parts storage, to an existing 8-bay service center with a customer waiting area. This project also includes rehabilitation of an existing parking lot previously used as a tow lot. Improvements to the parking lot include regrading the site for positive drainage, and adding landscape islands. The applicant intends to submit plans to upgrade the lighting.

In addition to auto service, the applicant is integrating used car sales within the existing building. The cars will be displayed in the parking lot along W. Marshall Street and will not interfere with the existing entrance and parking on W. Broad Street. The additional parking required with this building addition and additional use will be satisfied with the W. Marshall Street parking lot.

VDOT has required the existing development to close their only existing entrance on W. Broad St. unless a waiver is granted. A waiver request has been submitted to VDOT. Public Works Traffic Division has no objection to the entrance and supports the developer's waiver request.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for developments of this type and the following additional conditions are recommended:

29. All repair work shall be conducted entirely within the enclosed building.
30. Outside storage shall not be permitted.
31. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
32. 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.
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.
34. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
35. No wrecked automobiles, nor automobiles incapable of being operated, shall be kept on the premises.

(Staff Report by Christina Goggin)
(Applicant's Representative: Chris Thompson)

APPROVAL OF MINUTES: January 25, 2012 Minutes

DISCUSSION ITEM: Brook Road Neighborhood Park Master Plan: The Commission will be presented an overview of the proposed plan for this facility.

ADJOURN @ 9:40 A.M.

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
February 22, 2012**

ADDENDUM

PAGE 9 – REVISED PLAN AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2012-00010

Bundle of Joy Office Parking
Lot – 920 Francis Road

APPROVED

E.D. Lewis and Associates, P.C. for Womack Properties III, L.L.C. and Sauer Properties, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a parking lot for an existing childcare center and a future office building. The 1.03-acre site is located at the northeast corner of the intersection of Bundle of Joy Lane and Francis Road, on parcel 784-766-3463. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Fairfield)**

Staff has received a revised plan which provides the 15-foot setback from the public right-of-way and provides adequate ingress/egress to the existing gravel driveway. The driveway will either be removed or upgraded in the future, when the existing dwelling is converted to an office, in accordance with condition #33 on the agenda.