

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

**April 24, 2013**

**9:00 A.M.**

**ADDENDUM ATTACHED**



**PLANNING COMMISSION**

Bonnie-Leigh Jones, C.P.C., Chairperson (Tuckahoe)  
Eric S. Leabough, C.P.C., Vice-Chairperson (Varina)  
C. W. Archer, C.P.C. (Fairfield)  
Tommy Branin, Chairperson (Three Chopt)  
Robert H. Witte, Jr. (Brookland)  
Richard W. Glover, 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, PLA, 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  
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**

**FOR INFORMATIONAL PURPOSES**

<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>SUB2011-00024 (SUB-04-11) Broaddus Glen (April 2011 Plan)</b>	<b>34</b>	<b>34</b>	<b>1</b>	<b>Fairfield</b>	<b>4/23/2014</b>
<b>SUB2010-00025 (SUB-03-10) Inglenook Cottages (Formerly Maybeury) (April 2010 Plan)</b>	<b>30</b>	<b>30</b>	<b>2</b>	<b>Tuckahoe</b>	<b>7/1/2017</b>
<b>SUB2011-00026 (SUB-03-11) New Market Village (April 2011 Plan)</b>	<b>93</b>	<b>61</b>	<b>1</b>	<b>Varina</b>	<b>4/23/2014</b>
<b>SUB2012-00020 Osborne Glen (March 2012 Plan)</b>	<b>43</b>	<b>43</b>	<b>0</b>	<b>Varina</b>	<b>4/23/2014</b>
<b>SUB2009-00041 (SUB-05-09) Riverview Green, Phase 1 (April 2009 Plan)</b>	<b>47</b>	<b>6</b>	<b>3</b>	<b>Brookland</b>	<b>7/1/2017</b>

**TRANSFER OF APPROVAL (Deferred from the March 27, 2013 Meeting)**

POD-15-95 (Part) and 80-99 (Part)  
POD2012-00436; POD2012-00437  
Downtown Short Pump (Part) (Formerly Short Pump Station and Ice Rink – Part) - 4300 Pouncey Tract Road (State Route 271)

**Rob Chesson for Short Pump Holdings, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Short Pump Investors, LP, Short Pump Entertainment, LLC, and Menin Development Companies, Inc. to Short Pump Holdings, LLC. The 3.4-acre site is located on the west line of Pouncey Tract Road (State Route 271), approximately 1,400 feet north of the intersection of Pouncey Tract Road and W. Broad Street (U.S. Route 250) on parcel 739-763-8628. The zoning is M-1, Light Industrial District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**APPROVED**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval.

The last remaining deficiency is an unapproved dumpster enclosure encroaching on an adjacent property. All other deficiencies, including missing and unmaintained landscaping and litter have been addressed. A building permit that addresses the dumpster issue has been received and approved, but the enclosure must either be bonded or constructed prior to the issuance of any Certificates of Occupancy on this site.

Staff recommends approval of this transfer request, with the following condition:

1. The deficiencies, as identified in the inspection report dated January 30, 2013, shall be corrected or bonded prior to the issuance of a Certificate of Occupancy.

**(Staff Report by Lee Pambid)**  
**(Applicant’s Representative: Rob Chesson)**

## TRANSFER OF APPROVAL

POD-54-90  
POD2012-00501  
Oakley's Center Phase I  
Warehouse – 4200 Oakleys  
Court

**APPROVED**

**William Walde for Oakley Court, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Oakleys Center Associates to Oakley Court, LLC. The 8.48-acre site is located on the south line of Oakleys Court, approximately 950 feet south of the intersection of Oakleys Lane and Oakleys Place, on parcel 816-720-9161. The zoning is M-1, Light Industrial 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. Deficiencies include an obstructed and unsigned fire lane, 8 missing or dying trees, and a fading stop bar and fading handicap parking spaces. Evidence of signed contracts addressing the deficiencies has been received. The staff recommends approval of this transfer request, with the following condition:

1. The site deficiencies, as identified in the inspection report, dated March 13, 2013 shall be corrected by May 15, 2013.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: William Walde)**  
**(Applicable Rezoning Cases and PUPS: C-123C-88)**

## TRANSFER OF APPROVAL

POD-50-83  
POD2013-00023  
Colonial Village at Chase  
Gayton (Formerly Chase  
Gayton Apartments) – 100  
Chase Gayton Drive

**APPROVED**

**Edward Wright for Colonial Realty Limited Partnership:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Principal Life Insurance Company to CRIT-VA-IV, Inc. The 27.62-acre site is located at the northeast corner of the intersection of Gayton Road and Quioccasin Road, on parcel 747-747-0033. The zoning is R-5, General Residential District. County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Deficiencies include faded parking lot striping and stop bars, potholes and cracking in asphalt, one missing tree, and faded handicap parking spaces and signs. Evidence of signed contracts addressing the deficiencies has been received. The staff recommends approval of this transfer request, with the following condition:

1. The site deficiencies, as identified in the inspection report, dated March 13, 2013 shall be corrected by May 15, 2013.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Edward Wright)**

## **TRANSFER OF APPROVAL**

POD-14-86  
POD2013-00057  
The Blonde & The Brunette  
(Formerly JT Corker  
Electrical Company and The  
Vincent Building) – 5801  
Lakeside Avenue (State  
Route 161)

**Allyson Wyld for The Blonde and The Brunette:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from JT Corker Electrical and Communications, Inc. to Allyson L. Wyld. The 0.17-acre site is located at the northeast corner of the intersection of Lakeside Avenue (State Route 161) and Forest Street, on parcel 782-746-0342. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

### **APPROVED**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. All deficiencies have been addressed, including minor landscaping, and the installation of a stop bar. The staff recommends approval of this transfer request.

**(Staff Report by Tony Greulich)**  
**(Applicant's Representative: Allyson Wyld)**

## SUBDIVISION

SUB2013-00040  
Bowles Crossing at Bacova  
(April 2013 Plan) – 4660  
Pouncey Tract Road (State  
Route 271)

### APPROVED

**Youngblood, Tyler & Associates for BACOVA, LLC:** The 26.206-acre site proposed for a subdivision of 89 detached dwellings for sale with zero-lot-lines, is located on the west line of Pouncey Tract Road (State Route 271), approximately 375 feet north of Bacova Drive, on parcels 739-766-3768, 738-766-9367, and part of 739-766-2504. The zoning is R-5AC, General Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 89 Lots**

The applicant proposes an 89-lot, zero-lot-line development subject to the recently approved zoning case C-19C-12, approved by the Board of Supervisors at their November 13, 2012 meeting. The layout plan is in conformance with the proffered layout and conditions.

Features proposed with this development include an all-weather multi-use path to tie into the overall pedestrian network and multiple buffer areas, which include requirements for berms, fences, and enhanced landscaping in accordance with the approved proffers. Details for the buffer areas and streetscape plantings, as well as architectural samples, will be presented with the subsequent POD review for Planning Commission consideration at a later date.

The staff recommends approval subject to the annotations on the plan, the standard conditions for zero-lot-line subdivisions, 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. Prior to requesting construction plan approval the developer must furnish a letter from Dominion Virginia Power, stating that this proposed development does not conflict with its facilities.
15. A County standard sidewalk shall be constructed along the east side of Liesfeld Farm Drive and south side of Kain Road.
16. A VDOT standard sidewalk shall be constructed along the west side of Pouncey Tract Road (State Route 271).
17. The proffers approved as part of zoning case C-19C-12 shall be incorporated in this approval.
18. 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.

**(Staff Report by Aimee Crady)**  
**(Applicant's Representative: Andrew Browning)**  
**(Applicable Rezoning Cases and PUPs: C-19C-12)**

## SUBDIVISION

SUB2013-00043  
Hickory Place (April 2013  
Plan) – 5412 Twin Hickory  
Road

**APPROVED/SEE  
ADDENDUM PG. 1**

**Bay Companies, Inc. for David Turner, Trustee and Eagle Construction of Virginia, LLC:** The 5.02-acre site proposed for a subdivision of 30 residential townhomes for sale is located on the east line of Twin Hickory Road, approximately 795 feet north of Nuckols Road, on parcel 747-773-6860. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt) 30 Lots**

This proposed townhouse subdivision is subject to the proffers of Zoning Case Number C-007C-07. The developer has requested an amendment to the proffers related to architectural design. The proposed amendment to the proffers is scheduled to be heard by the Planning Commission at its May 9, 2013 meeting. The proposed amendment does not impact the layout of the proposed subdivision. Architectural plans will be reviewed in conjunction with a subsequent POD application for the site.

The Department of Public Works has requested a revised plan showing adequate pavement width along both proposed private streets, in order to accommodate two-way traffic circulation. As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to standard conditions for conditional approval of residential townhouse subdivisions, the following additional conditions are recommended:

15. The proffers of Zoning Case Number C-007C-07 shall be incorporated in this approval.
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.

**(Staff Report by Mike Kennedy)  
(Applicant's Representative: Joe Faudale)**

## PLAN OF DEVELOPMENT

POD2013-00069

Deep Run III Parking Deck –  
9954 Mayland Drive

**APPROVED/SEE  
ADDENDUM PG. 1**

**Burgess & Niple for Deep Run III Parent, 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 four-story, 66,807 square-foot parking deck. The 2.76-acre site is located at the terminus of Mayland Drive and Deep Rock Road, on part of parcels 749-758-7718 and 750-757-2337. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

The proposed parking deck will contain approximately 780 parking spaces, and with the displacement of existing surface parking will provide a net increase of approximately 531 parking spaces for the existing office building.

As the preparation date of the agenda, the staff has not received a revised plan, as requested, that provides a detailed layout of the existing parking area west of the proposed parking structure, provision of an additional fire hydrant, and confirmation that the adjacent property owner will allow work to be done on their property. 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 proffers approved as a part of zoning case C-15C-97 shall be incorporated in this approval.
30. 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.
31. 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: Richard Schwartz)**

**(Applicable Rezoning Cases and PUPS: C-15C-97)**



## PLAN OF DEVELOPMENT

POD2013-00064  
Enterprise Parking Facility  
Expansion – 5300 Lewis  
Road

### APPROVED

**Balzer and Associates, Inc. for Aragon Group and Enterprise Holdings:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a rental car storage facility. The 0.72-acre site is located on the west line of Lewis Road, approximately 800 feet south of the intersection of Williamsburg Road (U.S. Route 60) and Lewis Road, on part of parcel 818-713-9823. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer.  
**(Varina)**

The proposal is for a rental car storage facility adjacent to an existing Enterprise base facility. This facility receives and processes new cars for distribution to local Enterprise stores around the area. The proposed facility is for the exclusive use of Enterprise and is not intended for public use. Cars are not rented to customers directly from this facility.

No new buildings are proposed with this POD.

The 0.72-acre site is leased from a larger 2.8-acre site, all to remain under the ownership of the Aragon Group. The existing Enterprise base facility and the adjacent Aragon Air Center (consisting of two office warehouse buildings) are accessible by a private drive. All of these properties are owned by the Aragon Group.

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

29. The right-of-way for widening of Lewis Road as shown on approved plans shall be dedicated to the County prior to approval of construction plans. 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. Outside storage shall not be permitted.
31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to approval of construction plans for this development.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Aaron Breed)**

## PLAN OF DEVELOPMENT – RECONSIDERATION OF A CONDITION

POD2013-00068  
(POD-71-02 Rev.)

Tom Leonard's at  
Brookhollow – Seasonal Tent  
– 4150 Brookriver Drive

**DEFERRED TO 5/22/2013**

**Timmons Group for G3 Investments, LLC and Tom Leonard:** Request for approval of a reconsideration of a condition for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to locate a 2,400 square-foot tent in the seasonal sales area of an existing grocery store. The 6.29-acre site is located along the north line of Brookriver Drive and along the south line of Interstate 64, approximately 650 feet north of W. Broad Street (U.S. Route 250), on parcel 743-762-6518. The zoning is M-1C, Light Industrial District (Conditional) and WBSO, West Broad Overlay District. County water and sewer. **(Three Chopt)**

This is the fifth request for a seasonal sales tent at this location. The last approval by the Planning Commission was on February 23, 2011, with the following condition added to the original approval:

35. The temporary tent, to be located in the seasonal sales area as shown on the revised plan, shall be removed from the site no later than February 28, 2013. An additional one-year extension may be granted by the Director of Planning if plans for a permanent structure to replace the tent are submitted for County approval prior to the aforementioned deadline.

The tent has remained on the site past the scheduled date for its removal. The applicant has not submitted plans for a permanent structure to date and, thus, was not able to obtain the one-year extension from the Director of Planning. Instead, the applicant has submitted a request for the tent to remain for an additional three year period.

The existing tent may be approved on a permanent basis if the Commission approves the use of alternative building material as specified in Proffer #5 of zoning case C-31C-97, which governs this site. The existing structure is of wood frame construction with a fabric roof. If that is not desired, the alternative would be to modify the existing condition by substituting a new removal date for the tent. The other conditions of the Planning Commission approval of this site, dated September 25, 2002, would remain unchanged.

**(Staff Report by Kevin Wilhite)**

**(Applicant's Representative: Joseph Vilsek)**

## PLAN OF DEVELOPMENT

POD2013-00011  
Meadow Glen of West End  
Addition (Formerly Gaskins  
Retirement Community) –  
2400 Gaskins Road  
(POD-51-99 Rev.)

**APPROVED/SEE  
ADDENDUM PG. 2**

**Balzer and Associates Inc. for Meadow Glen of West End, LP:** 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, 23-unit, 14,415 square-foot addition to an existing 45-unit assisted living facility. The 8.07-acre site is located along the west line of Gaskins Road, approximately 765 feet south of its intersection with Three Chopt Road, on part of parcel 749-754-2538. The zoning is R-6C, General Residential District (Conditional), and C-1, Conservation District. County water and sewer. (**Tuckahoe**)

Zoning case C-12C-12, approved on June 12, 2012, amended proffers to permit more assisted living units, but limit the property to no more than seventy (70) units or ninety-six (96) beds. This plan of development proposal will result in a total of sixty-eight (68) units and beds on the property. Architectural renderings show all exterior portions of the building additions matching the existing brick color, as well as consistent architectural design features.

As preparation date of the agenda, the staff has not received a schematic landscaping plan, as requested to address the proffered buffer along Gaskins Road, which will be impacted by a proposed storm sewer and sanitary sewer easement. Also, Department of Public Works Engineering Division needs to see a plan that indicates water quality requirements have been 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:

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. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning cases C-12C-12, C-62C-03, and C-10C-99 shall be incorporated in this approval.
31. The existing 16-inch sewer easement in conflict with the proposed building footprint shall be vacated prior to approval of the building permit for the said building.
32. The owners shall not begin clearing of the site until the following conditions have been met:
  - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
  - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
  - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.

- (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
33. 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.
34. 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.
35. 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.

(Staff Report by Matt Ward)

(Applicant’s Representative: Christopher Shust)

(Applicable Rezoning Cases and PUPS: C-62C-03; C-12C-12; C-10C-99)

**APPROVAL OF MINUTES: March 27, 2013 Minutes APPROVED**

**ADJOURN @ 9:55**

**PLANNING COMMISSION AGENDA  
FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
April 24, 2013**

**ADDENDUM**

**PAGE 9 – REVISED PLAN AND REVISED RECOMMENDATION**

**SUBDIVISION**

SUB2013-00043                      **Bay Companies, Inc. for David Turner, Trustee and Eagle Construction of Virginia, LLC:** The 5.02-acre site proposed for a subdivision of 30 residential townhomes for sale is located on the east line of Twin Hickory Road, approximately 795 feet north of Nuckols Road, on parcel 747-773-6860. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt) 30 Lots**

Hickory Place (April 2013 Plan) – 5412 Twin Hickory Road

**APPROVED**

Since the original agenda was prepared, the developer has provided a revised plan as requested by the Department of Public Works showing adequate pavement width along both proposed private streets. The additional pavement width will accommodate two-way traffic circulation on all interior streets. The staff recommends approval of the conditional subdivision plat subject to the annotations on the plans, the standard conditions for residential townhome for sale subdivisions, and additional conditions 15 & 16 as provided on the agenda.

**PAGE 10 – REVISED PLAN AND REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT**

POD2013-00069                      **Burgess & Niple for Deep Run III Parent, 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 four-story, 66,807 square-foot parking deck. The 2.76-acre site is located at the terminus of Mayland Drive and Deep Rock Road, on part of parcels 749-758-7718 and 750-757-2337. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

Deep Run III Parking Deck – 9954 Mayland Drive

**APPROVED**

A revised plan has been provided that addresses outstanding issues, including provision of a detailed layout of the parking area west of the proposed parking structure and provision of fire protection measures. The plan has been revised to relocate all permanent construction features off the adjacent property, and evidence of permission to allow construction work to occur on the adjacent property has been received from the adjacent property owner. Staff, therefore, recommends approval, subject to the annotations on the plan, standard conditions for developments of this type, and additional conditions #29 – 31 in the agenda.

**PAGE 12 – REVISED CONDITION**

**PLAN OF DEVELOPMENT – RECONSIDERATION OF A CONDITION**

POD2013-00068

(POD-71-02 Rev.)

Tom Leonard's at  
Brookhollow – Seasonal Tent  
– 4150 Brookriver Drive

**DEFERRED TO 5/22/2013**

**Timmons Group for G3 Investments, LLC and Tom Leonard:** Request for approval of a reconsideration of a condition for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to locate a 2,400 square-foot tent in the seasonal sales area of an existing grocery store. The 6.29-acre site is located along the north line of Brookriver Drive and along the south line of Interstate 64, approximately 650 feet north of W. Broad Street (U.S. Route 250), on parcel 743-762-6518. The zoning is M-1C, Light Industrial District (Conditional) and WBSO, West Broad Overlay District. County water and sewer. **(Three Chopt)**

35. **REVISED** - The temporary tent, to be located in the seasonal sales area as shown on the revised plan, shall be removed from the site no later than **February 29, 2016** ~~February 28, 2013~~. An additional one-year extension may be granted by the Director of Planning if plans for a permanent structure to replace the tent are submitted for County approval prior to the aforementioned deadline.

**PAGE 13 – REVISED CONDITION AND REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT**

POD2013-00011

Meadow Glen of West End  
Addition (Formerly Gaskins  
Retirement Community) –  
2400 Gaskins Road  
(POD-51-99 Rev.)

**APPROVED**

**Balzer and Associates Inc. for Meadow Glen of West End, LP:** 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, 23-unit, 14,415 square-foot addition to an existing 45-unit assisted living facility. The 8.07-acre site is located along the west line of Gaskins Road, approximately 765 feet south of its intersection with Three Chopt Road, on part of parcel 749-754-2538. The zoning is R-6C, General Residential District (Conditional), and C-1, Conservation District. County water and sewer. **(Tuckahoe)**

Outstanding issues have been addressed, including provision of information addressing water quality requirements, and submission of a schematic landscape plan addressing the proffered buffer along Gaskins Road. Staff recommends approval, subject to the annotations on the plan, the standard conditions for developments of this type, and the conditions in the agenda with the following revised condition:

30. **REVISED** - The proffers approved as part of zoning cases C-12C-12, ~~C-62C-03, and C-10C-99~~ shall be incorporated in this approval.