

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

**March 27, 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:**

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

**EXPEDITED AGENDA: Leslie News**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid**

**There are no extensions of conditional approval this month.**

## TRANSFER OF APPROVAL

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)**

**DEFERRED TO 4/24/2013**

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

Deficiencies included missing and unmaintained landscaping, an unsecured BMP gate, litter, and an unapproved dumpster enclosure encroaching on an adjacent property.

The deficient landscaping elements have been installed, and a landscape plan has been received by staff to supplement existing landscaping in front of Buffalo Wild Wings. A building permit has been received to address the dumpster issue, but the dumpster enclosure must either be bonded or constructed prior to the issuance of any Certificates of Occupancy on this site.

The 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-22-71, 05-73, and 120-84  
POD2012-00505; POD2012-00507; POD2012-00508  
Da Vita/Retail at Brookhill Azalea Shopping Center (Formerly Brookhill Azalea S. C. and A & P Addition to Brookhill Azalea) – 5270 Chamberlayne Road

**Gary Cassara for US Investment Properties, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from L. Clarke Jones, Jr., Crawley F. Joyner, Jr. Estate, and Monroe Realty Corporation to US Investment Properties, LLC. The 1.74-acre site is located on the west line of Chamberlayne Road approximately 675 feet north of its intersection with Azalea Avenue, on parcel 786-745-7800. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

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

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

Deficiencies, as identified in the inspection report, dated February 18, 2013, include cracked asphalt, a dumpster not located within its approved enclosure, faded handicap parking spaces, missing or leaning signs, missing landscaping, and a missing steel plate over a drop inlet.

As of the preparation date of this agenda, the property owner has indicated in writing that contracts addressing all deficiencies are forthcoming. The staff recommendation will be made at the meeting.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Gary Cassara)**  
**(Applicable Rezoning Cases and PUPs: C-31C-92)**

**SITE LIGHTING PLAN (Deferred from the February 27, 2013 Meeting)**

POD2013-00007  
Walmart – Shoppes at  
Reynolds Crossing – Forest  
Avenue

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

**Bowman Consulting for Wal-Mart Real Estate Business Trust:** Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 10.21-acre site is located on the north line of Forest Avenue (private), approximately 1,000 feet east of the intersection of Glenside Drive and Forest Avenue, on parcel 765-744-9958. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The proposed lighting plan includes parking lot pole-mounted lighting, at a height of 25 feet, as well as building-mounted lighting, at a height of 9 feet and 9 inches. All fixtures are concealed source in accordance with County guidelines. Additional information had previously been requested to address the light levels along the front of the store and along the side of the building where the fire access is located. The plan was deferred by the applicant to address these issues.

Staff has received a revised plan addressing all light levels, and has provided details for the decorative pedestrian light fixtures at a height of 15 feet and 8 inches along the front of the building.

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

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Jonathan Jackson)**  
**(Applicable Rezoning Cases and PUPs: C-13C-07)**

**APPROVAL OF MINUTES: February 27, 2013 Minutes/ APPROVED AS CORRECTED**

**ADDED DISCUSSION ITEM: Housing the Richmond Region's Future Workforce - Staff will present to the Commission a review and analysis of this report, written by George Mason University School of Public Policy Center for Regional Analysis commissioned by the Richmond Association of Realtors.**

**ADDED DISCUSSION ITEM: iPad Initiative**

**ADJOURN @ 10:29**

**PLANNING COMMISSION AGENDA  
FOR  
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March 27, 2013**

**ADDENDUM**

**PAGE 4 – REVISED RECOMMENDATION**

**TRANSFER OF APPROVAL**

POD-22-71, 05-73, and 120-84 POD2012-00505; POD2012-00507; POD2012-00508 Da Vita/Retail at Brookhill Azalea Shopping Center (Formerly Brookhill Azalea S. C. and A & P Addition to Brookhill Azalea) – 5270 Chamberlayne Road	<b>Gary Cassara for US Investment Properties, LLC:</b> Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from L. Clarke Jones, Jr., Crawley F. Joyner, Jr. Estate, and Monroe Realty Corporation to US Investment Properties, LLC. The 1.74-acre site is located on the west line of Chamberlayne Road approximately 675 feet north of its intersection with Azalea Avenue, on parcel 786-745-7800. The zoning is B-3C, Business District (Conditional). County water and sewer. <b>(Fairfield)</b>
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**APPROVED**

The owner has provided evidence of signed contracts that address the property's deficiencies.

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

1. The deficiencies, as identified in the inspection report dated February 13, 2013, shall be corrected or bonded prior to May 15, 2013.

**PAGE 5 – REVISED PLAN**

**SITE LIGHTING PLAN (Deferred from the February 27, 2013 Meeting)**

POD2013-00007 Walmart – Shoppes at Reynolds Crossing – Forest Avenue	<b>Bowman Consulting for Wal-Mart Real Estate Business Trust:</b> Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 10.21-acre site is located on the north line of Forest Avenue (private), approximately 1,000 feet east of the intersection of Glenside Drive and Forest Avenue, on parcel 765-744-9958. The zoning is B-2C, Business District (Conditional). County water and sewer. <b>(Tuckahoe)</b>
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**APPROVED**

The revised plan in the addendum includes an annotation for provision of decorative wall mounted fixtures.

**PAGE 6 - ADDED DISCUSSION ITEM**

**DISCUSSION ITEM:**

Housing the Richmond Region's Future Workforce - Staff will present to the Commission a review and analysis of this report, written by George Mason University School of Public Policy Center for Regional Analysis commissioned by the Richmond Association of Realtors.

Staff Contact: Seth Humphreys

**PAGE 6 - ADDED DISCUSSION ITEM**

**DISCUSSION ITEM:**

iPad Initiative.

Staff Contact: Jonathan Steele