

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

September 12, 2013

7:00 P.M.



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 (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Richard W. Glover, Board of Supervisors
Representative
R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

**COMPREHENSIVE DIVISION – DEPARTMENT
OF PLANNING**

Jean M. Moore, Assistant Director of Planning
Jim Strauss, CLA, Principal Planner
Rosemary D. Deemer, AICP, County Planner
Seth Humphreys, County Planner
Ben Sehl, County Planner
Livingston Lewis, County Planner
Lisa Blankinship, County Planner
David Conmy, County Planner
Billy Moffett, County Planner
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
SEPTEMBER 12, 2013**

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1); (2)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (2)

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2013-00259
Lumber Liquidators East
Coast Distribution Center -
White Oak Technology
Park

Approved
See Addendum Pg. 1

Timmons Group for Economic Development Authority of Henrico County and Johnson Development Associates, Inc.: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 995,792 square foot warehouse/distribution building, including 17,000 square feet of office space, and a future 300,000 square foot expansion. The 124.61-acre site is located at the southeast terminus of White Oak Creek Drive, on part of parcel 851-705-6413. The zoning is M-2, General Industrial District. County water and sewer.
(Varina)

This Plan of Development for construction of a warehouse/distribution building, has a vegetative buffer proposed around the site, at a minimum width of 75 feet along Elko Tract Road, and 50 feet along the internal project roads. All buffers will be supplemented with additional vegetation and berms as necessary. Construction and tractor trailer traffic will be prohibited from Elko Road, Elko Tract Road and Portuguese Road, east of Technology Boulevard.

The proposed development is within the White Oak Technology Park and, therefore, is subject to review and approval by the White Oak Technology Park Development Review

September 13, 2013

Board (DRB). The DRB has requested revisions to the plan to enhance the appearance of the facility from the project perimeter, including architectural enhancements, enhancement of the entrance features to the property that address landscape features and pedestrian access, and the provision of substantial landscape material and berming to screen the loading dock areas from the right-of-way.

The applicant has agreed to all of the County and DRB comments and is preparing revised plans to address those comments. The final staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. The right-of-way for widening of Elko Road (State Route 156) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on Elko Road (State Route 156) shall be approved by the Virginia Department of Transportation and the County.
31. A subdivision plat for the extension of White Oak Creek Drive shall be recorded before any occupancy permits are issued.
32. A subdivision plat for "Road A" shall be recorded, or a bond shall be posted, before any occupancy permits are issued.
33. All temporary easements, easements for drainage and utilities, and other easements necessary for the road construction, shall be recorded by separate plats.
34. 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.
35. Details for the gate and locking device at the emergency access driveway shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshall. The owner or owner's contractor shall contact the County Fire Marshall prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshall's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
36. Outside storage shall not be permitted except as shown on the approved plan.
37. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.

38. 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.
39. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
40. 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.
41. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
42. 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.
43. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
44. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and hours of construction shall be submitted for County review and prior to approval of any final construction plans.

45. No construction traffic shall use Elko Road (State Route 156), Portugee Road east of Technology Boulevard, or Elko Tract Road (State Route 380).
46. No tractor trailers shall use Elko Road, Portugee Road east of Technology Boulevard, or Elko Tract Road.
47. The existing emergency access road connecting the terminus of White Oak Creek Drive to Elko Road, shall remain accessible throughout construction of the site.
48. The developer shall provide a telephone number for citizens concerns during any construction activity on site in order to respond to citizen concerns and complaints as expeditiously as possible.
49. The development and operations conducted on the property shall comply with the restrictive covenants applicable to White Oak Technology Park.
50. The proposed development is subject to Final Development Review Board (DRB) approval. Any required changes by the DRB must be reflected in the POD and any subsequent plans.

**(Staff Report by Tony Greulich)
(Applicant's Representative: Stephen Hostettler)**

BROOKLAND:

REZ2013-00002 Cameron Palmore for Yunus Vohra: Request to conditionally rezone from A-1 Agricultural District and R-2A One-Family Residence District to R-2AC One-Family Residence District (Conditional) Parcels 764-760-9037, 764-760-8515, 765-760-1906, and 765-760-0929 containing 5.14 acres, located on the south line of Hungary Road at its intersection with Hastings Mill Drive. The applicant proposes a single-family residential development. The R-2A district allows a minimum lot size of 13,500 square feet and a maximum gross density of 3.22 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. **Staff – Seth Humphreys (Deferral Requested to the November 14, 2013 Meeting)**

Deferred to the November 14, 2013 Meeting

VARINA:

(Deferred from the June 13, 2013 Meeting)

C-28C-12 Brian C. Mitchell for J & B Realty: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) Parcel 843-701-2778 containing approximately 24.4 acres located along the south line of Portugee Road approximately 2,300' east of its intersection with Memorial Drive. The applicant proposes a contractor's equipment storage yard, office, and maintenance facility. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Environmental Protection Area. **Staff – Livingston Lewis (Withdrawn by Applicant)**

Withdrawn

FAIRFIELD:

None.

THREE CHOPT:

REZ2013-00012 Andrew M. Condlin or Jennifer D. Mullen for Welwood, LLC: Request to conditionally rezone from A-1 Agricultural District and R-2AC One-Family Residence District (Conditional) to R-2AC One-Family Residence District (Conditional) Parcels 736-769-4930, 736-769-7088, and 737-769-0243 containing 16.61 acres located between the southwest terminus of Porsche Drive and the northeast line of Kain Road approximately 200' west of its intersection with N. Gayton Road. The applicant proposes a single-family residential development not to exceed 2 units per acre. The R-2A district allows a minimum lot size of 13,500 square feet and a maximum gross density of 3.22 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre. **Staff – Ben Sehl**
Deferred to the October 10, 2013 Meeting

REZ2013-00015 dAb Engineering Services for Kain Road, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 738-767-2794 containing 7.45 acres located on the north line of Kain Road approximately 1,100' west of its intersection with Pouncey Tract Road (State Route 271). The applicant proposes a single-family residential development not to exceed 18 units. The R-3 district allows a minimum lot size of 11,000 square feet and a maximum gross density of 3.96 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Suburban Mixed-Use. **Staff – Ben Sehl (Deferral Requested to the November 14, 2013 Meeting)**
Deferred to the November 14, 2013 Meeting

TUCKAHOE:

None.

APPROVAL OF MINUTES: Planning Commission August 15, 2013
Approved

Acting on a motion by Mr. Archer, seconded by Mr. Branin, the Planning Commission adjourned its meeting at 9:15 p.m. on September 12, 2013.

View the Planning Commission agendas at

<http://randolph.co.henrico.va.us/planning/meetnext.pdf> and
<http://randolph.co.henrico.va.us/planning/podnext.pdf>

September 13, 2013

**PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS
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ADDENDUM

REVISED STAFF PLAN, AMENDED CONDITIONS, AND ADDED CONDITION

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2013-00259
Lumber Liquidators East
Coast Distribution Center -
White Oak Technology Park

APPROVED

Timmons Group for the Economic Development Authority of Henrico County and Johnson Development Associates, Inc.: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 995,792 square foot warehouse/distribution building, including 17,000 square feet of office space, and a future 300,000 square foot expansion. The 124.61-acre site is located at the southeast terminus of White Oak Creek Drive, on part of parcel 851-705-6413. The zoning is M-2, General Industrial District. County water and sewer.
(Varina)

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
51. **ADDED** - The proposed architectural elevations are subject to final approval by the Development Review Board (DRB) and the Director of Planning. Any required changes by the DRB must be reflected in the architectural elevations and any subsequent drawings.