

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

March 26, 2014

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

Eric S. Leabough, C.P.C., Chairperson (Varina)
Robert H. Witte, Jr., Vice-Chairperson (Brookland)
C. W. Archer, C.P.C. (Fairfield)
Tommy Branin (Three Chopt)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
David A. Kaechele, 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
Greg Garrison, AICP, County Planner
Matthew Ward, 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: TED STRONG/RICHMOND TIMES-DISPATCH

ROLL CALL: MR. BRANIN ABSENT

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

TRANSFER OF APPROVAL

POD-46-02

POD2014-00010

Extra Space Storage at Old Staples Mill (Formerly Old Staples Mill Road Mini Storage) - 9001 Old Staples Mill Road

Hirschler Fleischer for Extra Space Properties Two, LLC:

Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Ms. Patricia L. Morris and Michael D. Sifen, Inc. to Extra Space Properties Two, LLC. The 5.55-acre site is located along the east line of Old Staples Mill Road, approximately 400 feet north of its intersection with Staples Mill Road (U.S. Route 33), on parcel 770-756-2492. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. There were no site deficiencies identified in the staff report dated January 15, 2014 and the staff recommends approval of this request.

(Staff Report by Christina Goggin)

(Applicant's Representative: Penny Koch)

(Applicable Rezoning Cases and PUPS: C-59C-01)

TRANSFER OF APPROVAL

POD-46-04 (Part)

POD2014-00011

Extra Space Storage at Laburnum (Formerly Sifen Self Storage at Laburnum) - 1140 N. Laburnum Avenue

Hirschler Fleischer for Extra Space Properties Two, LLC:

Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Creighton Laburnum Associates and Michael D. Sifen, Inc. to Extra Space Properties Two, LLC. The 6.58-acre site is located along the west line of N. Laburnum Avenue, approximately 850 feet south of Creighton Road, and along the east line of Dabbs House Road, on parcel 808-729-7538. The zoning is M-1C, Light Industrial District (Conditional), B-2C, Business District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The site deficiency as identified in the staff report dated January 15, 2014 included installing a section of a 25-foot transitional buffer that was missing, and has been addressed. The staff recommends approval of this request.

(Staff Report by Christina Goggin)

(Applicant's Representative: Penny Koch)

(Applicable Rezoning Cases and PUPS: C-41C-03)

TRANSFER OF APPROVAL

POD-01-89 (Part)
POD2013-00420
The Shops at Wellesley -
3400 Lauderdale Drive

APPROVED/EXPEDITED

Hirschler Fleischer for Wellesley, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Park Terrace Limited Partnership to Wellesley, LLC. The 6.99-acre site is located at the southwest corner of the intersection of Lauderdale Drive and Park Terrace Drive, on parcel 735-759-2130. The zoning is B-1C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies previously identified by staff included missing landscaping, un-screened dumpsters, damaged curbing and stop bars in need of re-painting. All deficiencies have been corrected as of the preparation date of this agenda. The staff recommends approval of this transfer request.

(Staff Report by Tony Greulich)
(Applicant's Representative: Penny Koch)
(Applicable Rezoning Cases and PUPS: C-109C-86)

PLAN OF DEVELOPMENT

POD2014-00055
Dominion Packaging – 5700
Audubon Drive

APPROVED
SEE ADDENDUM PG. 1

Hulcher & Associates, Inc. for Audubon Drive Properties, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to convert a one-story, 317,000 square-foot auto parts distribution facility into a packaging plant and warehouse, including the construction of a mechanical yard and storage area for inflammable chemicals. The 15.94-acre site is located at the northwest corner of the intersection of Audubon Drive and International Center Drive, on parcel 821-716-5995. The zoning is M-1, General Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant is requesting approval to convert an existing one-story, 317,000 square-foot auto parts distribution facility into a packaging plant and warehouse, including the construction of a mechanical yard and storage area for inflammable chemicals. As of the preparation date of this agenda, staff has not received a revised plan as requested showing emergency access to International Center Drive as requested by the Division of Fire, adequate details on the location and screening of the mechanical yard and storage area, and final parking requirements for the office. 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. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.

30. 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.
31. Details for the gate and locking device at the entrance road and emergency access road 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.
32. Details for any future outside mechanical equipment and distribution ductwork shall be submitted to the Director of Planning for review and approval prior to construction.

(Staff Report by Greg Garrison)
(Applicant's Representative: Bruce Hulcher)

SUBDIVISION

SUB2014-00018
 Holloway at Wyndham
 Forest (March 2014 Plan) –
 10989 Opaca Lane

APPROVED

Youngblood, Tyler & Associates, P.C. for Gilbert C. & Susan M. Vanderbush, Nuckols Road, LLC, Robert C. Johnson, Blanche N. Alvis, Jacqueline F. Holloway, and HHHunt Corporation: The 55.9-acre site proposed for a subdivision of 95 single-family dwellings is located at the southeast terminus of Holman Ridge Road, between the northeast terminus of Opaca Lane and the Chickahominy River, on parcel 750-773-3322, and part of parcels 749-771-6494 and 751-773-2046. The zoning is R-3C, One-Family Residential District (Conditional). County water and sewer. **(Three Chopt) 95 Lots**

This conditional subdivision proposes the subdivision of 55.9 acres into 95 family dwelling lots. The site was recently rezoned on February 11, 2014, and the layout is consistent with the proffered plan. The proposed plan provides area for a play area with benches as proffered, located behind Block F, Lots 3 and 4. There will also be sidewalk as proffered along both sides of Holman Ridge Road the entire length of the road, connecting to the sidewalk at Martin's Ridge subdivision just to the north of this development. The plan also provides area behind and beside lots throughout the subdivision to construct pedestrian paths within the neighborhood.

The staff recommends approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities and the following additional conditions:

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. 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.
15. Prior to requesting construction plan approval, the developer must furnish a letter from Dominion Virginia Power and Plantation Pipeline, stating that this proposed development does not conflict with its facilities.
 16. A County standard sidewalk shall be constructed along both sides of Holman Ridge Road.
 17. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
 18. The proffers approved as part of zoning case REZ2013-00014 shall be incorporated in this approval.
 19. 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.
 20. 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.
 21. 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 Christina Goggin)

(Applicant's Representative: Andrew Browning)

(Applicable Rezoning Cases and PUPS: REZ2013-00014)

SUBDIVISION

SUB2014-00019

Concept Road 143 (March 2014 Plan) – Road Dedication

APPROVED/EXPEDITED

Draper Aden Associates for Virginia Power and Electric Company, a Virginia Corporation, d/b/a Dominion Virginia Power: The 6.0-acre site proposed for a public road dedication is located at the terminus of Magellan Parkway, and connecting to Scott Road, approximately 1,600 feet north of E. Parham Road, on part of parcel 790-762-3014. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Fairfield) 0 Lots**

The subdivision is for the dedication of a public road at the terminus of Magellan Parkway. The plan calls for construction of a portion of MTP Concept Road 143, a public road that is approximately 2,400 feet long. The northern extent end will terminate in a temporary cul-de-sac and the western extent will merge into the existing Scott Road at the western extent of the subject property. The road will also intersect Park Central Drive.

Staff recommends approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities for a road dedication, and the following additional conditions:

11. The details for the landscaping to be provided within the right-of-way along Concept Road 143 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
12. The proffers approved as part of zoning case REZ2014-00008 shall be incorporated in this approval.
13. The developer shall request that the County of Henrico abandon their interest in the portion(s) of the existing Scott Road that will no longer be publically used, as determined by the Director of Public Works, prior to recordation of the road dedication plat.

(Staff Report by Tony Greulich)

(Applicant's Representative: Randolph Rivinus)

(Applicable Rezoning Cases and PUPS: REZ2014-00008)

**SUBDIVISION - CHESAPEAKE BAY RESOURCE PROTECTION AREA EXCEPTION
(Deferred from the February 26, 2014 Meeting)**

SUB2013-00222
Lake Loreine Section A
Block B Lot 1 - 2316
Persimmon Trek

**DEFERRED BY
APPLICANT TO 4/23/14**

Obsidian, Inc. for Page Bourgeois: Request for approval of a Chesapeake Bay Resource Area Exception as required by Chapter 24, Sections 106.3(f) and 106.3(l) of the Henrico County Code. The 1.41-acre site is located on the west line of Persimmon Trek, approximately 300 feet north of Brookmont Drive, on parcel 743-754-0927. The exception would allow for the encroachment of a swimming pool and related improvements within the 100-foot-wide Chesapeake Bay Preservation area, adjacent to Lake Loreine that drains into Stony Run, which drains to Tuckahoe Creek in the James River watershed. The zoning is R-2A, One-Family Residential District, and C-1, Conservation District. County water and sewer. **(Three Chopt)**

The applicant has requested a deferral to the April 23, 2014 meeting.

This request is for approval for an exception to the Henrico County Chesapeake Bay Preservation Ordinance to construct a swimming pool and related site improvements within the 100-foot RPA buffer adjacent to Lake Loreine. The subject property was designated as a buildable lot with recordation of Lake Loreine Section A in 1981, prior to the adoption of the provisions of the Henrico County Code regarding Chesapeake Bay Protection areas. The Chesapeake Bay Preservation ordinance designates Resource Protection Area buffers to provide for the removal, reduction or assimilation of sediments, nutrients and potentially harmful or toxic substances in runoff entering the bay and its tributaries, and to minimize the adverse effects of human activities on state waters and aquatic resources. The ordinance limits allowable development in the RPA to water dependent uses; redevelopment under special conditions; roads; driveways; utilities; and flood control/stormwater facilities. Since the request to allow the construction of this swimming pool within the RPA is not one of these allowable uses, the developer must request an exception to the ordinance.

Currently, this project site, totaling approximately 1.41 acres, includes a dwelling, a small stone patio and lawn. The applicant has provided a plan that shows the location of the RPA buffer on the lot and the proposed location of the swimming pool. However water quality impact

assessment information, as required by the Ordinance, still has not been submitted to the Department of Public Works. The applicant's engineer has requested deferral until the April 23, 2014 Planning Commission agenda to allow adequate time to prepare the assessment.

Based on the review of this RPA exception request, the Department of Public Works believes the project does not meet the exception criteria found in the zoning ordinance. Specifically, a) granting the exception will not confer upon the applicant any special privilege denied to similarly situated property owners; b) the exception request is not based on conditions or circumstances that are self-created; c) the exception request is the minimum necessary to afford relief; d) and reasonable and appropriate conditions have been/will be incorporated to prevent degradation of water quality.

Upon review of the proposal and the provisions of 24-106.3(1)3 of the Zoning Ordinance, the Department of Public Works has determined the proposed pool does not satisfy the conditions outlined above. The Department of Public Works recommends the Planning Commission deny the proposed encroachment into the RPA.

(Staff Report by Christina Goggin)
(Applicant's Representative: Charles Field)

PLAN OF DEVELOPMENT

POD2014-00057
Groome Transportation
Headquarters – Dabney Road

APPROVED

Timmons Group for Groome Properties III, 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, 5,949 square-foot office and a one-story, 9,165 square-foot vehicle maintenance shop with a 1,105 square-foot office mezzanine and six service bays for fleet vehicles. The 8.04-acre site is located on the east line of Dabney Road, approximately 500 feet south of Racrete Road, on parcel 777-739-4437. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

The applicant proposes to construct a new headquarters building to include administrative offices and vehicle service facilities totaling 16,219 square-feet. The private maintenance shop will service the fleet vehicles to include cars, vans, and buses with 6 service bays. The building will be constructed of primarily integral color split-faced CMU in two tones of gray, with a smooth water table accent band and horizontal ribbed accent siding for a portion of the front elevation facing Dabney Road. The remaining sides will be constructed of primarily metal pre-engineered siding.

The site will be comprised of two designated parking lots. Both lots will be paved and have curb and gutter. The front parking area will be designed to meet public parking lot standards with landscaped perimeters, streetscape planting, and interior landscape islands, all to enhance the appearance from Dabney Road. The rear fleet vehicle lot will be constructed with heavy duty pavement, and access controlled for security purposes. The perimeter of the fleet vehicle parking area will be bordered with chain link fence constructed with black vinyl coated mesh. The fence is approximately 175 feet from Dabney Road at its closest point. The plan designates adequate area for supplemental evergreen planting along the fence for any additional screening necessary

as determined during the subsequent landscape plan review. The applicant also will install tree protection measures along the limits of disturbance to maximize tree protection to the greatest extent practical.

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. Details for the gate and locking device at the rear parking lot access point 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.
30. All repair work shall be conducted entirely within the enclosed building.
31. Outside storage shall not be permitted.
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 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.
34. 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.
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.
36. No wrecked automobiles, nor automobiles incapable of being operated, shall be kept on the premises.

(Staff Report by Aimee Crady)
(Applicant's Representative: Steven Worthington)

PLAN OF DEVELOPMENT

POD2012-00425
Smith Grove at Bacova
Section 1 – N. Gayton Road
APPROVED
SEE ADDENDUM PG. 1

Youngblood, Tyler & Associates for Bacova, LLC and Bacova Texas, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 18 detached dwellings for sale with zero lot lines. The 8.32-acre site is located on the east line of N. Gayton Road, approximately 500 feet south of Kain Road, on part of parcels 735-767-9459 and 736-768-5323. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The overall conditional subdivision component of this zero-lot line development was approved by the Planning Commission in July 2012. This subsequent Plan of Development includes the first section of the subdivision, for 18 of the 45 approved lots at the intersection of proposed Liesfeld Farm Drive and N. Gayton Road. This development is part of the overall Bacova development subject to the proffers of zoning case C-9C-11.

The applicant requests approval of the Plan of Development, which includes the typical architectural plans for the single family zero-lot line units. Staff has no objection to the site layout, which is consistent with the proffered layout and the conditional plan previously approved by the Commission. The plan delineates the proffered buffers along N. Gayton Road and future Liesfeld Farm Drive. Both landscaped buffers shall be 25 feet in width and irrigated. The enhanced buffer along North Gayton Road shall be planted to a transitional buffer 35 standard and shall include strategic berms and an ornamental fence to mitigate rear views of the units adjacent to this right of way, in compliance with the proffered exhibits. Landscaping and fence details will return to the Planning Commission for review and approval at a future date.

The architectural submittal meets and exceeds the proffered requirements, incorporating options for up to all-brick or all-stone elevations, and enhancing the design of each unit with a variety of features such as quoin treatment, soldier courses, arches, keystones, capstones, shutters, pediments, columns, and incorporating projections such as bays, porches, stoops, and gables. No two homes adjoining each other side by side shall be identical in exterior architectural design, features, or colors. The minimum house size shall contain no less than 1,750 square-feet of finished area. The information submitted demonstrates that the base units begin at 2,290 square-feet and range to 3,109 square-feet, before added options.

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

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. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots

- shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
 32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
 33. The subdivision plat for Liesfeld Farm Drive, Section 1 shall be recorded before any building permits are issued.
 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. A concrete sidewalk meeting County standards shall be provided along the north side of Liesfeld Farm Drive and the east side of N. Gayton Road.
 36. The proffers approved as a part of zoning case C-9C-11 shall be incorporated in this approval.
 37. 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.
 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. 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
 40. 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 any stub street.

41. 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 Aimee Crady)

(Applicant’s Representative: William Browning)

(Applicable Rezoning Cases and PUPS: C-9C-11)

PLAN OF DEVELOPMENT (Deferred from the February 26, 2014 Meeting)

POD2013-00428

Family Dollar at 60 E.
Williamsburg Road - 60 E.
Williamsburg Road (U.S.
Route 60)

**DEFERRED BY
APPLICANT TO 5/28/14**

Balzer and Associates, Inc. for Brick House Manner, LLC and Twin Rivers Capital, 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, 8,320 square-foot retail store. The 1.09-acre site is located at the northwest corner of the intersection of E. Williamsburg Road (U.S. Route 60) and Garland Avenue, on parcels 827-716-7805, 827-716-7107, and 827-716-8603. The zoning is B-1, Business District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant has requested a deferral to the May 28, 2014 Planning Commission meeting. There are several outstanding issues and revised architectural plans have not been submitted to date.

A revised site plan was received resolving the access management requirement on Garland Avenue but the staff has not received any other revised plans as requested. The Department of Public Works cannot recommend approval until right-of-way dedication and VDOT access management issues are addressed and road improvements along E. Williamsburg Road (U.S. Route 60) are shown or an exception is approved by both Director of Public Works and VDOT. The applicant has requested an exception to both Virginia Department of Transportation and Public Works standards. At this time the exception requests are under review by those agencies.

Staff recommended additional site, building and streetscape enhancements to complement the small town and residential Sandston character. Furthermore, the Department of Planning and Police requested additional building information. Revised architectural plans were requested to ensure the proposal incorporates elements adopted in the Sandston Commercial Area and the Streetscape Design Studies. The applicant has indicated that they are preparing revised building elevations.

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

29. The right-of-way for widening of Williamsburg Road (U.S. Route 60) and Garland Avenue, 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 Williamsburg Road (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.
 31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
 32. A concrete sidewalk meeting VDOT standards shall be provided along the north side of Williamsburg Road (U.S. Route 60).
 33. Outside storage shall not be permitted.
 34. 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.
 35. 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.
 36. 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.
 37. 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 Matt Ward)

(Applicant's Representative: Christopher Shust)

APPROVAL OF MINUTES: February 26, 2014 Minutes/**APPROVED AS CORRECTED**

RESOLUTION PCR-2-14: To Fix the Day to Which Any Meeting Shall be Continued in the Event of Hazardous Conditions. APPROVED

DISCUSSION ITEM: Consideration of Amendment to Planning Commission Rules and Regulations APPROVED

ADJOURN @ 10:00 A.M.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
March 26, 2014**

ADDENDUM

PAGE 6 – REVISED PLAN, REVISED CONDITION, AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2014-00055
Dominion Packaging – 5700
Audubon Drive

APPROVED

Hulcher & Associates, Inc. for Audubon Drive Properties, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to convert a one-story, 317,000 square-foot auto parts distribution facility into a packaging plant and warehouse, including the construction of a mechanical yard and storage area for inflammable chemicals. The 15.94-acre site is located at the northwest corner of the intersection of Audubon Drive and International Center Drive, on parcel 821-716-5995. The zoning is M-1, General Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

A revised plan has been submitted showing provision of emergency access to International Center Drive, details on the location and screening of the mechanical yard and storage area, and parking requirements for the office. Staff recommends approval, subject to the annotations on the plan, the standard conditions for developments of this type, and the additional conditions listed in the agenda, with condition #32 revised as follows:

32. **REVISED** - Details for any future outside mechanical equipment, **above ground storage tanks**, and distribution ductwork shall be submitted to the Director of Planning for review and approval prior to construction.

PAGE 15 – ADDED CONDITION

PLAN OF DEVELOPMENT

POD2012-00425
Smith Grove at Bacova
Section 1 – N. Gayton Road

APPROVED

Youngblood, Tyler & Associates for Bacova, LLC and Bacova Texas, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 18 detached dwellings for sale with zero lot lines. The 8.32-acre site is located on the east line of N. Gayton Road, approximately 500 feet south of Kain Road, on part of parcels 735-767-9459 and 736-768-5323. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

42. **ADDED** – The mechanical equipment for each building shall be located on its respective lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.