

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

**March 25, 2015**

**9:00 A.M.**

**ADDENDUM ATTACHED**



**PLANNING COMMISSION**

Robert H. Witte, Jr., Chairperson (Brookland)  
C. W. Archer, C.P.C., Vice-Chairperson (Fairfield)  
Tommy Branin (Three Chopt)  
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)  
Eric S. Leabough, C.P.C. (Varina)  
Patricia S. O'Bannon, Board of Supervisors Representative  
R. Joseph Emerson, Jr., AICP, Director of Planning,  
Secretary

**DEVELOPMENT REVIEW AND DESIGN  
DIVISION – DEPARTMENT 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  
Kate B. Teator, Senior Planning Technician/Recording  
Secretary

**WELCOME: @ 9:04AM**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA: Ted Strong, Richmond Times-Dispatch (left @ 9:24)**

**ROLL CALL: Mr. Witte absent – Mr. Archer acted as Chair**

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

**EXPEDITED AGENDA: Leslie News**

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

**FOR INFORMATIONAL PURPOSES ONLY**

**There are no conditional extensions for consideration.**

**PLAN OF DEVELOPMENT (Deferred from the January 28, 2015 Meeting)**

POD2013-00428  
Family Dollar at 60 E.  
Williamsburg Road - 60 E.  
Williamsburg Road (U.S.  
Route 60)

**DEFERRED BY  
APPLICANT TO 4/22/2015**

**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 April 22, 2015 meeting.**

As of the preparation date of this agenda, a revised site plan and architectural plans were received. However, since the submittal of the revised plans staff has provided comments and suggestions which the applicant has taken into consideration but not addressed.

The revised site plan cannot be approved by the Henrico County Traffic Engineer until the right-of-way dedication of 44 feet from the centerline of Williamsburg Road to the property has been shown. Also, the applicant must continue to prove that the County and VDOT access management needs have been met. Additionally, the Planning Department has requested that the sidewalk which connected the site to the public sidewalk, and the pedestrian scale decorative lights and amenities be provided as previously shown.

Furthermore, staff suggested additional building enhancements to complement the small town and residential Sandston character in accordance with the 2002 Sandston Commercial Area Study.

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 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.

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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)**

## **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00050

Towne Center West Medical  
Office Building – 11934  
West Broad Street (U.S.  
Route 250) (POD-62-05  
Revised)

**APPROVED  
SEE ADDENDUM PAGE 1**

**Willmark Engineering, PLC for 11934 W Broad, LLC:**

Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 2-story, 28,866 square foot medical office building in an existing shopping center. The 1.72-acre site is located along the north line of West Broad Street (U.S. Route 250), approximately 630 feet east of its intersection with Towne Center West Boulevard (private), on parcel 735-763-9381. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the applicant has not provided a revised site lighting plan and the signature approval of an adjacent property owner, as requested.

The site lighting plan submitted shows the use of 25-ft high light pole fixtures in the parking lot however the height of the light poles within 300 feet of W. Broad Street is limited to 20 feet by proffered condition. As a result, the location of the light poles will probably need to be adjusted, as well as the number of fixtures provided, to meet required light levels on-site.

The applicant is proposing off-site improvements on two adjacent parcels. The signature approval of one of the adjacent property owners, Short Pump Medical Office Center, has been provided, but

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as of time of the preparation of the agenda, the signature of the owner of the Car Pool property has not been submitted. If the approval of the adjacent property owner is not granted, then the site plan will need to be modified to move a proposed retaining wall which will likely result in the need to revise the parking lot layout.

The site layout plan shows the reconstruction of an access drive for Dominion Virginia Power. The existing gravel access road from W. Broad Street to the Virginia Power substation adjacent to I-64 has been at this location for many years. Virginia Power has indicated their preference for this access point to remain. A reconstructed access drive was approved as part of POD-7-07 Holiday Inn at Towne Center West for this site but the project was never constructed. The proffers that cover this portion of the shopping center allow only one point of access from West Broad Street; however since the Virginia Power access point was existing and restricted, it was allowed to remain with the approval of the 2007 plan of development.

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:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
30. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
31. The entrances and drainage facilities on West Broad Street (State Route 250) shall be approved by the Virginia Department of Transportation and the County.
32. 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.
33. Details for the gate and locking device at the West Broad Street and Dominion Power access 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.
34. Outside storage shall not be permitted.
35. The proffers approved as a part of zoning cases C-49C-04, C-43C-05, and C-44C-06 shall be incorporated in this approval.
36. Prior to construction plan approval, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.

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37. 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.
38. 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 Kevin Wilhite)**

**(Applicant's Representative: Simon Mueller)**

**(Applicable Rezoning Cases and PUPS: C-49C-04, C-43C-05, and C-44C-06)**

## **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00054

Zaxby's Restaurant – Staples  
Mill Marketplace – 9100  
Staples Mill Road (U.S.  
Route 33)

**APPROVED**

**Timmons Group for Marketplace Holdings, LLC and CWC Food Properties, LLC:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 3,847 square foot restaurant with drive-through facilities. The 1.08-acre site is located on an outparcel in an existing shopping center on the west line of Staples Mill Road (U.S. Route 33), approximately 500 feet south of its intersection with Hungary Spring Road, on part of parcel 767-757-9294. The zoning is B-2C, Business District (Conditional). County water and sewer.  
**(Brookland)**

The applicant proposes a 3,847 square foot fast food casual restaurant with drive-through facilities on an outparcel in an existing shopping center. The tenant for this building is Zaxby's. This is the first Zaxby's in Henrico, and their featured menu item is chicken.

This proposed development is on the second outparcel in Staples Mill Marketplace Shopping Center, leaving 2 more parcels that can be developed. Staff asked the developer to provide additional brick on the building when the elevations were submitted. In response to staff's request, the applicant has now proposed an all brick building the same color as the Kroger grocery store with a dark tan cornice and black standing seam metal accents. The elevations provide architectural detailing such as soldier courses, awnings, canopies and decorative goose neck style lighting fixtures to break up the wall mass. Proffers require the HVAC equipment to be screened from public view and the architect has verified that the parapet is designed to accommodate the equipment.

The proposed all brick building is the first of its kind with the drive-through window on the right hand side of the building and was provided specifically to Henrico to address the County's building material comments. The black and white detailed building elevations in the packet are reversed

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because the applicant needs to revise the elevations to correspond to the layout prior to applying for a building permit. The color elevation in the packet provides the correct building layout and orientation.

A lighting plan has also been submitted for review and approval. The free standing lights are limited to 25 feet tall per proffers and the proposed fixtures match the existing lights within the shopping center.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. Only retail business establishments permitted in a B-2 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. The proffers approved as a part of zoning case C-3C-09 shall be incorporated in this approval.
33. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
34. 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.
35. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
36. 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.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Tim Seldon)**  
**(Applicable Rezoning Cases and PUPS: C-3C-09)**

## PLAN OF DEVELOPMENT

POD2015-00023  
Bill Talley Ford Addition –  
5250 S. Laburnum Avenue

### **APPROVED/EXPEDITED**

**Balzer and Associates, Inc. for William H. Talley, III:** 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 ~~8,054~~ **8,517** square foot, 14-bay, auto repair shop addition, to an existing 16,800 square foot auto body shop. The 2.13-acre site is located along the western line of S. Laburnum Avenue, approximately 1100 feet south of Williamsburg Road (U.S. Route 60), on parcel 816-712-3768 and part of parcel 816-713-3624. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The proposed plan would permit the Bill Talley to consolidate the existing auto body shop and auto repair shop, within an expanded building on a 2.13 acre portion of the original property.

The proposed layout plan provides for the widening of S. Laburnum Avenue by a full lane width from the existing driveway entrance to the northern property line, as well as the dedication of additional right of way, to permit construction of a public sidewalk along the entire Laburnum Avenue frontage. The road widening would match the existing curb line along Laburnum Avenue, in front of the existing building. The required right of way dedication, sidewalk and street improvements will not impact the parking layout in front of the existing building.

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 S. Laburnum 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. A concrete sidewalk meeting County standards shall be provided along the west side of S. Laburnum Avenue.
31. All repair work shall be conducted entirely within the enclosed building.
32. Outside storage shall not be permitted except as shown on the approved plan.
33. The existing utility easement in conflict with the proposed building footprint shall be vacated prior to approval of the building permit for the said building.
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. 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.

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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.

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Christopher Shust)**

## **PLAN OF DEVELOPMENT, LIGHTING PLAN, AND TRANSITIONAL BUFFER DEVIATION**

POD2015-00056

Park N Go Phase IV Revised  
and Phase V Parking  
Expansion – 5701 Audubon  
Drive

**APPROVED**  
**SEE ADDENDUM PAGE 2**

**Balzer and Associates, Inc. for Park N Go of Virginia, LLC and .89 Acre, LLC:** Request for approval of a plan of development, lighting plan, and transitional buffer deviation, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code, to construct 174 parking space expansion to the existing commercial parking lot. The total number of spaces would increase from 1,129 to 1,304 spaces. The transitional buffer deviation would shift a required transitional buffer to the perimeter of the property. The 1.85-acre site is located at the southern end of the existing facility, on the south side of Audubon Drive approximately 800 feet west of the intersection of Audubon Drive and Airport Drive (State Route 156), and approximately 60 feet north of Williamsburg Road (U.S. Route 60), on parcel 821-715-8124 and part of parcel 821-716-8025. The zoning is B-3, Business District, M-1, Light Industrial District, A-1, Agricultural District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This Plan of Development is for the expansion of an existing, commercial parking lot from 1,129 spaces to 1,304 spaces. A portion of the proposed expansion (Phase IV) was previously approved by the Planning Commission. A B-3 zoned parcel has been added to the original site, for additional parking.

There is a transitional buffer requirement between the M-1 and B-3 parcels of the proposed development. This is an internal buffer so the applicant is requesting a transitional buffer deviation to shift the required plantings from the interior, to the perimeter of the property.

A revised photometric plan is required from the applicant to match the pole and fixture head relocations, which were revised to limit impact on adjacent properties. A revised conceptual landscape plan is required from the applicant to accompany the transitional buffer deviation request.

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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:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The driveway connection to Williamsburg Road (U.S. Route 60) shall not be used for egress from this site. Ingress only is permitted.
30. 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.
31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to construction plan approval for this development.

**(Staff Report by Tony Greulich)**  
**(Applicant's Representative: Christopher Shust)**  
**(Applicable Rezoning Cases and PUPS: C-65-79)**

## LANDSCAPE AND LIGHTING PLAN

POD2015-00055 and  
POD2015-00060  
Marshall Springs at Gayton  
West – Tract E – 4600 Pear  
Grove Court

**APPROVED/EXPEDITED**

**Timmons Group for Bacova Road Apartments, LLC:** 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 7.47-acre site is located on the east line of N. Gayton Road, approximately 700 feet north of Bacova Drive, on parcel 735-767-8435. The zoning is R-6C, General Residence District (Conditional) and C-1, Conservation District. County water and sewer. **(Three Chopt)**

This request includes landscape and lighting plans for the second of the two apartment tracts for Marshall Springs at Gayton West. Landscape and lighting plans for the first tract were approved at the September 2013 Planning Commission hearing, and construction has been completed on that portion of the project. The remaining 96 apartment units and amenity areas, currently under review for this Planning Commission approval, are now under construction. The landscape plan includes an overall plan with major tree plantings, particularly within the perimeter buffers and parking lot islands, and a supplemental enhanced landscape plan, which provides details on the typical quantity and quality of plantings to be provided at the foundation of each building and within the amenity areas. An irrigation plan is provided for informational purposes, as irrigation is required by the proffered conditions. All above ground irrigation equipment will be screened by locking boxes. The plant materials and quantities exceed minimum requirements, and are consistent with the previous parcel in quality and design. The plan meets proffered conditions of the overall Bacova development, approved with zoning case C-9C-11.

Entrance signage features are included which are consistent with proffered conditions and will tie into the decorative wrought iron style fence along the perimeter adjacent to both N. Gayton Road and future Liesfeld Farm Drive.

Site lighting proposed includes full cut-off decorative fixtures that are compatible with residential design and pedestrian scale. Photometric plans demonstrate that sidewalks and parking lots meet minimum safety lighting standards while preventing light trespass to adjacent properties.

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

**(Staff Report by Aimee Crady)**  
**(Applicant's Representative: Lu Gay Lanier)**  
**(Applicable Rezoning Cases and PUPS: C-9C-11)**

**APPROVAL OF MINUTES: February 25, 2015 Minutes APPROVED**

**ADJOURN @ 9:41 AM**

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
March 25, 2015**

**ADDENDUM**

**PAGE 5 – REVISED SITE PLAN, LIGHTING PLAN, AND  
RECOMMENDATION**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00050  
Towne Center West Medical  
Office Building – 11934  
West Broad Street (U.S.  
Route 250) (POD-62-05  
Revised)

**APPROVED**

**Willmark Engineering, PLC for 11934 W Broad, LLC:**  
Request for approval of a plan of development and lighting plan,  
as required by Chapter 24, Section 24-106 of the Henrico County  
Code, to construct a 2-story, 28,866 square foot medical office  
building in an existing shopping center. The 1.72-acre site is  
located along the north line of West Broad Street (U.S. Route  
250), approximately 630 feet east of its intersection with Towne  
Center West Boulevard (private), on parcel 735-763-9381. The  
zoning is B-2C, Business District (Conditional) and WBSO, West  
Broad Street Overlay District. County water and sewer. **(Three  
Chopt)**

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the additional conditions listed in the agenda.

**PAGE 11 – REVISED SITE PLAN, LIGHTING PLAN, CONCEPTUAL LANDSCAPE PLAN, AND RECOMMENDATION**

**PLAN OF DEVELOPMENT, LIGHTING PLAN, AND TRANSITIONAL BUFFER DEVIATION**

POD2015-00056  
Park N Go Phase IV Revised  
and Phase V Parking  
Expansion – 5701 Audubon  
Drive

**APPROVED**

**Balzer and Associates, Inc. for Park N Go of Virginia, LLC and .89 Acre, LLC:** Request for approval of a plan of development, lighting plan, and transitional buffer deviation, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code, to construct 174 parking space expansion to the existing commercial parking lot. The total number of spaces would increase from 1,129 to 1,304 spaces. The transitional buffer deviation would shift a required transitional buffer to the perimeter of the property. The 1.85-acre site is located at the southern end of the existing facility, on the south side of Audubon Drive approximately 800 feet west of the intersection of Audubon Drive and Airport Drive (State Route 156), and approximately 60 feet north of Williamsburg Road (U.S. Route 60), on parcel 821-715-8124 and part of parcel 821-716-8025. The zoning is B-3, Business District, M-1, Light Industrial District, A-1, Agricultural District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The revised site plan shows the correct circulation pattern. A revised photometric plan addressing staff comments, and a conceptual landscape plan to accompany the transitional buffer deviation request have also been received.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the additional conditions listed in the agenda.