

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

**October 28, 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**

Jean M. Moore, 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  
Kate B. Teator, Senior Planning Technician/Recording  
Secretary

**WELCOME: @ 9:03 AM**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA: Richmond Times-Dispatch arrived at 935AM**

**ROLL CALL: All present until 10AM. Leabough absent after 10AM.**

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

**EXPEDITED AGENDA: Leslie News**

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

**FOR INFORMATIONAL PURPOSES ONLY**

**SUBDIVISION WITHDRAWAL REQUESTS**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>
<b>SUB2008-00151 (SUB-017-07) Nature's Way (June 2007 Plan) WITHDRAWAL GRANTED</b>	<b>8</b>	<b>8</b>	<b>4</b>	<b>Fairfield</b>

## TRANSFER OF APPROVAL

POD-54-06  
POD2015-00319  
The Summit (Formerly  
Browning Office Warehouse)  
– 5711 Old Osborne  
Turnpike

**APPROVED/EXPEDITED**

**Mark Garrett for ATG Investments, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from William W. Browning, Jr. to ATG Investments, LLC. The 7.767-acre site is located on the northeast corner of the intersection of Old Osborne Turnpike (State Route 5) and McCoul Street, on parcel 799-709-0364. The zoning is M-2C, General Industrial District (Conditional), R-3 (One-Family Residential District), and C-1, Conservation District. County water and sewer. (**Varina**)

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The deficiencies identified by staff at time of inspection included an unenclosed dumpster and a missing address marker. The applicant has addressed all deficiencies.

The staff recommends approval of this transfer request.

**(Staff Report by Aimee Crady)**  
**(Applicant's Representative: Mark Garrett)**  
**(Applicable Rezoning Cases and PUPS: C-28C-06)**

## TRANSFER OF APPROVAL

POD2013-00080 (pt)  
POD2015-00300  
Wawa at Staples Mill Road  
and Bethlehem Road – 2415  
Staples Mill Road (U.S.  
Route 33)

**APPROVED – SEE  
ADDENDUM PAGE 1**

**Timothy O. Trant II, Esq. for GGC Staples Mill Road, LLC:** Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from GGC Associates, Arch Creek Ventures, LLLP, and JGVirginia, LP to GGC Staples Mill Road, LLC. The 1.76-acre site is located on the southeast corner of the intersection of Staples Mill Road (U.S. Route 33) and Bethlehem Road, on parcel 774-740-7856. The zoning is B-2C, Business District (Conditional). County water and sewer. (**Brookland**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The deficiencies, as identified in the staff report dated August 10, 2015, included missing shrubs which have been re-planted.

The staff recommends approval of this transfer request.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Timothy O. Trant II, Esq.)**  
**(Applicable Rezoning Cases and PUPS: REZ2013-00003 and PUP2013-00005)**

## TRANSFER OF APPROVAL

POD-82-80  
POD2014-00300  
Candlewood Suites  
(Formerly Days Inn) – 2100  
Dickens Road

**APPROVED**

**Mayur Patel for Allegiance Hospitality, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from DMRH, LLC, S.T. Hazelwood, and Day Realty of S. Carolina to Allegiance Hospitality, LLC. The 2.16-acre site is located along the south line of Dickens Road, approximately 215 feet east of West Broad Street (U.S. Route 250), on parcel 768-743-8654. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The deficiencies, as identified in the staff report dated September 4, 2014, included missing landscaping which has been re-planted.

The staff recommends approval of this transfer request.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Mayur Patel)**

## TRANSFER OF APPROVAL

POD-33-72 (pt)  
POD2015-00270  
Raintree Court Office Park  
(Formerly Raintree Swim  
and Racquet Club) – 1701  
Raintree Drive

**APPROVED/EXPEDITED**

**Tom Hood for H. P. Investments:** Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Raintree Swim and Racquet Club, Annapolis National Bank, and New Horizons, II to H. P. Investments. The 0.5-acre site is located on the east line of Raintree Drive, approximately 1,710 feet north of Gayton Road, on parcel 744-747-9241. The zoning is B-1, Business 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. The applicant has corrected site deficiencies to include pavement cracking in the parking lot, repainting two stop bars facing Raintree Drive and the interior parking lot as well as repainting the parking spaces associated with this project. Other deficiencies included removing trash, debris, dead landscaping, fencing and cleaning up the former playground areas. Additionally, the applicant is renovating the building and exterior improvements will be completed subject to the approved building permit.

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

1. The exterior building renovations, as approved per building permit BLD2015-01581, shall be completed by March 31, 2016.

**(Staff Report by Matt Ward)**  
**(Applicant's Representative: Tom Hood)**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the September 23, 2015 Meeting)**

POD2015-00094  
Innsbrook Commercial at  
4101 Dominion Boulevard –  
4101 Dominion Boulevard

**DEFERRED TO  
NOVEMBER 18, 2015  
MEETING BY  
APPLICANT**

**Timmons Group for Doswell Properties, Inc. and Dominion GA, 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 demolish an existing one-story retail building, and construct a one-story 12,848 square foot building containing 3,485 square feet of medical office, 2,550 square feet of retail, and 6,733 square feet of restaurant with one drive-through facility. The 2.37-acre site is located at the northeast corner of the intersection of W. Broad Street and Dominion Blvd., on parcel 747-760-6472. The zoning is B-2C, Business District. County water and sewer. **(Three Chopt)**

**The applicant has requested a deferral to the November 18, 2015 meeting.**

The applicant requests approval to construct a new one-story building with a mix of retail, restaurant, and medical office space. The proposed total 12,848 square foot building will replace the existing 9,050 square foot multi-tenant building which was constructed with POD-119-98 to include a bank with drive-through facilities, and a retail convenience store and fueling center. The current proposal represents a decrease in overall square footage proposed from the previous staff plans, which are revised on this agenda.

The building elevations provided incorporate features to provide articulation on all sides, including decorative pilasters, stucco cornice, awnings, and decorative sconces. A drive-through restaurant is proposed at one end of the center, and outdoor convenience seating may be provided for two additional restaurant tenants. Any future outdoor dining with table service will require a provisional use permit application for review and approval. The anchor user will be a medical office, with a central location in the building layout. Revised architectural elevations must be submitted to reflect the revised building footprint.

A lighting plan has been provided for approval with the POD, and demonstrates adequate lighting levels provided by concealed source LED fixtures.

The applicant has received approval from the Department of Public Works, granting a waiver to allow the proposed sidewalk along Dominion Boulevard and W. Broad Street to be located within a pedestrian access easement in lieu of dedicating right of way to accommodate the sidewalk width. Due to private covenants which require additional parking setbacks, right of way dedication would reduce the amount of parking provided with the current layout. The sidewalk will be privately maintained by the property owner.

The applicant received conditional endorsement of the proposal from the Innsbrook Owners Association. The site is governed by a private Declaration of Protective Covenants, which is not enforced by the County. Staff recommends that the developer continue to coordinate approvals of applicable plan details throughout the redevelopment. The developer has demonstrated ongoing communication with the Innsbrook Owners Association satisfactorily to staff.

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Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, 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. A concrete sidewalk meeting County and VDOT standards shall be provided along the east side of Dominion Blvd. and the north side of W. Broad Street (U.S. Route 250).
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-59C-79 shall be incorporated in this approval.
32. 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.
33. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
34. 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.
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.
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 Aimee Crady)**

**(Applicant's Representative: Ryan Ritterskamp)**

**(Applicable Rezoning Cases and PUPS: C-59C-79)**

## ALTERNATIVE FENCE HEIGHT PLAN - RESIDENCE

SUB2015-00138  
Whitaker Residence – Deer  
Lodge – 1 Chapaqua Drive

**APPROVED**

**Michael and Kristin Whitaker:** Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-95 (1)(7)(b), 24-106, and 24-106.2 of the Henrico County Code, to allow a 8-foot tall fence in an existing 20-foot planting strip easement along the southern property line adjacent to River Road. The 0.75-acre site is located on the northwest corner of the intersection of River Road and Chapaqua Drive, approximately 680 feet west of N. Mooreland Road, on parcel 746-735-1332. The zoning is R-1, One-Family Residential District. County water and sewer. **(Tuckahoe)**

The applicant requests approval of an alternative fence height in the side yard to erect a 8-foot tall fence along the southern property line, adjacent to River Road. Per the survey provided with the plan, the fence would be installed within the 20-foot planting strip easement.

Per Section 24-95(1)(2) of the County Code, when located within a planting strip easement, the Planning Commission, pursuant to the review and approval of a landscaping plan, shall permit an alternative height exceeding seven feet but not exceeding 10 ten feet for a fence, wall, or hedge of uniform design provided the permitted height and design does not adversely affect:

1. The health, safety and/or welfare of persons residing on or working on the premises;
2. The visibility or value of abutting and/or adjacent properties;
3. The adequate supply of light and air to adjoining property;
4. Traffic or Pedestrian safety; and
5. Adequate sight distance

The applicant has provided evidence that the Deer Lodge Homeowners' Association supports this request. The fence is located approximately 20 feet back from the right-of-way. Existing landscaping in the planting strip easement will remain between the fence and the road.

Customarily, staff makes no recommendation for approval or denial before the Planning Commission regarding requests for alternative fence height. Should the Commission approve this request, the following standard conditions for alternative fence height plans are recommended:

1. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.
2. The owner shall have a set of approved plans available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
3. The fence shall be maintained in good repair by the owner. Trash and debris should not be allowed to accumulate along the fence.

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: Michael and Kristin Whitaker)**

## SUBDIVISION AND MAJOR THOROUGHFARE SETBACK EXCEPTION

SUB2015-00130  
Oak Knoll (October 2015  
Plan) – Hungary Road

**APPROVED – SEE  
ADDENDUM PAGE 1**

**Hulcher & Associates, Inc. for Louis and Lois Lutto, Trustees and Oak Knoll, LLC:** The 12.549-acre site is proposed for 30 single-family lots with authorization of a major thoroughfare setback exception for 3 lots adjacent to Hungary Road. The site is located on the north line of Hungary Road at its intersection with Lydell Drive, on parcels 777-759-6295 and 777-760-6526. The zoning is R-3C, One-Family Residential District. County water and sewer. **(Fairfield) 30 Lots**

This conditional subdivision proposes the subdivision of 12.54 acres into 30 single-family lots. The site was recently rezoned June 9, 2015 and the layout is consistent with the proffered plan.

Hungary Road is listed as a minor collector on the 2026 Major Thoroughfare Plan. Per Section 24-94 of the Henrico County Code, if the front, rear, or side yard is adjacent to a minor collector, the setback shall be increased by 25 feet. This would result in a 65-foot rear yard setback for Lots 1, 2, and 3, and a 37-foot side yard setback for Lot 32. The applicant is requesting a 5-foot reduction for Lots 1, 2, and 32, citing comparable setbacks with the existing houses in the area and the applicant's desire to construct larger homes on the lots. The required increased setback may be reduced if approved by the Planning Commission as an exception under Section 19-4(a). Staff makes no recommendation based on the exception, which is at the discretion of the Planning Commission.

Should the Commission approve the exception, 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. Each lot shall contain at least 11,000 square feet.
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. The details for the landscaping to be provided within the 20-foot wide planting strip easement along Hungary Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
16. A County standard sidewalk shall be constructed along the north side of Hungary Road.
17. The proffers approved as part of zoning case REZ2015-00013 shall be incorporated in this approval.
18. 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.

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**(Staff Report by Greg Garrison)**

**(Applicant's Representative: Bruce Hulcher)**

**(Applicable Rezoning Cases and PUPS: REZ2015-00013)**

## LANDSCAPE PLAN

POD2015-00392

Townes at Pouncey Place  
Section 2 – 4521 Pouncey  
Tract Road (State Route 271)

**APPROVED**

**Stewart/HG for Pouncey Tract Company of Virginia, LLC:** Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 5.71-acre site is located southeast of the corner of the intersection of Pouncey Tract Road (State Route 271) and Twin Hickory Lake Drive on the south line of Twin Hickory Lake Drive, approximately 750 feet east of Pouncey Tract Road (State Route 271), on parcel 740-765-8066. The zoning is RTHC, Residential Townhouse District (Conditional), B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant is requesting approval of a landscape plan for Section 2 of the Townes at Pouncey Place. The landscape plan for Section 1 was approved at the June 26, 2013 Planning Commission meeting.

The landscape plan meets the proffered conditions of zoning case C-11C-12. Staff has recommended relocating and substituting a few plant species in the northeast corner of the property and the applicant has agreed to this annotation.

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

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: David Gerstenmaier)**

**(Applicable Rezoning Cases and PUPS: C-11C-12)**

## PLAN OF DEVELOPMENT

POD2015-00356  
Dollar General at 3012  
Mountain Road

**DEFERRED TO  
DECEMBER 10, 2015  
MEETING BY  
APPLICANT**

**Koth Consulting, PC for Realty Ventures Group, Inc. and Par 3 Development Group, 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 9,734 square foot retail building with accessory parking. The 1.3-acre site is located at the northwest corner of Mountain Road and John Cussons Drive, on parcel 770-767-5189. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

The applicant requests approval to construct a one-story 9,734 square foot retail building subject to the proffers of zoning case C-72C-88, and as permitted by the B-2 Business Zoning District. The property was rezoned in 1988 from M-1 to B-2C. Several proffers govern the site in addition to the B-2 code. These address landscape buffers, prohibited uses, hours of operation, signage, floodplain zoning requirements, building height, and architectural design.

Staff has received numerous calls and emails in opposition to the proposed project.

The layout plan addresses minimum setbacks for building and parking spaces, with adequate parking demonstrated per code requirements. Adequate space for the 25-foot transitional buffer along R zoned property is shown on the plan. Planning has annotated the clearing and grading plan to require tree protection to the greatest extent practicable in all buffers, and the development must demonstrate the 10% tree canopy requirements applicable to business zoned development. Several conflicts in the perimeter landscape areas along John Cussons Drive and the western property line will need to be addressed to provide adequate width and accommodate required plant material, and parking lot landscape islands need adjustments to meet the minimum required width. The landscape plan will be reviewed under a subsequent submittal for planting details in those areas. Staff recommends that the landscape and lighting plans return to the Planning Commission for additional review and approval.

Access to the site will be exclusively from John Cussons Drive. No driveway is proposed along Mountain road for the subject property. A truck maneuvering diagram was submitted to the Traffic Engineer demonstrating adequate space for loading and maneuvering without conflict with the public right of way. Based on traffic counts taken by the Traffic Engineering Division of Public Works on October 7, 2015, no additional improvements are required along Mountain Road for this development.

The proffers require the applicant to submit an application requesting rezoning of the portion of the property determined by a definitive engineering survey to be within the 100-year flood plain. This application would be required prior to or concurrent with the approval of the construction plans.

The building is required to incorporate Colonial or Victorian architectural design. Staff has requested revised elevations to include features such as the following options: a covered porch similar to the recently constructed Dollar General on New Market Road, pronounced dentil molding along the base of the roof, brick pilasters along the rear façade with defined bays, false

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brick window panels on each bay, false dormers over each bay, alternative door and gable designs, a decorative storefront window design, and alternative building mounted signage placement.

The dumpster enclosure shall be constructed of masonry to match the building, and the loading area will be screened to the west with a matching masonry wall. A two-foot high stacked stone retaining wall along the west property line will be topped with a four-foot high four-rail fence.

As of the preparation date of the agenda, staff has not received a revised plan eliminating conflicts with minimum buffers and addressing parking lot island redesign, or revised architectural elevations in compliance with the proffers, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plan and 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.
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.
29. The right-of-way for widening of Mountain Road 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 required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
31. 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.
32. The proffers approved as a part of zoning case C-72C-88 shall be incorporated in this approval.
33. Prior to approval of construction plans, the developer must furnish a letter from Verizon stating that this proposed development does not conflict with their facilities.
34. The existing 16-foot utility easement in conflict with the building footprint shall be vacated prior to approval of the building permit for the said building.
35. 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.
36. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

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37. 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 Michael Kennedy)**  
**(Applicant’s Representative: Lance Koth)**  
**(Applicable Rezoning Cases and PUPS: C-72C-88)**

## PLAN OF DEVELOPMENT

POD2015-00322  
Corner Bakery at Car Care  
Shopping Center – 11000  
West Broad Street (U.S.  
Route 250)

**DEFERRED TO  
NOVEMBER 18, 2015  
MEETING BY  
APPLICANT – SEE  
ADDENDUM PAGE 2**

**Parker Design Group for Westhampton Properties and Global General Properties, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing vacant car service station and construct a one-story, 4,452 square foot restaurant with drive-through facilities in an existing shopping center. The 1.06-acre site is located on the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Dominion Boulevard, on parcel 747-760-3077 and part of parcel 747-760-1291. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The applicant requests approval to demolish a vacant service station and construct a one-story fast casual restaurant with drive-through facilities in an existing shopping center. The Car Care Shopping Center was developed in 1988 subject to the proffers of C-12C-88, with automobile service and vehicular oriented establishments the central theme. A bank with multiple drive-through lanes also exists within the shopping center. The applicant has provided satisfactory information to demonstrate that the proposed use is not classified as a freestanding fast food restaurant, as the food and beverages are primarily consumed on-site, and not served in disposable containers. The drive-through is intended to be a subordinate component of the user’s business model.

The proposed building incorporates features inconsistent with the surrounding shopping center design. The proffers specify architectural materials to be implemented unless other aesthetically comparable finished materials are requested and specifically permitted or required at the time of plan of development review. The proposed building departs from the proffered specifications with respect to roof design, awning colors, and finished materials. While the overall shopping center employs grey and green standing seam roof designs, the proposed building has a flat roof with parapet and decorative cornice elements. The shopping center has grey and green awnings, while the applicant proposes black and white striped awnings. Finally, while the building finish does incorporate some of the red tone “Jefferson Wade Tudor” brick color at the base, which is consistent with the primary building material of the overall center, the majority of the building is finished in golden/yellow brick and some EIFS.

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Staff has recommended that the tower elements on the southeast and southwest corners of the building incorporate the red brick to match the shopping center, with the golden/yellow brick and EIFS as a secondary hue. In addition, staff has requested that a faux window or other comparable feature be added to the north elevation, which faces the existing bank.

As of the preparation date of the agenda, staff has not received a revised architectural plan, or other response to the architectural comments, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plan and the standard conditions for developments of this type, the following additional conditions are recommended:

29. Only retail business establishments permitted in a B-3 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. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-12C-88 shall be incorporated in this approval.
34. 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.
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. 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.
37. 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 Aimee Crady)**  
**(Applicant's Representative: Clay Grogan)**  
**(Applicable Rezoning Cases and PUPS: C-12C-88)**

## PLAN OF DEVELOPMENT

POD2015-00383  
Crown Acura Building  
Addition - 8704 West Broad  
Street (U.S. State 250)

**APPROVED – SEE  
ADDENDUM PAGE 2**

**E.D. Lewis & Associates for Crown RIB, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 3 one-story additions and demolish a 740 square foot drop-off service addition currently located on the east side of the building. The proposed additions to the existing building include a 2,100 square foot detail shop on the north side, a 2,000 square foot drop-off service addition on the west side, and a 1,250 square foot vehicle delivery and office addition at the southwest corner. The 0.7-acre site is located along the north side of W. Broad Street (U.S. Route 250), approximately 400 feet west of its intersection with Skipwith Road, on part of parcel 760-755-5474. The zoning is B-3, Business District and B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

The owner of the Acura dealership also owns the BMW and Mini Cooper dealerships and over the last 2 years has worked diligently to expand and revitalize the businesses. The applicant, Acura, proposes to demolish an existing addition on the east side of the building constructed in 2006 in a Virginia Power easement while constructing 3 additional additions with this plan. The proposed additions to the existing buildings include a 2,100 square foot detail shop on the north side, a 2,000 square foot drop-off service addition on the west side and a 1,250 square foot vehicle delivery and office addition at the southwest corner.

The architectural renderings propose continuing the use of existing materials that are on the buildings and are in compliance with the proffers of the zoning cases.

As of the preparation date of the agenda, the Department of Public Works Engineering Division cannot recommend approval of the plan as submitted, until a Stormwater Management Plan is provided that shows how channel and flood protection will be met for this project, as it falls under the new stormwater regulations and appears to be over 2,500 square feet of disturbance.

The staff recommend 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. All repair work shall be conducted entirely within the enclosed building.
30. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
31. The proffers approved as a part of zoning cases C-17C-85, C-52C-86, and C-40C-04 shall be incorporated in this approval.
32. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
33. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

**Continue**

**continued**

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. 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 Christina Goggin)**

**(Applicant's Representative: Monte Lewis)**

**(Applicable Rezoning Cases and PUPS: C-17C-85, C-52C-86 & C-40C-04)**

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

POD2015-00390

Munn Dental - 3869 Antioch  
Church Road

**DEFERRED TO  
NOVEMBER 18, 2015  
MEETING BY  
APPLICANT**

**Silvercore for Judith H. Wells and William B. Munn:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a one-story 4,650 square foot medical office building. The transitional buffer deviation would allow for a 35-foot reduction in the width of the required buffer along the southwest property line. The 1.81-acre site is located on the northeast corner of the intersection of Williamsburg Road (U.S. Route 60) and Old Williamsburg Road and on the south line of Antioch Church Road, on parcel 846-711-5571. The zoning is B-3, Business District, and A-1, Agricultural District. County water and on-site sewage disposal system.  
**(Varina)**

The applicant is requesting approval to construct a one-story 4,650 square foot medical office building. The elevations submitted show craftsman-style architecture with earth tone colors, which is consistent with existing architecture in the area.

An A-1 zoning line bisects the site at the southwest corner of the property. The transitional buffer deviation would reduce the width of the 35-foot transitional buffer to accommodate a portion of the parking lot at the southwest corner of the site, which is located adjacent to this A-1 zoning line. The required plant material can be relocated south to the agricultural zoned portion of this property.

As of the preparation date of the agenda, the staff has not received a revised plan, as requested showing the road widening on Old Williamsburg Road and Antioch Church Road and right-of-way dedication on Williamsburg Road (U.S. Route 60), Old Williamsburg Road, and Antioch Church Road. Additional stormwater management information for energy balance and flood protection is required as well.

**Continue**

**continued**

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 and the annotations on the plans, the following additional conditions are recommended:

29. The right-of-way for widening of Williamsburg Road (U.S. Route 60), Old Williamsburg Road, and Antioch Church Road 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. 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.
31. The applicant shall furnish proof to the Department of Planning that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project prior to the issuance of a building permit.
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. 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: Jeff Staub)**

## PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD2015-00386  
Hilliard Auto Addition -  
5421 Brook Road (U.S.  
Route 1)

**APPROVED – SEE  
ADDENDUM PAGE 3**

**Silvercore for 5421 Brook Road, LLC:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a 1,600 square foot office and automobile repair building and related site improvements for an existing automotive service facility. The transitional buffer deviation would allow for a 13-foot reduction in the width of the required buffer along the eastern property line. The 0.69-acre site is located on the southeast corner of the intersection of Brook Road (U.S. Route 1) and Hilliard Road, on parcel 785-750-1008. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

The applicant proposes construction of a 1,600 square foot office and auto shop building. The site is unproffered and zoned B-3. The existing parking lot is separated from Brook Road (U.S. Route 1) only by an intermittent line of concrete wheel stops. The site is primarily accessed by an undefined entrance along Brook Road, and a secondary access point exists on Hilliard Avenue. Curb and gutter with formal access points along Brook Road and Hilliard Avenue are proposed where none currently exist. A 10-foot landscape strip is also proposed along Brook Road (U.S. Route 1) where none exists, and landscaping is proposed along Hilliard Road.

There is a 14-foot wide public alley in use by the residences along the rear of the site to the east. A transitional buffer 35 feet in width is required between this B-3 district and the adjacent R-3 district to the east along this alley. An 8-foot tall masonry wall is proposed, which allows a 16 foot reduction in the width of the buffer to 19 feet. A transitional buffer deviation of an additional 13 feet is requested by the applicant to ultimately provide a 6-foot wide buffer, as well as to reduce the number of required large trees from 10 to 9. All other landscaping will be provided in the buffer. Staff has recommended that split face masonry be provided for the wall in lieu of smooth face masonry as proposed. Staff customarily does not make recommendations on transitional buffer deviations.

The building elevations feature grey EIFS with a painted yellow band along a flat roofline. Staff has recommended other materials such as split face block and masonry, as well as other decorative features to provide added architectural interest. A dumpster enclosure is proposed at the entrance along Hilliard Avenue. In conjunction with the B-3 district development standards, staff has requested that this dumpster be located as far away as practicable from R districts. Furthermore, any truck servicing a dumpster in this configuration must back into the right-of-way, which is not a permitted maneuver.

As of the preparation of the agenda, the Department of Public Works - Traffic Engineering Division cannot recommend approval because a minimum of 150 feet of access spacing along Hilliard Avenue has not been provided or a waiver granted, and a minimum of 30 feet to the first point of conflict from the proposed entrance along Hilliard Avenue has not been provided.

**Continue**

**continued**

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plan and the standard conditions for developments of this type, the following additional conditions are recommended:

29. The right-of-way for widening of Hilliard 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. 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.
31. 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.
32. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
33. 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.
34. All repair work shall be conducted entirely within the enclosed building.
35. Outside storage shall not be permitted.
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 Lee Pambid)**

**(Applicant's Representative: Andrew Bowman)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00388  
Mt. Olive Baptist Church -  
Parking Lot Expansion -  
8775 Mount Olive Avenue

### **APPROVED**

**Carter Design for Mt. Olive Baptist Church:** 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 136-space parking lot expansion with related site improvements. The 8.64-acre site is located at the terminus of Mt. Olive Avenue and the terminus of Littleton Boulevard, approximately 625 feet southwest of Mountain Road, on parcel 781-760-6408. The zoning is R-3, One-Family Residential District. County water and sewer. **(Fairfield)**

The applicant requests approval of a 136- space parking lot expansion to serve the existing worship facility. No building expansion is proposed at this time.

The existing BMP, which is a shallow marsh, will be expanded to accommodate increased capacity as part of the site improvements related to the parking expansion. The existing chain link fence will be matched with additional fencing around this expanded area.

A lighting plan is included, demonstrating adequate lighting in parking areas. The applicant has agreed to adjust the plan to implement a maximum mounting height of 20 feet, consistent with the pole fixtures approved in 2009 for the previous building expansion. The fixtures are concealed source, and are of the same design and metal halide type as the previously approved lighting on site. House side shields are being specified on the fixtures adjacent to residential lots to eliminate light trespass and potential glare.

While there are no transitional buffers, as the zoning is consistently R-3 for the subject parcel and the adjacent residential lots, the applicant proposes supplemental landscaping and is working to minimize grading and land disturbance. Tree protection measures will be implemented to the greatest extent practical. Vegetation will be restored in areas where screening is needed after disturbance.

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. Outside storage shall not be permitted.

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Michele Carter)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00385

GreenGate Section 1 - 12121  
West Broad Street (U.S.  
Route 250)

**APPROVED – SEE  
ADDENDUM PAGE 3**

**Kimley-Horn & Associates, Inc. for ME Nuckols, 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 70 residential townhomes for sale and 10 single-family residential dwellings in an urban mixed use development. The ~~9.52~~ ~~7.31~~-acre site is located along the north line of Graham Meadows Drive, approximately 575 feet west of its intersection with North Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This proposal constitutes the first section of 80 residential lots in the GreenGate urban mixed use development. It includes a mix of townhomes and single family dwellings with two points of access from Graham Meadows Drive and one point of access from West Broad Street. All streets in this section are public, while the alleys will be private.

A number of issues still need to be resolved at the time of the preparation of this agenda. Lot dimensions were not shown on the plan, thus staff could not complete its review of the site plan. Water quality calculations have not yet been provided. The public street between Blocks G and I needs to be redesigned to eliminate the 90 degree parking. The lighting plan does not include fixture details and lighting levels meeting the UMU requirements must be demonstrated.

In addition, complete architectural plans were not provided. The applicant is looking to obtain approval of only the model block of townhomes and the single family homes with this submittal. Additional information has been requested to complete the review of this portion of Section 1. All additional architectural plans for the remainder of this section will be submitted for Planning Commission approval in the future. Finally, the applicant has only just recently filed for final subdivision approval which is a necessary step concurrent with the POD submittal.

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.
- 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 unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.

**Continue**

**continued**

31. The subdivision plat for Greengate Section 1 shall be recorded before any building permits are issued.
32. The proffers approved as a part of zoning case REZ2014-00009 and the conditions of provisional use permit case PUP2014-00006 shall be incorporated in this approval.
33. 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 the approval of any final construction plans.
34. 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.
35. 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.
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.
37. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
38. 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.
39. Architectural plans for the remaining blocks of townhouses in this section shall be submitted for Planning Commission approval prior to the filing of any building permits for said blocks.

**(Staff Report by Kevin Wilhite)**

**(Applicant's Representative: David Ellington)**

**(Applicable Rezoning Cases and PUPS: REZ2014-00009 and PUP2014-00006)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00387  
Zaxby's Restaurant –  
Laburnum Ave – 4798 S.  
Laburnum Avenue

**APPROVED/EXPEDITED  
– SEE ADDENDUM PAGE  
4**

**Timmons Group for Peoples National Bank and CWC Food Services, 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 2,664 square foot restaurant with drive-through facilities. The 0.95-acre site is located on the northwest corner of the intersection of S. Laburnum Avenue and Finlay Street, on parcel 815-715-7156. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant requests approval to demolish a vacant bank with drive-through facilities and construct a one-story fast food restaurant with drive-through facilities. The proposed building and layout are consistent with the proffers and exhibits recently approved with zoning case REZ2015-00019.

The layout plan includes two transitional buffer alternatives permitted by code. The north property line borders R-4 zoning, which would require a 25-foot transitional buffer on the B-2 subject property. The transitional buffer alternative screen "D" permits a 6-foot tall brick wall to reduce the buffer width by 12 feet. The applicant provides the residual 13 feet of transitional buffer outside of the parking lot. Along the western property line, adjacent to O-2 zoning, a 10-foot transitional buffer is to be reduced to 5 feet with a 6-foot opaque fence, proposed to be vinyl material. Both alternative buffers will be supplemented with appropriate landscaping materials. Where the reduced width may preclude large shade tree plantings, the applicant has provided compensating areas for trees near the proposed dumpster enclosure, as well as an additional island adjacent to the drive-through ordering board.

Proffered buffers are demonstrated on the conceptual landscape plan, provided in the staff plan for informational purposes, and include 4 trees per 100 linear feet of frontage along both S. Laburnum Avenue and Finlay Street. The parking lot will be required to be screened by a continuous hedgerow along ends of parking spaces.

The building is proposed to be primarily brick with an EIFS band and a parapet with a decorative cornice element. The elevations provided are consistent with the proffered elevations. The applicant has provided adequate sight line studies to verify that the rooftop mechanical equipment will be screened by the parapet.

A lighting plan is included in the request for approval, and demonstrates full cut off, concealed source LED fixtures at a mounting height of 25 feet. The lighting plan demonstrates adequate lighting levels.

The applicant has requested a waiver of right of way dedication along S. Laburnum Avenue. The purpose of the dedication is to provide sidewalk within the right of way. The applicant proposes the sidewalk in a pedestrian access and maintenance easement, similar to what has been permitted in other locations. As of the preparation date of the agenda, the waiver had not been granted by the Director of Public Works.

**Continue**

**continued**

A waiver request for exception to 50/10 detention requirements has also been requested of the Director of Public Works. To date, the waiver has not been approved.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plan and 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. A concrete sidewalk meeting County standards shall be provided along the west side of S. Laburnum Avenue and along the north side of Finlay Street.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case REZ2015-00019 shall be incorporated in this approval.
32. 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.
33. 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.
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.

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Tim Seldon)**

**(Applicable Rezoning Cases and PUPS: REZ2015-00019)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00391  
Ample Storage – Three  
Chopt Road – 10210 Three  
Chopt Road

**DEFERRED TO  
NOVEMBER 18, 2015  
MEETING BY  
APPLICANT**

**Bay Companies, Inc. for Ample Storage Three Chopt, 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 demolish an existing single family home and construct two, two-story self-service storage facilities, totaling 120,190 square feet. The 3.64-acre site is located on the east line of Three Chopt Road, approximately 420 feet north of its intersection with Gaskins Road, on parcel 750-755-0814. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant requests approval to demolish an existing single family home and construct two self-storage buildings. Building A is a two-story, 49,288 square foot building and Building B is a two-story, 70,902 square foot building with basement. This facility will conduct business between the hours of 6:00 a.m. and 10:00 p.m. based on the zoning case REZ2014-00049. Also, the provisional use permit PUP2014-00018 limits trash pickup between 8:00 a.m. to 5:00 p.m. Monday through Friday and no trash pickup on Saturday and Sunday.

Right-of-way shall be dedicated along Three Chopt Road to accommodate widening to the ultimate right-of-way width and for sidewalks. A standard Henrico County sidewalk with two-foot utility strip will be provided along the north east side of Three Chopt Road and the applicant will provide an additional pedestrian connection to the public sidewalk, as requested.

As outlined in zoning case REZ2014-00049 the following buffers will be planted:

1. A twenty-five (25) feet wide landscape buffer will be established with existing vegetation and additional landscaping to meet the County of Henrico Twenty-Five (25) transitional buffer requirements along both sides and rear of the property.
2. A fifty (50) feet wide landscape buffer will be established to meet the County of Henrico Fifty (50) Transitional Buffer requirements along Three Chopt Road.

The proposed architectural renderings are consistent with the approved zoning case REZ2014-00049. The architectural renderings show all building elevations constructed with standard red brick, accented with light tan brick soldier courses around the building foundation and along the second floor. Additional building materials include glass storefront windows on each floor and brown cornices featured along the top of the north, west and south building elevations. To complete the office building appearance an accent tower is shown at the southwest corner of both buildings and constructed with a dark metal roof, light tan dryvit upper wall bands, metal awnings, red brick walls accented with oversized vertical windows and a light tan brick foundation wall band.

Additionally, a lighting plan was included with this plan of development proposal. The lighting plan includes two decorative parking lot poles with LED concealed source fixtures limited to 20 feet in height as measured from the grade at the base of the light pole. Additional lighting includes nine LED concealed source wall mounted fixtures. The applicant has provided additional wall packs along the side of Building B to illuminate the fire lane, as requested.

**Continue**

**continued**

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. The right-of-way for widening of Three Chopt Road 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 north side of Three Chopt Road.
31. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case REZ2014-00049 shall be incorporated in this approval.
34. The conditions approved as part of provisional use permit PUP2014-00018 shall be incorporated in this approval.
35. 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.
36. 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.
37. 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.

**Continue**

**continued**

38. 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 Matt Ward)**

**(Applicant's Representative: Dan Caskie)**

**(Applicable Rezoning Cases and PUPS: REZ2014-00018 and PUP2014-00018)**

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

POD2015-00394

Swift Transportation  
Training Center Expansion -  
2809 Charles City Road

**DEFERRED TO  
NOVEMBER 18, 2015  
MEETING BY  
APPLICANT – SEE  
ADDENDUM PAGE 4**

**Balzer and Associates, Inc. for Swift Transportation Company:** 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 1,181 square foot, one-story office building with related parking, and a paved truck driver training area. The 1.98-acre site is located on the south line of Charles City Road, approximately 475 feet northwest of its intersection with Miller Road, on parcels 817-707-6693, and 817-707-7588. The zoning is M-2C, General Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant proposes to construct a transportation training facility for commercial drivers associated with their adjoining trucking terminal. The layout plan is consistent with the conceptual plan proffered with Zoning Case Number REZ2015-00025.

The staff recommends approval subject to the annotations on the plan, 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. The right-of-way for widening of Charles City Road 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 proffers approved as a part of zoning case REZ2015-00025 shall be incorporated in this approval.

**Continue**

**continued**

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 Michael Kennedy)**

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

**(Applicable Rezoning Cases and PUPS: REZ2015-00025)**

**RESOLUTION: SIA2015-00003 – Whiteside Road Community Park – Substantially in Accord with the County of Henrico Comprehensive Plan (Varina District)  
Staff – Erin Puckett **RECOMMENDED FOR APPROVAL TO BOARD****

**APPROVAL OF 2016 PLANNING COMMISSION CALENDAR **APPROVED****

**APPROVAL OF MINUTES: September 23, 2015 Minutes **APPROVED****

**ADJOURN @10:47AM**

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
October 28, 2015**

**ADDENDUM**

**PAGE 4 – REVISED CAPTION**

**TRANSFER OF APPROVAL**

POD2013-00080 (pt)  
POD2015-00300  
Wawa at Staples Mill Road  
and Bethlehem Road – 2415  
Staples Mill Road (U.S.  
Route 33)

**APPROVED**

**Timothy O. Trant II, Esq. for GGC Staples Mill Road, LLC:** Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from GGC Associates, Arch Creek Ventures, LLLP, and JGVirginia, LP to **Kerlin Corporation and Vista Ventures, LLC** ~~GGC Staples Mill Road, LLC~~. The 1.76-acre site is located on the southeast corner of the intersection of Staples Mill Road (U.S. Route 33) and Bethlehem Road, on parcel 774-740-7856. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

**PAGE 11 – REVISED CAPTION**

**SUBDIVISION AND MAJOR THOROUGHFARE SETBACK EXCEPTION**

SUB2015-00130  
Oak Knoll (October 2015  
Plan) – Hungary Road

**APPROVED**

**Hulcher & Associates, Inc. for Louis and Lois Lutto, Trustees and Oak Knoll, LLC:** The 12.549-acre site is proposed for 30 single-family lots with authorization of a major thoroughfare setback exception for ~~23~~ lots adjacent to Hungary Road. The site is located on the north line of Hungary Road at its intersection with Lydell Drive, on parcels 777-759-6295 and 777-760-6526. The zoning is R-3C, One-Family Residential District. County water and sewer. **(Fairfield) 30 Lots**

**PAGE 17 – REVISED CAPTION AND ARCHITECTURALS**

**PLAN OF DEVELOPMENT**

POD2015-00322  
Corner Bakery at Car Care  
Shopping Center – 11000  
West Broad Street (U.S.  
Route 250)

**DEFERRED TO  
NOVEMBER 18, 2015  
MEETING BY  
APPLICANT**

**Parker Design Group for Westhampton Properties and Global General Properties, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing vacant car service station and construct a one-story, **4,052 4,452** square foot restaurant with drive-through facilities in an existing shopping center. The 1.06-acre site is located on the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Dominion Boulevard, on parcel 747-760-3077 and part of parcel 747-760-1291. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

Staff has received revised architectural plans showing additional red brick in Jefferson Wade Tudor on the southeast and southwest corners of the building. Black faux shutters have been added to the rear elevation. The building has been reduced in size to 4,052 square feet from the 4,452 square feet previously requested.

The staff recommendation will be made at the meeting.

**PAGE 19 – REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT**

POD2015-00383  
Crown Acura Building  
Addition - 8704 West Broad  
Street (U.S. State 250)

**APPROVED**

**E.D. Lewis & Associates for Crown RIB, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 3 one-story additions and demolish a 740 square foot drop-off service addition currently located on the east side of the building. The proposed additions to the existing building include a 2,100 square foot detail shop on the north side, a 2,000 square foot drop-off service addition on the west side, and a 1,250 square foot vehicle delivery and office addition at the southwest corner. The 0.7-acre site is located along the north side of W. Broad Street (U.S. Route 250), approximately 400 feet west of its intersection with Skipwith Road, on part of parcel 760-755-5474. The zoning is B-3, Business District and B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

The Department of Public Works Engineering Division can now recommend approval. The site engineer has submitted a Stormwater Management Plan that shows how channel and flood protection will be met for this project.

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 23 – REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION**

POD2015-00386  
Hilliard Auto Addition -  
5421 Brook Road (U.S.  
Route 1)

**APPROVED**

**Silvercore for 5421 Brook Road, LLC:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a 1,600 square foot office and automobile repair building and related site improvements for an existing automotive service facility. The transitional buffer deviation would allow for a 13-foot reduction in the width of the required buffer along the eastern property line. The 0.69-acre site is located on the southeast corner of the intersection of Brook Road (U.S. Route 1) and Hilliard Road, on parcel 785-750-1008. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

Since the preparation of the agenda, staff has received a response from the applicant committing to providing split face CMU on the proposed building in lieu of EIFS, as well as for the 8-foot masonry wall.

Additionally, the Department of Public Works- Traffic Division has granted a waiver of the 150 feet access spacing requirement along Hilliard Avenue and has received a plan that, by relocating the dumpster and enclosure, addresses the concern over the 30 feet from the first point of conflict from Hilliard Avenue. They can now recommend approval of the Plan of Development.

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

**PAGE 27 – REVISED PLAN**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00385  
GreenGate Section 1 - 12121  
West Broad Street (U.S.  
Route 250)

**APPROVED**

**Kimley-Horn & Associates, Inc. for ME Nuckols, 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 70 residential townhomes for sale and 10 single-family residential dwellings in an urban mixed use development. The ~~9.52~~ ~~7.31~~ acre site is located along the north line of Graham Meadows Drive, approximately 575 feet west of its intersection with North Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**PAGE 29 – REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00387  
Zaxby’s Restaurant –  
Laburnum Ave – 4798 S.  
Laburnum Avenue

**APPROVED/EXPEDITED**

**Timmons Group for Peoples National Bank and CWC Food Services, 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 2,664 square foot restaurant with drive-through facilities. The 0.95-acre site is located on the northwest corner of the intersection of S. Laburnum Avenue and Finlay Street, on parcel 815-715-7156. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant has received a waiver of the right of way dedication requirement, with the provision of the pedestrian access and maintenance easement to accommodate sidewalk along S. Laburnum Avenue. A waiver for exception to the 50/10 detention requirements has also been accepted. The Department of Public Works can now recommend approval.

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

**PAGE 34 – REVISED ARCHITECTURALS AND LIGHTING PLAN**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00394  
Swift Transportation  
Training Center Expansion -  
2809 Charles City Road

**DEFERRED TO  
NOVEMBER 18, 2015  
MEETING BY  
APPLICANT**

**Balzer and Associates, Inc. for Swift Transportation Company:** 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 1,181 square foot, one-story office building with related parking, and a paved truck driver training area. The 1.98-acre site is located on the south line of Charles City Road, approximately 475 feet northwest of its intersection with Miller Road, on parcels 817-707-6693, and 817-707-7588. The zoning is M-2C, General Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**