

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

**June 27, 2018**

**9:00 A.M.**

**SEE ADDENDUM**



**PLANNING COMMISSION**

Sandra M. Marshall, Chairperson (Three Chopt)  
Gregory R. Baka, Vice-Chairperson (Tuckahoe)  
C. W. Archer, C.P.C. (Fairfield)  
Adrienne F. Kotula (Brookland)  
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, Senior Principal Planner  
Kevin D. Wilhite, C.P.C., AICP, County Planner  
Michael F. Kennedy, County Planner  
Anthony R. Greulich, C.P.C., County Planner  
Christina Goggin, AICP, County Planner  
Aimee B. Crady, AICP, County Planner  
Matthew Ward, County Planner  
Lee Pambid, C.P.C., County Planner  
Kate B. McMillion, County Planner  
Salim Chishti, County Planner  
Spencer Norman, County Planner  
Robert Peterman, GIS Technician  
Melissa S. Ferrante, Office Assistant/Recording  
Secretary

**WELCOME: 9:00 a.m.**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA: N/A**

**ROLL CALL:**

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

**EXPEDITED AGENDA: Leslie News**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion**

**EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB2011-00042 SUB-005-11 Townes at Oakley's Bluff, The (June 2011 Plan)</b>	<b>131</b>	<b>50</b>	<b>6</b>	<b>Varina</b>	<b>December 8, 2022</b>
<b>SUB2017-00046 Centennial Commons (May 2017 Plan)</b>	<b>27</b>	<b>27</b>	<b>0</b>	<b>Varina</b>	<b>June 27, 2019</b>

## TRANSFER OF APPROVAL

POD-125-98  
POD2018-00043  
Springhill Suites by Marriott  
Richmond Virginia Center  
(Formerly Springhill Suites  
Hotel) – 9701 Brook Road

**APPROVED/EXPEDITED**

**Latham & Watkins, LLP for Ashford Richmond, LP and MCR Hospitality Fund REIT, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Ashford Richmond, LP to MCR Hospitality Fund REIT, LLC. The 2.61-acre site is located on the eastern line of Brook Road, approximately 650 feet south of Virginia Center Parkway, on parcel 784-767-0407. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies as identified in the inspection report dated February 6, 2018 including replacing several trees, shrubs and ornamental grasses and installation of the stop bar have been addressed.

The staff recommends approval of this transfer request.

**(Staff Report by Salim Chishti)**  
**(Applicant’s Representative: Renee Naylor)**

## TRANSFER OF APPROVAL

POD-09-70  
POD2018-00116  
Hope Village – 1605 Hope  
Road

**APPROVED**

**Fairstead for Hope Preservation, LP and SHP Management Corporation:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Hope Village, LTD; Hope Village Preservation, LP; and Hope Village Investors, LLC to Hope Preservation, LP and SHP Management Corporation. The 6.79-acre site is located at the southeast corner of the intersection of Mountain Road and Winona Boulevard on parcel 780-761-7996. The zoning is R-5, General Residential District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The new owner has provided staff with a letter acknowledging the deficiencies identified during staff’s plan of development inspection on April 9, 2018 and has agreed to address all deficiencies in accordance with the Agreement and Memorandum of Understanding approved by the Board of Supervisors on March 27, 2018.

The Agreement and Memorandum of Understanding commits the new owner to rehabilitate the property in consideration of the Board of Supervisors authorizing the issuance of tax-exempt bonds by a redevelopment and housing authority to finance the acquisition and rehabilitation of the property. The property is developed with 100 apartments, a community center building, and an administration/laundry building. The new owner has agreed to spend approximately \$42,000 per unit to rehabilitate the property. The rehabilitation program will include both interior and exterior repairs, as well as the conversion of ten ground floor units into handicapped accessible units.

**Continue**

**continued**

The deficiencies identified during the inspection include: missing trash enclosures, missing trees shown on the previously approved landscape plans, submission of a revised lighting plan, replacement of missing regulatory signs and providing an accessible path to common areas from accessible units. All deficiencies will be addressed during the course of the rehabilitation.

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

1. The site deficiencies, as identified in the inspection report dated April 9, 2018 shall be corrected in accordance with the terms and deadlines in the Agreement and Memorandum of Understanding approved by the Board of Supervisors on March 27, 2018.

**(Staff Report by Mike Kennedy)  
(Applicant's Representative: Bobby Byrd)**

### **TRANSFER OF APPROVAL**

POD-109-73, POD-105-85,  
POD-18-07 (pt),  
and POD-91-93  
POD2018-00138, POD2018-  
00146, POD2018-00147,  
POD2018-00148, POD2018-  
00149, POD2018-00150,  
POD2018-00151, and  
POD2018-00152  
SunTrust Center I and II  
(Formerly WestMark Office  
Park) – 11011 and 11013  
West Broad Street  
**APPROVED/EXPEDITED**

**FD Stonewater for FDS SunTrust Center, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from ROC Fairlead SunTrust Center, LLC to FDS SunTrust Center, LLC. The 32.34-acre site is located on the southern line of West Broad Street (U.S. Route 250), approximately 900 feet west of its intersection with Cox Road, on parcel 746-760-8608. The zoning is B-3C, Business District (Conditional), O-3, Office District, and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies as identified in the original inspection report dated April 23, 2018, including the replacement of seven light fixtures and eight trees, have been addressed.

The staff recommends approval of the transfer request.

**(Staff Report by Tony Greulich)  
(Applicant's Representative: Andrew Schwartzman)  
(Applicable Rezoning Cases and PUPS: C-73C-05 and C-04C-08)**

## TRANSFER OF APPROVAL

POD-55-73 and POD-49-01  
POD2018-00195 and  
POD2018-00203  
Burlington Coat Factory  
Shopping Center (Formerly  
Carousel Addition) – (6301  
West Broad Street) and  
O’Charley’s – West Broad  
Street and Horsepen Road –  
(6291 West Broad Street) –

**Robert Chesson for Midtown Retail Investments, LLC:**  
Request for transfer of approval as required by Chapter 24,  
Section 24-106 of the Henrico County Code from Kimco  
Richmond 800, Inc. to Midtown Retail Investments, LLC. The  
11.47-acre site is an existing shopping located at the northwest  
corner of the intersection of West Broad Street (U.S. Route 250)  
and Horsepen Road, on parcel 768-742-8126. The zoning is B-2,  
Business District. County water and sewer. **(Tuckahoe)**

### APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies as identified in the original inspection report dated May 11th, 2018, including the replacement of nine trees and the re-stripping of the no parking areas around the O’Charley’s site, have been addressed.

The staff recommends approval of this transfer request.

**(Staff Report by Tony Greulich)**  
**(Applicant’s Representative: Robert Chisson)**

## PLAN OF DEVELOPMENT

POD2018-00179  
Smith Grove at Bacova  
Section 3 – 12311 Kain Road

**Youngblood, Tyler, and Associates for Smith Grove, LLC and Bacova, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 21 detached dwellings for sale with zero lot lines. The 5.66-acre site is located on the southeastern corner at the intersection of North Gayton Road and Kain Road, on parcel 736-768-6361 and part of parcel 736-768-5323. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

### APPROVED/EXPEDITED

Previous sections of Smith Grove at Bacova were approved by the Planning Commission in March and July of 2014 for 45 lots cumulatively. The current section for consideration proposes 21 additional lots, to bring the total number of units to 66 zero lot line single-family homes in the overall Smith Grove neighborhood.

This section is the northern portion of the land located between Kain Road and Liesfeld Farm Drive, directly adjacent to North Gayton Road. The proposal is consistent with the proffers of the 2016 and 2017 zoning cases, which amended the original 2011 zoning case for this portion of Bacova only, and permits the additional 2 lots as configured in the staff plan.

The North Gayton Road proffered buffer will continue along this section to the intersection with Kain Road, and sidewalk will be provided along both frontages and on one side of each internal street.

**Continue**

**continued**

Typical elevations included in the staff plan demonstrate that the proposed development will meet the proffered conditions related to architecture. Architectural proffers of the applicable zoning case, REZ2016-00033, address the variety in design elements, minimum finished floor area, foundation types and finishes, and overall building materials, among other conditions. Two-car garages are required to be provided with all units, which may be either attached or detached. The minimum finished floor area permissible is 2,000 square feet.

The proposal is consistent with the concept plan reviewed with the conditional rezoning case and complies with applicable code and proffered conditions. Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each building shall be located on its respective lot. The location of the equipment shall be reviewed and approved with the building permit application for each lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.
34. The subdivision plat for Smith Grove at Bacova Section 3 shall be recorded before any building permits are issued.
35. 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.
36. A concrete sidewalk meeting County standards shall be provided along the east side of North Gayton Road and the south side of Kain Road.
37. The proffers approved as a part of zoning cases REZ2016-00033 and REZ2017-00022 shall be incorporated in this approval.
38. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

**Continue**

continued

**(Staff Report by Aimee Crady)**  
**(Applicant's Representative: Anne Tignor)**  
**(Applicable Rezoning Cases and PUPS: REZ2016-00033 and REZ2017-00022)**

## LANDSCAPE PLAN

POD2018-00186  
Smith Grove at Bacova  
Sections 1 & 2 – Bacova  
Drive

**APPROVED/EXPEDITED**

**Youngblood, Tyler, and Associates for Smith Grove, 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 18.64-acre site is located at the northeastern corner of the intersection of Liesfeld Farm Drive and North Gayton Road, on parcel 736-768-5323 and part of parcel 736-768-5323. The zoning is R-5AC, General Residential District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer.  
**(Three Chopt)**

The landscape plan for Smith Grove at Bacova Sections 1 & 2 comprises 18.64 acres with single-family zero lot line residential development. The site was rezoned on December 13, 2016 (REZ2016-00033). The proffers require a minimum of one tree measuring a minimum of 2.5-inch caliper be retained or planted in the front yard of each residential lot and side yards in the corner lots of the property. The proffers also require that a minimum 25-foot natural and landscaped buffer planted to the level of a transitional buffer 25 be provided adjacent to the boundary of the property adjoining Liesfeld Farm Drive, and that a minimum 25-foot natural and landscaped buffer planted to the level of a transitional buffer 35 shall be provided adjacent to the portion of the boundary of the property adjacent to North Gayton Road. No wooden fence shall be permitted within the rear yard of any lot within the Property adjacent to any such buffer along North Gayton Road. Any fence within the rear yard of any such lot shall be similar in appearance or type with the fence within the buffer along North Gayton Road. Each such buffer located on the property shall be similar to the plans depicted on Exhibits 9 & 10 from case C-9C-11, including without limitation, the berms and fencing shown thereon.

On July 23, 2014 the Planning Commission approved the plan of development and lighting plan (POD2014-00224) with an amended condition 9 requiring that the landscape plan be submitted to the Department of Planning for review and Planning Commission approval. The proposed landscape plan complies with all proffered conditions.

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

**(Staff Report by Salim Chishti)**  
**(Applicant's Representative: Anne Tignor)**  
**(Applicable Rezoning Cases and PUPS: REZ2016-00033 and REZ2017-00022)**

**APPROVAL OF MINUTES: May 23, 2018 Minutes**

**ADJOURN 9:19 a.m.**

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
June 27, 2018**

**ADDENDUM**

**PAGE 4 – REVISED CAPTION**

**TRANSFER OF APPROVAL**

POD-09-70  
POD2018-00116  
Hope Village (**Formerly  
Randolph Court  
Apartments**) – 1605 Hope  
Road

**APPROVED/EXPEDITED**

**Fairstead for Hope Preservation, LP and SHP Management Corporation:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Hope Village, LTD; Hope Village Preservation, LP; and Hope Village Investors, LLC to Hope Preservation, LP and SHP Management Corporation. The 6.79-acre site is located at the southeast corner of the intersection of Mountain Road and Winona Boulevard on parcel 780-761-7996. The zoning is R-5, General Residential District. County water and sewer. (**Fairfield**)

**PAGE 9 – REVISED PLAN**

**LANDSCAPE PLAN**

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Sections 1 & 2 – Bacova  
Drive

**APPROVED/EXPEDITED**

**Youngblood, Tyler, and Associates for Smith Grove, 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 18.64-acre site is located at the northeastern corner of the intersection of Liesfeld Farm Drive and North Gayton Road, on parcel 736-768-5323 and part of parcel 736-768-5323. The zoning is R-5AC, General Residential District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer. (**Three Chopt**)

Since preparation of the agenda, the applicant submitted revised plans to address Public Utilities' comments. The revised plan moved one holly bush away from the hydrant on lot 1C and removed the incorrectly placed fire hydrant symbol in the middle of the intersection. The Department of Public Utilities has reviewed the plan and issued a memorandum dated 6/20/18 confirming that there are no longer any apparent conflicts with the proposed landscaping and utilities and/or utility easements.

The staff plan has been revised to accommodate these changes. Staff recommends approval of this plan subject to the standard conditions for landscape plans.