

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

SEE ADDENDUM

November 14, 2018

9:00 A.M.



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)
William M. Mackey, Jr. (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
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:

ROLL CALL: Mrs. O'Bannon – absent

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2017-00142 River Mill (November 2017 Plan)	233	205	0	Fairfield	November 14, 2019

TRANSFER OF APPROVAL

POD-98-86
POD2018-00065
Nine Mile Car Wash
(Formerly Auto Spa of
Richmond) – 6100 Nine Mile
Road

Thomas M. Hogg for Briarfield Farm Enterprises, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from RVA
Investments, LLC to Briarfield Enterprises, LLC. The 0.69-acre
site is located on the northern line of Nine Mile Road (State Route
33), between Forest Avenue and Knight Drive, on parcel 819-726-
1719. The zoning is B-3, Business District and ASO, Airport
Safety Overlay District. County water and sewer. **(Varina)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. While rehabilitating the existing car wash structure, the applicant has corrected all deficiencies identified in staff's inspection report dated March 6, 2018, including repairing and restriping paved areas, replacing missing regulatory signs, and replacing fencing and missing trees pursuant to a revised landscape plan.

The staff recommends approval of the transfer request.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Thomas M. Hogg)

TRANSFER OF APPROVAL

POD-19-06 &
POD-154-86 (pt)
POD2018-00206 &
POD2018-00208
Bank of America Villa Park
Operations Center – 8011
Villa Park Drive

**Zell Kravinsky for Homeward Angel, LLC and Prudent
Richmond, LLC:** Request for transfer of approval as required by
Chapter 24, Section 24-106 of the Henrico County Code from At
Villa Park Richmond, LLC to Homeward Angel, LLC and
Prudent Richmond, LLC. The 46.86-acre site is located on the
eastern line of Villa Park Drive, approximately 700 feet south of
its intersection with East Parham Road, on parcel 782-754-7981.
The zoning is O/SC, Office Service District (Conditional). County
water and sewer. **(Fairfield)**

APPROVED/EXPEDITED

The new owners accept and agree to be responsible for the continued compliance with the conditions of the original approval. The applicants have corrected all deficiencies identified in staff's inspection report dated June 1, 2018, including replacing all of the missing or dead trees.

The staff recommends approval of this transfer request.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Zell Kravinsky)
(Applicable Rezoning Cases and PUPS: C-87C-86)

PLAN OF DEVELOPMENT (Deferred from the October 24, 2018 meeting)

POD2018-00246
From the Heart Church
Ministries of Richmond –
120 Westover Avenue

APPROVED

SilverCore for From the Heart Church Ministries of Richmond: 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, 22,397-square foot place of worship. The 16.93-acre site is located on the western line of Westover Avenue, approximately 600 feet north of Nine Mile Road, and on the eastern line of Orams Lane at its intersection with Natchez Road, on parcel 816-727-0343. The zoning is A-1, Agricultural District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The plan of development for From the Heart Church Ministries proposes a new place of worship on Westover Avenue. The development includes a main building containing worship area, chapel, and baptistry. The one-story floor plan also includes classrooms, offices, and conference rooms. The exterior of the proposed building has been revised from a brick finish to reflect a Limestone Tan split face CMU base and horizontal banding, and a ground face CMU veneer, with storefront style aluminum windows and doors.

The original site layout showed the proposed parking impinging on the front yard setback. The new layout, received on September 13, appears to correct that problem.

Outstanding issues related to stormwater management have now been resolved. The staff recommends approval, subject to the annotations on the plans, the standard conditions for developments of this type and the following additional conditions:

29. The right-of-way for widening of Westover 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. 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.
32. 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 Salim Chishti)
(Applicant's Representative: Andrew Bowman)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00428
Wilton Commerce Center –
5801 Staples Mill Road

APPROVED

Koontz Bryant Johnson Williams for The Wilton Companies, Inc.: 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 two one-story office and warehouse buildings totaling 25,800 square feet. The 5.12-acre site is located on the eastern line of Staples Mill Road (U.S. Route 33), approximately 420 feet south of its intersection with Aspen Avenue, on parcel 774-745-3876 and ~~part of~~ parcel 774-745-7795. The zoning is M-1, Light Industrial District and M-1C, Light Industrial District (Conditional). County water and sewer. **(Brookland)**

The applicant requests approval to demolish an existing structure and construct two one-story office and warehouse buildings. The new buildings will total 25,800 square feet and be 23 feet in height. An existing one-story warehouse with 57,116 square feet will be retained on site.

Each building will be constructed with a majority earth tone brick, and with an EIFS band at the top.

A sidewalk will be installed along the eastern line of Staples Mill Road (US Route 33) with internal connections into the site. A minimum 10-foot-wide buffer will be provided along Staples Mill Road (US Route 33). A transitional buffer 25 will be provided along the northern property line to School Avenue. A transitional buffer 10 will be provided along the southern property line adjacent to 5711 Staples Mill Road.

A lighting plan has been provided with this plan which shows one double headed pole fixture, one single pole fixture, and 12 building mounted lights. All fixtures are LED concealed source. The overall pole height is 23 feet and the building mounted fixtures will be 15 feet.

Applicable proffers with zoning case REZ2017-00035 have been met with this plan of development.

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 entrances and drainage facilities on U.S. Route 33 shall be approved by the Virginia Department of Transportation and the County.
30. 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.
31. A concrete sidewalk meeting VDOT standards shall be provided along the eastern side of U.S. Route 33.

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continued

32. Outside storage shall not be permitted, except as shown on approved plans.
33. The proffers approved as a part of zoning case REZ2017-00035 shall be incorporated in this approval.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Matt Ward)

(Applicant's Representative: Simon Mueller)

(Applicable Rezoning Cases and PUPS: REZ2017-00035)

APPROVAL OF MINUTES: October 24, 2018 Minutes **APPROVED**

ADJOURN @ 9:15 a.m.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
November 14, 2018**

ADDENDUM

There are no addendum items this month.