

HENRICO COUNTY
ADMINISTRATIVE AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

January 2021

The Planning Director has acted on the cases on this agenda as noted within, as designated agent of the Board of Supervisors in accordance with Temporary Ordinance approved April 14, 2020 addressing approval of preliminary subdivision plats and plans of development during the COVID-19 Pandemic.



DEVELOPMENT REVIEW AND DESIGN DIVISION – DEPARTMENT OF PLANNING

R. Joseph Emerson, Jr., AICP, Director of Planning, Secretary
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
Kate B. McMillion, County Planner/Recording Secretary
Salim Chishti, County Planner
Spencer Norman, County Planner
Cherie Wyatt, County Planner
Phillip Bariteau, County Planner
Edith Golden, GIS Specialist

TRANSFER OF APPROVAL

POD-27-90 and 96-90
POD2020-00417 and
POD2020-00418
The Dominion Club
(Formerly The Dominion
Club (Golf Course and
Clubhouse)) – 6000
Dominion Club Drive

**APPROVED BY
DIRECTOR ON 1/27/2021**

Dan Riker for HGC Dominion, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Heritage Golf Dominion LLC to HGC Dominion, LLC. The 205.2-acre site is located on the west line of Dominion Club Drive, approximately 1,300 feet from the intersection of Dominion Club Drive and Wyndham Park Drive, on parcel 743-779-0623. The zoning is R-3C, One Family Residence District (Conditional), R-4C, One Family Residence District (Conditional), R-5C, General Residence District (Conditional), B-2C, Business District (Conditional), and C-1C, Conservation District (Conditional). County water and sewer.
(Three Chopt)

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies identified in staff's inspection report dated November 19, 2020, including the replacement of 4 missing trees.

The staff recommends approval of this transfer request.

**(Staff Report by Cherie Wyatt)
(Applicant's Representative: Dan Riker)
(Applicable Rezoning Cases and PUPS: C-31C-95 and C-11C-96)**

TRANSFER OF APPROVAL

POD-27-96, POD-118-96,
and POD-13-98
POD2020-00541, POD2020-
00542, and POD2020-00420
Colonnades West – 10901
West Broad Street (U.S.
Route 250)

**APPROVED BY
DIRECTOR ON 1/27/2021**

Robin Chamberlin for Colonnades West VA LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from PF Colonnades West Corporation to Colonnades West VA LP. The 14.63-acre site is located on the southwest corner of the intersection of West Broad Street (U.S. Route 250) and Cox Road, on parcel 747-759-8591. The zoning is B-2C, Business District (Conditional). County water and sewer.
(Three Chopt)

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies identified in staff's inspection report dated December 9, 2020, including the replacement of broken curbs, replacement of missing plant materials, and installation of a stop sign and stop bar.

The staff recommends approval of this transfer request.

**(Staff Report by Cherie Wyatt)
(Applicant's Representative: Robin Chamberlin)
(Applicable Rezoning Cases and PUPS: C-22C-95, C-5C-97, and C-48C-02)**

TRANSFER OF APPROVAL

POD-17-93
POD2020-00329
Generator Superstore of
Virginia – Richmond at West
Broad Plaza Shopping Center
(Formerly Ruby Tuesday’s
Restaurant in Circuit City
Plaza Shopping Center) –
9830 West Broad Street
(U.S. Route 250)

Steve Monaghan for R&D Joint Venture, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Gaskins Associates, L.P. to R & D Joint Venture, LLC. The 1.0-acre site is located in an existing shopping center on the north line of West Broad Street (U.S. Route 250), approximately 600 feet east of Gaskins Road, on parcel 753-759-2423. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

**APPROVED BY
DIRECTOR ON 1/27/2021**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff’s inspection report dated August 6, 2020, which included replacing missing landscaping, restriping parking spaces, replacing stop bars and signs.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant’s Representative: Steve Monaghan)
(Applicable Rezoning Cases and PUPS: C-35C-91 and P-14-93)**

TRANSFER OF APPROVAL

POD-07-74 and POD-103-83
POD2020-00470 and
POD2020-00471
Richmond Medical Park -
2000 Bremono Road

Colliers International for Bremono Road RMP, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from TransAm Properties, Inc. and RPP Associates to Bremono Road RMP, LLC. The 9.7-acre site is located on the northwest corner of the intersection of Bremono Road and Old Richmond Avenue, and on the east line of S. Crestwood Avenue, on parcel 770-740-4117. The zoning is O-2, Office District. County water and sewer. **(Brookland)**

**APPROVED BY
DIRECTOR ON 1/27/2021**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Staff inspected the site on November 24, 2020 and found no deficiencies.

The staff recommends approval of this transfer request.

**(Staff Report by Salim Chishti)
(Applicant’s Representative: Kristen Klein)
(Applicable Rezoning Cases and PUPS: N/A)**

PLAN OF DEVELOPMENT

POD2020-00287
Dollar General at 4151
Darbytown Road

**APPROVED BY
DIRECTOR ON 2/25/2021**

Summit Design and Engineering Services for Elaine Dowdy Eberly, Rhetson Companies, Inc., and Par 5 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, 9,100 square foot retail building. The 2.334-acre site is located on the southeastern corner of the intersection of Darbytown Road and Turner Road, on parcels 831-689-5380, 831-689-6475, and 831-689-6875. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. Individual well and on-site sewage disposal system. **(Varina)**

This proposed retail development is located on a 2.3-acre parcel zoned B-3 in 1960 as part of a commercial node at the intersection of Darbytown Road and Turner Road. The site is adjacent to A-1 zoning on its eastern and southern property lines.

The 9,100 square foot building requires and provides 46 parking spaces located generally on the eastern side of the building. A truck loading space to serve the store is located on the south side of the building. The parking lot is accessed off Turner Road and is located between Turner Road and the building to the east. The stormwater basin is located to the rear of the building at the southern end of the site. A 35-foot transitional buffer is required along the southern and eastern property lines adjacent to the adjacent A-1 zoned properties. The applicant is utilizing a permitted buffer alternative to reduce the 35-foot buffer to 27-feet in addition to the required transitional buffer plantings.

The site is proposed to be served by a well and on-site sewage disposal system, and the drainfield is proposed between the building and Darbytown Road. Due to the configuration of the site and the proposed site features, alternative locations for the drainfield are severely limited without redesign of the site layout. Staff has therefore requested soils information be submitted for confirmation by the Health Department that the proposed location of the system is feasible. Additional information has not been received as of the preparation of this report.

The proposed 21-foot-tall building has a brick façade to a height of 10 feet and a 11-foot EFIS fascia with a cornice at the top along the north, west and southern elevations. The fascia serves to screen the rooftop HVAC equipment. The applicant is proposing a 14-foot-tall metal finish building wall for the building's eastern façade, facing the adjacent A-1 zoned property, with metal screen walls around the HVAC. Staff has asked the applicant to provide an elevation with materials consistent with the other 3 sides of the structure, and that would also screen the rooftop HVAC equipment per Planning Commission policy. Additional information for this request is pending as of the preparation of the report.

The applicant has provided an 8' tall masonry dumpster screen to match the building with opaque gates. Both the landscaping and lighting plan will need to return to the Planning Department for review and approval and will need to be installed prior to issuance of a permanent certificate of occupancy.

Staff and County officials have been contacted by neighboring property owners and Varina citizens expressing their opinion over the proposal. Concerns include the proposed use, additional traffic,

existing safety concerns for the intersection of Turner and Darbytown Roads, rise in crime and depreciation of property values. Planning and Public Works – Traffic Division have responded to citizens with information regarding the proposal. Additionally, Public Works - Traffic Division indicates they have been looking at traffic calming ideas in the general area to improve safety.

As of the preparation date of this agenda, staff has not received a response to the request for revised elevations or confirmation of the onsite sewage disposal system feasibility. The final recommendation is pending receipt of these items. In addition to the standard conditions for developments of this type, the following additional conditions are recommended:

1. **ADDED - MODIFIED** – The well and on-site sewage disposal system locations shall be approved by the County Health Department before construction plans are approved. Connection shall be made to public water and/or public sewer when available within 300 feet of the site/building.
29. The right-of-way for widening of Darbytown Road and Turner 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 prior to approval of construction plans.
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, 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 Christina Goggin)
(Applicant’s Representative: Matt Hastings)

PLAN OF DEVELOPMENT

POD2020-00352
Take 5 Oil Change at
Dumbarton Square Shopping
Center – 7133 Staples Mill
Road (U.S. Route 33)

**APPROVED BY
DIRECTOR ON 1/27/2021**

Kimley-Horn and Associates for DSSCJY, LLC and Griffin Ash: 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, 1,432 square foot automotive oil change facility in an existing shopping center. The 1.07-acre site is located on the east line of Staples Mill Road (U.S. Route 33) at its intersection with Crockett Street, on parcel 773-749-4418 and part of parcel 773-749-7004. The zoning is B-2C, Business District (Conditional) and B-3, Business District. County water and sewer.
(Brookland)

This proposed redevelopment is located in the existing Dumbarton Square Shopping Center on an outparcel that was previously occupied by a 2-story office building, demolished in 2001. The site was zoned to B-2C with rezoning case C-10C-92. The proposed use of a 3-bay automotive oil

change facility is in accordance with PUP2020-00016 recently approved by the Board of Supervisors on November 10, 2020.

The developer has worked with Public Works Traffic Division and VDOT to provide the proper amount of right-of-way dedication, pavement widening and a sidewalk along Staples Mill Road (US Route 33). The site does not have direct access to Staples Mill Road (US Route 33) and can only be accessed from within the shopping center.

The proposed 16.5-foot-tall building provides an approximately 7-foot-tall band of split face block that wraps around all four sides of the building at its base. Sandstone colored EFIS with red and off-white accents comprises the raised roof parapet that is also on all four sides. The HVAC equipment will be screened by the parapet.

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. A plat for the widening of Staples Mill Road (U.S. Route 33) right of way as shown on the approved plans shall be submitted to the County Real Property agent prior to approval of construction plans; and shall be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits.
30. The entrances and drainage facilities on Staples Mill Road (U.S. Route 33) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting VDOT standards shall be provided along the east side of Staples Mill Road (U.S. Route 33).
33. The proffers approved as a part of zoning case C-10C-92 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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
35. The owner or manager on duty shall be responsible for temporarily closing the oil change facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the oil change facility.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
37. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

**(Staff Report by Christina Goggin)
(Applicant's Representative: David Ellington)
(Applicable Rezoning Cases and PUPS: C-10C-92 and PUP2020-00016)**

PLAN OF DEVELOPMENT (Deferred from December 10, 2020)

POD2020-00393
Lightbridge Academy at
Dominion Place – 4403
Sadler Road (POD-042-04
Rev.)

**APPROVED BY
DIRECTOR ON 2/23/2021**

Sekiv Solutions, LLC for Highwood Services, Inc. and UVP Holdings, 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 two-story, 11,600 square foot child care center in an existing office condominium complex. The ~~2.14-acre~~ site is located at 4403 Sadler Road, on part of **1.702 acre** parcel 747-763-2893. The zoning is O-3C, Office District (Conditional) and IO, Innsbrook Redevelopment Overlay District. County water and sewer. **(Three Chopt)**

Action on this case was deferred by the Planning Commission at their December 10, 2020 meeting to the January 20, 2021 Administrative Agenda, to allow time for the staff and the Commission to consider comments that were received at the December 10, 2020 meeting. Since that time there have been no further changes to the plans. A correction has been made to the acreage description of the subject parcel, as noted above.

The proposed development includes a 2-story, 11,600-square foot childcare center, with an approximate 5,000 square foot outdoor playground area, at the pad site location previously identified and approved as Building "A" on plans of development for POD-042-04 - Dominion Place Condominiums.

The Dominion Place property is subject to the proffers of zoning case C-027C-99. The proffers include additional standards for access restrictions to Sadler Road, perimeter buffer areas, building setback from Sadler Road, architectural treatment, parking lot lighting, site coverage, underground utilities, HVAC & dumpster screening, irrigation, and development controls consistent with the Innsbrook Corporate Center covenants. The proposed building is substantially consistent with the previously developed office buildings and in compliance with applicable code and proffered conditions.

The original POD for the overall office condominiums provided for future phases of the condominium to assure adequacy of utilities and storm drainage; as well ensure adequate parking and building setbacks were provided. Since the original POD was approved, staff has approved administrative revisions to the POD with building permits and site plans, to permit minor modifications to the POD needed to accommodate the individual condominium unit owners space requirements. In total, 8 buildings were originally contemplated totaling 78,050 square feet, with 54,451 square feet of site coverage. With this proposed plan of development, the total build out will constitute 65,775 square feet with a coverage of 53,100 square feet, both figures below the original approval.

Property owners in the Dominion Place condominiums and the President of the Dominion Place Condominium Unit Owners Association have expressed a variety of concerns regarding compatible use, traffic safety, and playground noise resulting from the operation of the proposed

Lightbridge Academy Child Care Center in the condominium development. Additional opposition by one condominium unit owner at the December 10, 2020 Planning Commission hearing included concerns related to condominium ownership structure and matters of private declarations, not for consideration with the approval of a plan of development.

At time of plan review, the Traffic Engineer found that the impacted streets and drives have adequate capacity, and therefore a traffic study was not required. The County's noise ordinance does not address playground noise impact upon office property like Dominion Place. Childcare centers are a permitted use in the O-3 Office District.

The Developer submitted the development plan for review by the Innsbrook Architectural Review Committee (ARC) as required by the proffers, and the Innsbrook ARC approved the plan. As a condition of approval, the ARC required the developer to indemnify the ARC and the Innsbrook Corporate Association from playground noise complaints but did not specify any requirement to control or abate playground noise. Enforcement of the Innsbrook Corporate Center covenants is the responsibility of the Innsbrook Owners Association.

At the December 10, 2020 Planning Commission hearing, the President of the Innsbrook Owners Association appeared on behalf of the Innsbrook Owners Association to speak in support of the proposed daycare center, citing the proposed daycare center would provide a necessary amenity that would support the on-going redevelopment of the Innsbrook community. Further, the Association recognized the perceived traffic and noise issues, but felt the buyer had satisfactorily addressed those concerns, as recommended by the Innsbrook Architectural Review Committee.

The developer has committed to provide an 8-foot-high solid PVC fence along the sides of the playground facing other buildings in Dominion Place and to provide 6-foot-high Green Giant arborvitae 10-foot on center along the outside of the 8-foot-high fence sections on the final landscape plan. As a condition of approval, the developer will be required to submit a final landscaping and lighting plan for review and approval.

County staff have reviewed the proposed POD and have determined that it complies with the zoning code requirements, the additional proffered development standards, and technical design requirements. Staff continues to recommend approval subject to the annotations on the plans, standard conditions for developments of this type, and the following additional conditions:

29. The proffers approved as a part of zoning case C-27C-99 shall be incorporated in this approval.
30. 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.
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 Mike Kennedy)
(Applicant's Representative: Stuart Little)
(Applicable Rezoning Cases and PUPS: C-27C-99)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00448
Life Storage at 1210 Bentley
Street

APPROVED BY
DIRECTOR ON 1/27/2021

Horton & Dodd P.C. for Sovran Acquisition LTD: 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 replace an existing one-story 14,169 square foot storage building with a new 3-story, 30,715 square foot storage building. The 2.62-acre site is located on the north line of Bentley Street, approximately 400 feet west of Brook Road (U.S. Route 1), and on the east line of Interstate 95, with the entrance to the new building located at western terminus of Ladd Street, approximately 240 feet west of Brook Road (U.S. Route 1), on parcel 785-744-3693. The zoning is M-1, Light Industrial District. County water and sewer. **(Fairfield)**

The applicant proposes to replace a one story, 14, 169 square foot mini storage warehouse with a three story 45,870 square foot mini storage warehouse on part of the location of the existing building. The new building will be accessed through Ladd Street off of Brook Road.

The exterior of the building consists of a glass “cube” on the northwest corner which is at all three levels. This portion of the building holds the entrance and offices on the first floor and storage spaces on the two floors above. The rest of the western façade, facing Brook Road and intervening businesses, is made of white EFIS and white metal cladding with a vertical line of windows with “Life Storage Blue” metal wing walls on each side. The north and east sides of the building, facing the interior of the property, are proposed to be MBCI “Slate Gray” metal siding with occasional small windows. There is also another vertical line of windows on the south façade, facing Bentley Street, with the “Life Storage Blue” wing walls.

The interior of the building is almost entirely made up of individual storage units on every floor. The exception is the first floor which also contains office space.

The plan includes a lighting plan which shows adequate lighting as per county standards. A conceptual landscape plan shows added trees in front of the office and across the driveway. A landscape plan will be required.

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. Details for the gate and locking device at the entrance road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or

owner's contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.

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. Outside storage shall not be permitted.
32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
33. 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 Salim Chishti)
(Applicant's Representative: Greg Dodd)

LANDSCAPE PLAN

POD2020-00491

The Village at Millers Lane -
4301 Millers Lane

APPROVED BY
DIRECTOR ON 1/27/2021

HG Design Studio for Millers Lane 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 13.3-acre site is located at the northern terminus of Millers Lane, approximately 1,200 feet north of Gay Avenue and south of the eastbound exit ramp of the I-64 interchange with South Laburnum Avenue, on parcels 812-718-1638, 812-718-1655, 812-718-5650, and 812-718-6909. The zoning is RTHC, Residential Townhouse District (Conditional), C-1, Conservation District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This application is for approval of the landscape plan for The Village at Millers Lane, in accordance with the proffers of Zoning Case C-068C-06. The development consists of 78 three-story townhouses for sale. A site lighting plan has been submitted for administrative review in accordance with the conditions of approval for POD2007-00205. The site is currently under construction.

The layout is consistent with the Conceptual Site Plan proffered with Zoning Case C-068C-06. A 25-foot transitional buffer is provided as proffered, where the subject property abuts Interstate I-64. A 25-foot transitional buffer is also provided where the property abuts Millers Lane, as shown on the proffered Conceptual Site Plan. In addition, 10-foot transitional buffers are provided along the Honey Brook Apartments to the west and along the southern property line abutting 4323 Millers Lane, as shown on the proffered Conceptual Site Plan.

The plan provides trees as proffered in the interior parking area landscape islands and on each side of each building. In addition, the landscape plan provides enhanced landscaping and amenities within the proffered park areas consisting of benches, picnic tables and dog walk stations. Detailed

plans for those features will be submitted for staff review and approval. All zoning code and proffer requirements have been satisfied.

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

(Staff Report by Mike Kennedy)

(Applicant's Representative: Andy Sisson)

(Applicable Rezoning Cases and PUPS: C-86C-06)