

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

October 2023

Post Action



DEVELOPMENT REVIEW AND DESIGN DIVISION

R. Joseph Emerson, Jr., AICP, Director of Planning
Jean M. Moore, Assistant Director of Planning
Leslie A. News, PLA, Assistant Director of Planning
Anthony R. Greulich, Principal Planner
Michael F. Kennedy, County Planner
Aimee B. Crady, AICP, County Planner
Christina Goggin, AICP, County Planner
Kate B. McMillion, County Planner
Spencer Norman, County Planner
Kristin Smith, County Planner
Salim Chishti, ASLA, County Planner
Lisa Blankinship, County Planner
R. Todd Rigler, County Planner
Phillip Bariteau, County Planner
Mounika Reddy Sudini, GIS Specialist
Patricia Glenn, Office Assistant

PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2023-00255](#)

Sauer Industrial Center Phase
3 Building A
– 6380 Miller Road

E.D. Lewis & Associates, P.C. for Sauer Properties, Inc.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a single-story 208,320 square foot warehouse and associated infrastructure. The 15.71-acre portion of the overall 53.366-acre site is located on the southwest corner of the intersection of Seven Hills Boulevard and Miller Road, on parcel 816-704-5428(part). The zoning is M-1C Light Industrial District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

Applicant has requested deferral to the December Agenda

(Staff Report by: Spencer Norman)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2021-00032 and REZ2021-00033)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2023-00352](#)

Crossings at Mulberry, The
- Section 1
– 5251 Chamberlayne Road
(U.S. Route 301)

**Approved by Director
10/25/2023**

Balzer & Associates, Inc. for LCJ Jr. Limited Partnership, Julia F Robins Family Limited Partnership, Brasfield-Johnson Properties, LLC., and RDK Land Holdings, LLC.: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 14 buildings consisting of 86 two and three-story townhouse lots for sale. The 17.058-acre site is located on the east line of Chamberlayne Road (U.S. Route 301), approximately 250 feet south of Wilmer Avenue and on the south line of Wilmer Avenue approximately 500 feet east of Chamberlayne Road (U.S. Route 301), on parcels 787-744-3995 and 787-745-5839. The zoning is R-6C General Residence District (Conditional). County water and sewer. **(Fairfield)**

This plan of development for 86 two- and three-story townhouse dwellings is the first section of the Crossings at Mulberry. The site was rezoned to R-6C with REZ2022-00013 and the preliminary plan for 160 lots was approved by the Director of Planning in September of 2023.

The development will be accessible from Chamberlayne Road (US Route 301) with two access drives and from Azalea Avenue with a single access drive. The developer is providing a right turn lane from Chamberlayne Road (US Route 301) into the northern access point into the development. The existing extent of sidewalk built on Chamberlayne Road will be continued with this development.

The townhomes will be two or three stories in height depending on the market. Alleys are proposed between some of the blocks to provide two car, rear load garages for these lots, with other lots having a single front load garage. On-street and pull-in parking spaces are provided for guests. Sidewalks are provided from the residences to the shared parking and amenity areas. Proffered amenities include a pocket park, walking trails, and a dog park. Per proffers, an average of 30% of the exterior portions of the front building wall surfaces will be brick, stone or stone veneer, or other masonry construction. The Stormwater Management Pond will be designed as an amenity to count towards the open space requirement.

The proposed lighting plan consists of seven-foot-tall pole lights by the front porch for the townhouses and wall mounted lights at the front doors of the condominium units. These lights are hardwired and on a photocell to operate dawn to dusk. Additionally, the condominium units have lighting at the back of the units where the garage doors are located. Freestanding concealed source LED lights on 15-foot-tall poles are in the common areas by parking lots and pedestrian walkways including the Chamberlayne Road (US Route 301) sidewalk.

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 must be revised as annotated on the staff plan and included with the construction plans for final signature.

16. The unit house numbers must be visible from the parking areas and drives.
17. The names of streets, drives, courts, and parking areas must be approved by the Richmond Regional Planning District Commission and such names must be included on the construction plans prior to their approval. The standard street name signs must be installed prior to any occupancy permit approval.
18. The proffers approved as a part of zoning case REZ2022-00013 must be incorporated in this approval.
19. The subdivision plat for The Crossings at Mulberry must be recorded before any (building permits/occupancy permits) are issued.
20. The right-of-way for widening of Chamberlayne Road (US Route 301) as shown on approved plans must be dedicated to VDOT prior to recordation of the subdivision plat for The Crossings at Mulberry. The right-of-way dedication plat and any other required information must be submitted to the County Real Property Agent prior to approval of construction plans.
21. A plat for the widening of Chamberlayne Road (US Route 301) right of way as shown on the approved plan must be submitted to the Real Property Division prior to approval of construction plans. The plat must be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits. The developer must provide evidence of recordation to the Director of Public Works.
22. The entrances and drainage facilities on Chamberlayne Road (US Route 301) must be approved by the Virginia Department of Transportation and the County.
23. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, must be submitted to the Director of Public Works prior to any occupancy permits being issued.
24. 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.
25. A concrete sidewalk meeting VDOT standards must be provided along the east side of Chamberlayne Road (US Route 301).
26. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
27. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines must be underground.
28. The pavement must be designed and constructed in accordance with the pavement design standards and specifications of the Department of Public Works. The developer must post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation will be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond must remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with the approved plans and specifications.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Brad Schurman)

(Applicable Rezoning Cases and PUPS: REZ2022-00013)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00366

Innsbrook North End – Lake
Rooty Emergency Access

**Approved by Director
10/25/2023**

VHB, Inc. for Highwoods Realty L.P. and Innsbrook LLC.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a proposed dam access road and associated improvements. The 38.57-acre site is located on the northern side of Lake Rooty, on part of parcels 751-769-4739, 752-769-7691, 751-769-9738, and 752-769-4240. The zoning is C-1C Conservation District (Conditional) and M-1C Light Industrial District (Conditional), and IR-O Innsbrook Redevelopment Overlay District. County water and sewer. **(Three Chopt)**

The plan under consideration provides the framework for the third phase of infrastructure improvements for the Urban-Mixed Use Development associated with REZ2021-00026 and PUP2021-00010. No building or interior land bay development is included in the current request. The plan consists of the construction of an emergency access road across the existing Lake Rooty Dam. The emergency access road will provide a second point of emergency access from Cox Road to the Innsbrook North End site.

The road will be constructed as a 24-foot section with a vehicular bridge across the existing spillway of the dam. Security gates with Knox boxes are provided at each end of the emergency access road. The existing asphalt pedestrian path which currently runs across the dam will be reconfigured to tie into the emergency access road. Should the emergency access road become fully opened for public vehicular travel, a separate pedestrian path with additional lighting will be provided.

A photometric plan is included to indicate lighting for key locations of the pedestrian path and bridge. There is no lighting for the existing pedestrian path around this portion of the lake. Decorative fixtures are proposed which match those provided in the Urban Mixed-Use District.

Staff recommends approval subject to the annotations on the plans, 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 must be revised as annotated on the staff plan and included with the construction plans for final signature.
16. All proffers and conditions approved as part of zoning case REZ2021-00026 and provisional use permit case PUP2021-00010 must be incorporated in this approval.
17. 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.

(Staff Report by: Spencer Norman)

(Applicant's Representative: Edward Glass)

(Applicable Rezoning Cases and PUPS: REZ2021-00026 and PUP2021-00010)

PLAN OF DEVELOPMENT, MASTER PLAN, AND ALTERNATIVE LANDSCAPE PLAN

POD2023-00391

QTS Tract 10 Master Plan
– 3501 Portugee Road

**Approved by Director
10/25/2023**

Townes Site Engineering for SWO Logistics, LLC.: Request for approval of a plan of development, master plan, and alternative landscaping plan, as required by Chapter 24, Section 24-2314 and 24-5404 of the Henrico County Code, to construct a total of five, two-story 360,000 square foot data centers, for a total of 1,800,000 square feet, an accessory substation to support the existing and proposed adjacent QTS facilities, an eight-foot fence within front setbacks, and associated support infrastructure. The 153.8-acre site is located on the south side of Portugee Road, approximately 4,700 feet west of its intersection with Technology Boulevard, on parcel 844-700-8852(part). The zoning is M-2 General Industrial District. County water and sewer. **(Varina)**

The proposed master plan is for five data center buildings, an electric substation to support the existing and proposed adjacent QTS facilities, and associated infrastructure. The buildings will largely be constructed of pre-cast concrete panels, red and grey metal panels, and glass store-front fenestration around the office portions of the buildings. The buildings are proposed on individual parcels sharing common access points, drive aisles, and stormwater facilities. The applicant has requested approval of an alternative landscape plan to allow the standard eight-foot security fence within the internal front yard setbacks. The yards against Portugee Road will not contain fencing. Due to unique site circumstances and for security purposes, staff believes approval of the alternative landscape plan is appropriate.

Construction details, including site lighting and landscaping plans, will be submitted at a later date. In addition to providing site lighting and landscaping within the site, the applicant will also provide a streetscape that includes streetlights and street trees along the required turn lane from Portugee Road.

All projects within the White Oak Technology Park are subject to review and approval by the Design Review Board (DRB). The DRB is currently reviewing the conceptual plan for this project and staff anticipates that their recommendation will be made on or before October 25, 2023.

Should the DRB recommend conceptual approval of the project, 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 must be revised as annotated on the staff plan and included with the construction plans for final signature.
16. A plat for the widening of Portugee Road right-of-way, as shown on the approved plan, must be submitted to the Real Property Division prior to approval of the construction plan, and must be recorded prior to requesting occupancy permits. The developer must provide evidence of recordation to the Director of Public Works.
17. 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.

18. 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.
19. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and hours of construction must be submitted for County review and prior to the approval of any final construction plans.
20. The owners must not begin clearing of the site until the following conditions have been met:
 - The site engineer must 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 must be shown.
 - After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner must have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - The site engineer must 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 must be sent to the Department of Planning and the Department of Public Works.
 - The owner will 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 must be included on the landscape plans for approval.
21. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction needed to implement this conceptual plan may be administratively reviewed and approved and will be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
22. No construction traffic shall use Elko Road (State Route 156), Portugee Road east of Technology Boulevard, or Elko Tract Road (State Route 380).
23. No tractor trailers shall use Elko Road (State Route 156), Portugee Road east of Technology Boulevard, or Elko Tract Road (State Route 380).
24. The developer shall provide a telephone number for citizen concerns during any construction activity on site in order to respond to citizen concerns and complaints as expeditiously as possible.
25. The development and operations conducted on the property shall comply with the restrictive covenants applicable to White Oak Technology Park.
26. The proposed development is subject to Final Development Review Board (DRB) approval. Any required changes by the DRB must be reflected in the POD and any subsequent plans.
27. The proposed architectural elevations are subject to final approval by the Development Review Board (DRB) and the Director of Planning. Any required changes by the DRB must be reflected in the architectural elevations and any subsequent drawings.

(Staff Report by: Spencer Norman)

(Applicant's Representative: Zack Wilkins)

(Applicable Rezoning Cases and PUPS: _____ N/A _____)

PLAN OF DEVELOPMENT

[POD2023-00399](#)

Arcadia – Willson Road
Improvements

**Approved by Director
10/25/2023**

Kimley-Horn for John W. Nelson, Jr. & Elizabeth N. Gottwald, Trustee, John W. Nelson, Jr. & Jane M. Nelson, Trustees, Jane E. Adams & Robert B. Nilson, Renee Darleen Marks, Alina Tyler, and East West Partners: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to make roadway improvements, including pavement widening, two left turn lanes and two right turn lanes, and a shared use path. The 4.15-acre site is located on the west line of Willson Road, approximately 1,200 feet north of New Market Road (State Route 5) continuing approximately 2,260 feet north, on parcels 810-693-7671, 810-692-7149, 811-693-8954, 811-692-1623, 811-691-0499. The zoning is SMX-PD Suburban Residential Mixed Planned Development District, A-1 Agricultural District, and AS-O Airport Safety Overlay District. County water and sewer.
(Varina)

This plan of development proposes the improvement of 4.15 acres on the west line of Willson Road to provide the proffered and otherwise required improvements associated with rezoning case REZ2022-00026 for the Arcadia development. The site was rezoned January 24, 2023, and the road improvements proposed are consistent with the proffered plan. This POD is a companion case to conditional subdivision case SUB2023-00140 Arcadia (October 2023 Plan) for the preliminary approval of 141 detached single-family lots and 43 townhouse lots.

The improvements proposed include a 10-foot asphalt multi-use path and single dedicated right and left turn lanes providing 100-foot tapers and 200 feet of storage at the two project entrances along Willson Road. Per the proffers, the road widening shall be substantially complete prior to the first Certificate of Occupancy for the first building on the west side of Willson Road.

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

16. The proffers approved as a part of zoning case REZ2022-00026 must be incorporated in this approval.
17. A plat for the widening of Willson Road right-of-way, as shown on the approved plan, must be submitted to the Real Property Division prior to approval of the construction plan, and must be recorded prior to requesting occupancy permits. The developer must provide evidence of recordation to the Director of Public Works.
18. 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.
19. An asphalt multi-use path meeting County standards must be provided along the west side of Willson Road.

20. The applicant must incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.
21. The details for the landscaping to be provided within the 50-foot-wide planting strip easement along Wilson Road must be submitted to the Department of Planning for review and approval prior to recordation of the plat.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Sean Dougherty)

(Applicable Rezoning Cases and PUPS: REZ2022-00026)

SITE PLAN AND LIGHTING PLAN

POD2022-00633

Highland Woods Expansion
– 125 S. Kalmia Ave.

Gradient Environment for Oliver Investment Fund, LLC., Highland Woods, L.C., and Oliver Properties: Request for approval of a site plan and lighting plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct 34 three-story townhouse-style apartments with associated parking, infrastructure, and amenities, as an expansion of the existing Highland Woods Apartments. The 2.49-acre site is located on the southeastern corner of the intersection of East Beal Street and South Kalmia Avenue, on parcels 822-722-2780, 822-722-1872, 822-722-4258, 822-722-1753, and 822-722-3727(part). The zoning is R-5C General Residential District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

Applicant has requested deferral to the December Agenda

(Staff Report by: Spencer Norman)

(Applicant’s Representative: Claire Shirley)

(Applicable Rezoning Cases and PUPS: _____ REZ2021-00057 _____)

SITE PLAN AND LIGHTING PLAN

POD2023-00376

Dominion Club Tennis and
Pickle Ball Addition
– 6000 Dominion Club Drive

CHA Consulting, Inc. for KSI Capital Partners: Request for approval of a site plan and lighting plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct one new tennis court and modify an existing tennis court into four pickle ball courts, new court lighting is included. The approximately 14,520 square foot portion of the 205.22-acre site is located at the terminus of the driveway to the Dominion Club Complex, approximately 280 feet north of its intersection with Dominion Club Drive in the existing Dominion Club recreation facility, on parcels 743-779-0623(part). The zoning is B-2C Business District (Conditional) and R-5C General Residence District (Conditional). County water and sewer. **(Three Chopt)**

Applicant has requested deferral to the November Agenda

(Staff Report by: Salim Chishti)

(Applicant’s Representative: David Barlow)

(Applicable Rezoning Cases and PUPS: _____ C-048C-90 and CUP2020-00016 _____)

PRELIMINARY PLAT

SUB2023-00140

Arcadia (October 2023 Plan)
– 2031 Towhee Lane

**Approved by Director
10/25/2023**

Kimley-Horn for William D. & Elizabeth N. Gottwald, Jane M. & John W. Nelson, Jr., Trustees, E. N. Gottwald & John W. Nelson Jr., Trustee, and East West Partners: The 49.87-acre site proposed for 141 single-family lots and 43 townhouse lots is located on the west line of Willson Road, approximately 1,675 feet north of New Market Road (State Route 5) on parcels 810-693-7671, 810-692-7149 and 809-693-6405. The zoning is SMX-PD Suburban Residential Mixed Planned Development District and AS-O Airport Safety Overlay district. County water and sewer. **(Varina) 184 Lots**

This preliminary subdivision request proposes the subdivision of 49.87 acres for 141 detached single-family lots and 43 townhouse lots. The site was rezoned to Suburban Residential Mixed Planned Development (SMX-PD) on January 24, 2023, with REZ2022-00026 and the layout is consistent with the proffered concept plan. The preliminary plat review is in conjunction with POD2023-00399 Arcadia - Willson Road Improvements for the construction of proffered and otherwise required improvements on Willson Road to support the western side of the road development.

Because this is zoned Suburban Residential Mixed Planned Development District (SMX-PD), the different sections within this development will return to the Director of Planning for Plan of Development (POD) review and approval. These PODs will contain additional details such as environmental protection, stormwater drainage plans, sidewalks and walking trails and various construction details associated with its specific section or required due to timing specified within the proffers.

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

14. The limits and elevation of the Special Flood Hazard Area must be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
15. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
16. The proffers approved as part of zoning case REZ2022-00026 must be incorporated in this approval.
17. The final plat for recordation must contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Division 8 of Article 5 of Chapter 24 of the Henrico County Code, as determined by the Director of Public Works.
18. The developer must provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of the stub streets.
19. 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 must 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 must 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 must be furnished to the Directors of Planning and Public Works.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Sean Dougherty)

(Applicable Rezoning Cases and PUPS: REZ2022-00026)

PRELIMINARY PLAT

SUB2023-00142

Everstone (October 2023 Plan)

**Approved by Director
10/25/2023**

KBJW Group for Dorothy T. Berlin, James S. Penny, William A. Penny, Berta L. Smith and Fleet Tree, LLC.: The 20.99-acre site proposed for 92 detached single-family lots is located at the northeastern intersection of Harvie Road and Goodell Road, on parcels 807-734-7750, 807-733-8078, 807-733-2587, and 807-733-4786. The zoning is R-5AC General Residence District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Fairfield) 92 Lots**

The applicant requests preliminary plat approval for 92 single-family lots with common area and a BMP. The Board of Supervisors granted R-5AC zoning approval with REZ2022-00004 on September 13, 2022. The 92 lots with this request are designed with a 60-foot-wide proffered minimum lot width and the layout is in substantial conformance with the proffered layout.

A subsequent plan of development review and approval will be required for this development and will include plan details such as typical unit elevations, the lighting plan, and conceptual landscaping. Sidewalks are required by proffer to be provided along all new public roads and the existing road frontages to be redeveloped.

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

13. 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 must be submitted to the Department of Planning for review. Such covenants and restrictions must be in a form and substance satisfactory to the County Attorney and must be recorded prior to recordation of the subdivision plat.
14. A County standard sidewalk must be constructed along all new public roads and existing roads within the development.
15. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
16. The proffers approved as part of zoning case REZ2022-00004 must be incorporated in this approval.
17. The final plat for recordation must contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Division 8 of Article 5 of Chapter 24 of the Henrico County Code, as determined by the Director of Public Works.
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 must 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 must 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 must be furnished to the Directors of Planning and Public Works.

(Staff Report by: Christina Goggin)

(Applicant’s Representative: F. Cameron Palmore)

(Applicable Rezoning Cases and PUPS: REZ2022-00004)