

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

June 2024

Post Action



DEVELOPMENT REVIEW AND DESIGN DIVISION

R. Joseph Emerson, Jr., AICP, Director of Planning
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Christopher Perez, County Planner
Christina Goggin, AICP, County Planner
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Spencer Norman, County Planner
Kristin Smith, County Planner
Lisa Blankinship, County Planner
R. Todd Rigler, County Planner
Phillip Bariteau, County Planner
Pamela Fisher, Senior Planning Technician
Mounika Reddy Sudini, GIS Specialist
Patricia Glenn, Office Assistant

Wednesday, June 26, 2024

PLAN OF DEVELOPMENT

POD-2023-100182

Portugee Road Water
Booster Station

Dewberry Engineers, Inc. for Economic Development Authority and County of Henrico Department of Public Utilities: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a one-story 5,398 square foot County water pumping station and associated infrastructure. The 2.90-acre site is located on the north line of Portugee Road, approximately 1,000 feet east of its intersection with Memorial Drive, on parcels 841-703-8053 and 842-703-1045. The zoning is O-3C Office District (Conditional) and AS-O Airport Safety Overlay District. County water and other sewer. **(Varina)**

**Approved by the Director
on 06/26/2024**

This Plan of Development is for a one-story, 5,398 square foot County water pump station that will provide additional capacity to the surrounding area in anticipation of future development. The site is subject to the proffers of C-73C-98.

The proposed 24-foot tall single-story building will consist of a cream-colored split face block with a brown standing seam roof. An exterior fuel tank will be encased in a concrete vault for security and screening purposes. The pump station building will be secured by a eight-foot tall faux wrought iron, steel security fence.

The layout illustrates conformance with the proffered 100-foot buffer along Portugee Road and the 50-foot proffered buffer adjacent to the A-1 zoned parcel to the east. Access will be provided via a single drive aisle from Portugee Road.

The included lighting plan is proposing building mounted, full-cutoff, zero-tilt, LED fixtures.

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.
- 13. The proffers approved as a part of zoning case **C-73C-98** must be incorporated in this approval.

(Staff Report by: Spencer Norman)
(Applicant’s Representative: Keith Scholten)
(Applicable Rezoning Cases and PUPS: _____ C-73C-98 _____)

PLAN OF DEVELOPMENT

[POD-2024-100246](#)

Sheetz at Staples Mill and
Bremner

**Approved by the Director
on 06/26/2024**

Kimley-Horn for Economic Development Authority, Global Property University 2, LLC., Staples Mill Road Partners, LLC., and Rebkee: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a Sheetz gas station on a portion of the overall properties. The facility will consist of a 6,139 square foot convenience store and drive through, a 12-stall fueling station and canopy, associated parking, and necessary improvements to support the use. The 9.93-acre site is located on the west line of Staples Mill Road (U.S. Route 33), approximately 300 feet south of its intersection with Bremner Boulevard, on parcel 772-749-3398 and 772-749-6261. The zoning is B-2C Business District (Conditional) and R-5C General Residence District (Conditional). County water and sewer. **(Brookland)**

This Plan of Development (POD) is to construct a Sheetz gas station featuring a 12-stall fueling station with a canopy, a 6,139 square foot convenience store with a drive through, associated parking, and necessary improvements to support the use. As part of this request, the applicant has provided an alternative landscape plan, a lighting plan, building elevations, and a floor plan.

The site layout is in accordance with the proffered layout approved with REZ2022-00031 and the conditions of PUP2022-00019, which permits 24-hour operations onsite. Access to the site is provided by two entrances on Staples Mill Road. The first is an established entrance shared with a neighboring commercial property, while the second is a newly proposed entrance. The plan illustrates the cross-access arrangement across the site and on the adjacent commercial property owned by Global Property University 2, LLC.

The applicant has provided the required transitional buffers, along with all proffered buffers and tree preservation areas. The northern boundary, adjacent to residentially zoned properties, includes a 35-foot-wide transitional buffer (TB), which comprises both new plantings meeting the TB35 landscaping standard and designated tree preservation areas. The Staples Mill Road frontage of the site features a 15-foot-wide buffer landscaped to the TB25 standard. The western boundary includes a tree preservation area, with a minimum depth of 100 feet at its narrowest point, 145 feet directly behind the site, and 320 feet at the southern boundary. This preservation area complies with the proffered rezoning conditions. Furthermore, at the rear of the site, the applicant has provided a two-foot-tall earthen berm topped with an eight-foot-tall Trex fence and a double staggered row of evergreen plantings, in accordance with the proffers.

The applicant has submitted an Alternative Landscape Plan to meet screening requirements for wall-mounted utility equipment, screening requirements of dry ponds, and to relocate the required foundation plantings elsewhere on the site. The lighting plan complies with the Zoning Ordinance requirements regarding pole heights and locations, minimum/maximum and average light levels on-site, maximum light spillover to adjacent properties and rights-of-way, and fixture types. Additionally, to mitigate glow and reduce impacts on adjacent residential districts, the

applicant has lowered the light levels under the canopy to an average of 39.38 foot-candles, consistent with other similar commercial projects near residential districts.

The building elevations align with the proffered elevations for the use. The Sheetz is primarily constructed of red brick with a tan stone knee wall around the building, and stone and glass entrance features. Since this Sheetz will operate 24 hours a day, as approved through PUP2022-00019, a CPTED plan is required. The CPTED plan has been submitted, and the Applicant understands that approval of the construction plan is contingent upon the approval of these plans. Lighting requirements for 24-hour use will be reviewed as part of the CPTED plan.

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

16. All proffers and conditions approved as part of zoning case **REZ2022-00031** and provisional use permit cases PUP2022-00019 must be incorporated in this approval.
17. A plat for the widening of **Staples Mill Road (US Route 33)** 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.
18. The entrances and drainage facilities on **Staples Mill Road (US Route 33)** must be approved by the Virginia Department of Transportation and the County.
19. 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.
20. A concrete sidewalk meeting **VDOT** standards must be provided along the **west** side of **Staples Mill Road (US Route 33)**.
21. 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 must close the drive-up facilities until a solution can be designed to prevent traffic backup.
22. 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.
23. 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.
24. 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.
25. The applicant, owner, or operator must meet with the Henrico County Police Division prior to issuance of the Final Certificate of Occupancy to ensure compliance with the approved CPTED Plan. The CPTED plan review must be completed by the Henrico County Police Division prior to construction plan approval.
26. Outside storage will not be permitted except as shown on the approved plan.

(Staff Report by: Christopher Perez)

(Applicant's Representative: Ryan Perkins)

(Applicable Rezoning Cases and PUPS: C-54C-87, C-53C-00, REZ2022-00031, and PUP2022-00019)

PLAN OF DEVELOPMENT

POD-2024-100623

Moore Subaru – Building
Addition and Parking Garage

**Approved by the Director
on 06/26/2024**

Bohler Engineering for 9177 West Broad Street, LLC., Tuckernuck Associates, LLC., and JJM3 Holdings Richmond, LLC.: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct an approximately 17,000 square foot addition to the existing car dealership, an approximately 39,000 square foot four-story parking garage with 458 total spaces, associated parking, stormwater management controls, and related site infrastructure on a portion of the overall site. The 6.57-acre site is located on the southwestern line of W. Broad Street (U.S. Route 250), approximately 500 feet west of its intersection with Tuckernuck Drive, on parcels 757-756-1753 and 757-756-4724. The zoning is B-3C Business District. County water and sewer. **(Three Chopt)**

The proposed development would expand an existing 46,588 square foot car dealership building to 69,321 square feet and construct a 39,000 square foot four-story parking garage. The expansion of the building will be along the building front and include a second story, a mezzanine and service drop off bays. The building expansion area will be constructed of finishes of silver metal siding with the existing building painted a gray to complement the expansion areas and refresh the facades. A four-story parking garage will be constructed at the rear of the existing building.

A 50-foot transitional buffer is required between the parking deck and the residential property to the south. This will be met by retaining the existing vegetation. Foundation and interior landscape plantings will be provided along the front of the new expansion.

The lighting plan provides illumination for the parking lot and pedestrian pathways. The plan proposes building-mounted concealed source fixtures at heights of 15 feet while the existing pole-mounted fixtures in existing parking lot areas are to remain.

A revised parking plan to address the request for reduced parking has been requested and will be evaluated with subsequent construction plan submittals.

The staff recommends approval of the POD subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

16. The proffers approved as a part of zoning cases C-50C-81 and C-54C-83 must be incorporated in this approval.
17. Outside storage will not be permitted except as shown on the approved plan.

(Staff Report by: Todd Rigler)

(Applicant's Representative: Brian Miller)

(Applicable Rezoning Cases and PUPS: C-50C-81 and C-54C-83)

PLAN OF DEVELOPMENT

POD-2024-100779
Fairways Section 3

**Approved by the Director
on 06/26/2024**

Bay Companies, Inc. for Godsey Properties, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 45 single-family dwellings with common area, associated infrastructure, and adjacent road improvements on a portion of the overall site. The 16.78-acre portion of the 54.76-acre site is located on the north line of Creighton Road, beginning approximately 600 feet east of its intersection with Fairfield Avenue and ending approximately 600 feet east of its intersection with Caddie Lane, on parcel 804-726-5470. The zoning is R-5AC General Residence District (Conditional) and AS-O Airport Safety Overly District. County water and sewer. **(Fairfield)**

This is the third section of the overall site that comprises the Fairways development area, rezoned by the Board of Supervisors on September 14, 2021, with cases REZ2021-00005 and PUP2021-00001. Preliminary approval for the 290-lot subdivision was granted January 26, 2022. Section 1 is currently under construction and Section 2 is under construction plan review. This proposal for Section 3 is for 45 single family dwellings with common area.

The layout is in substantial conformance with the proffered layout. The layout also shows the proffered active/passive amenity areas depicting grills and tables, pavilions, walking trails connecting previously approved sections of the subdivision and those that will ultimately lead to Hidden Creek Recreation Center. Sidewalks are provided along at least one side of all new roads and along the Creighton Road frontage.

Per proffers, all dwelling units shall have exposed exterior walls of stone, dryvit, brick, vinyl siding or a combination of the foregoing or other materials as approved by the Director of Planning. All foundations below the first-floor level shall be brick or stone. All homes are proffered to have a one-car garage with a paved driveway. Proffers require 30% of both sides of the development, and a minimum of 35% of all lots, to have rear or side load garages.

Lot widths and lot areas are also proffered. At least 60% of the lots shall be 70-feet wide or greater, with a lot area of 9,500 square feet. No lot shall be less than 67-feet wide or less than 8,000 square feet in area.

A lighting plan is included for approval and provides pedestrian lighting at a maximum of 400 feet apart on Creighton Road, seven-foot-tall lights at the end of each driveway and pedestrian path along both sides of the street. The lighting layout is consistent with what was approved in prior sections. The engineer has worked to minimize easement impacts on the lots to accommodate a required tree in each front yard and two trees, if there is a street side yard.

The staff recommends approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the following additional conditions:

16. All proffers and conditions approved as part of zoning case **REZ-2021-00005** and provisional use permit cases **PUP 2021-00001** must be incorporated in this approval.
17. The subdivision plat for **Fairways Section 3** must be recorded before any **building permits** are issued.
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. A concrete sidewalk meeting County standards must be provided along the **north** side of **Creighton Road and one side of all new internal streets.**
20. A note in bold lettering must be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads will be reclaimed with engineered fill. All materials must 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 must 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.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Joseph Faudale)

(Applicable Rezoning Cases and PUPS: REZ2021-00005 and PUP2021-00001)

PLAN OF DEVELOPMENT AND ALTERNATIVE LANDSCAPE PLAN

POD-2024-100860

Darbytown AC-Coupled
Battery Energy Storage
System

Stantec Consulting Service, Inc. for Dominion Energy and Sundt:

Request for approval of a plan of development and alternative landscape plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct an energy storage facility as an accessory use to an existing power station on a portion of the overall site, including a security plan for a seven foot high chain-link fence affixed with barbed wire and an alternative landscape plan for screening purposes. The 6.82-acre site is located at the terminus of Fergus Boulevard, approximately 1,800 feet north of its intersection with Darbytown Road, on parcel 812-705-4885.

**Approved by the Director
on 06/26/2024**

The zoning is A-1 Agricultural District, M-2 General Industrial District, AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

This Plan of Development is for an energy storage facility as an accessory use to the existing Dominion Energy Darbytown power station. The site is located near the terminus of Fergus Boulevard, approximately 1800 feet north of its intersection with Darbytown Road, and within the unconditioned M-2 portion of the overall property.

The energy storage facility will take up 5.5-acres of the overall 218-acre site. Each battery component will be enclosed within a 70-foot by 17-foot structure which will be nine feet in height. The structures will be positioned on site to allow access by vehicles. Existing vegetation will be retained around the majority of the perimeter while a small section of trees along the southwest corner will be removed. The applicant has committed to providing evergreen plantings as part of their request for an alternative landscape plan to remediate this area. Additionally, the fence along this section will be mini-mesh chain-link to provide further screening of the battery enclosure.

No portion of the site is accessible by the public, as an existing gate is located at the end of the public right-of-way of Fergus Boulevard to secure the power station. The battery storage facility itself will be secured by a seven-foot black vinyl chain-link fence affixed with barbed wire. Pursuant to Sec. 24-5409 of the zoning ordinance, use of barbed wire requires a security exemption approved by the Chief of Police and Director of Planning. Barbed wire is not permitted without such an exemption. In their request for the exemption, the applicant cited industry standards for limiting access to special equipment for qualified personnel only. The battery storage structures included with this Plan of Development fall under the category of such special equipment, therefore, securing such facilities by use of barbed wire is warranted. Staff finds the applicant's reasoning for the security plan exemption acceptable.

A lighting plan is included to illuminate a parking area which will be used when the facility is being serviced. The proposed LED fixtures are full cut off and zero-tilt fixture types that are mounted on 20-foot poles.

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

- 16. Outside storage will not be permitted.

(Staff Report by: Spencer Norman)

(Applicant's Representative: Glenn Muckley)

(Applicable Rezoning Cases and PUPS: _____)

PLAN OF DEVELOPMENT

[POD-2024-100941](#)

Virginia Center Commons
Apartments Phase 2

Koontz Bryant Johnson Williams Shamin VCC, LLC. & VCC Partners, LLC., VA Center Partners LLC., Stanley Martin Homes LLC., County of Henrico: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to a four-story apartment building with 116 units. The 3.83-acre site is located on the southern line of All Star Boulevard, approximately 300 feet west of Telegraph Road, on parcels 785-771-0111, 785-771-7594, 784-771-9755, 785-771-3979. The zoning is B-3C Business District (Conditional), R-6C General Residence District (Conditional), FBA-O Form Based Overlay District. County water and sewer. **(Fairfield)**

The Applicant requested deferral to the July 2024 Agenda.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Simon Mueller)

(Applicable Rezoning Cases and PUPS: C-113C-88, REZ2021-00021 and PUP2021-00007)

SITE PLAN

[POD-2024-100501](#)

Walnut Avenue Condos

**Approved by the Director
on 06/26/2024**

Timmons Group for Canterbury Development Group, LLC. and LC Bradley: Request for approval of a site plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct 48 townhouse-style condominium units and associated infrastructure improvements. The 5.69-acre site is located on the east line of Walnut Avenue, from its intersection with Ratcliffe Avenue, southward to its intersection with Savannah Avenue., on parcel 797-737-0449. The zoning is RTHC Residential Townhouse District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The proposed development features 48 townhouse-style condominiums with pedestrian pathways traversing the development connecting various amenities, including a pocket park and a communal area with a gazebo, fire pit, benches, and chairs. Along Walnut Avenue, the meandering five-foot-wide sidewalk and landscaping, equivalent to the Transitional Buffer 10 standards, will be installed. The layout is in general accordance with the proffered layout approved with rezoning case REZ2023-00002.

The conceptual landscape plan includes additional landscaping with a proffered tree and four shrubs in front of each unit, a tree preservation area along the eastern property line, and an enhanced landscape buffer along the northern property line.

Per the proffers, the applicant has provided elevations that are two-stories in height, with at least two windows on each floor on the rear elevations and two windows on the side exterior of the end units. The elevations also show the exterior material of the units would be cementitious siding (Hardie plank siding) which meets the building materials proffer. They also propose a 12-inch-tall stone finish grade around the base of the units.

A lighting plan proposes thirty-two freestanding light poles fourteen feet in height for the parking areas and along the pedestrian pathways throughout the development. The fixtures meet the code required lighting level standards, are full-cutoff, and zero-tilt.

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

16. The proffers approved as a part of zoning case **REZ2023-00002** must be incorporated in this approval.
17. A plat for the widening of **Walnut Avenue** 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. A concrete sidewalk meeting County standards must be provided along the **east** side of **Walnut Avenue**.
20. 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.
21. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record must certify that the site has been graded in accordance with the approved grading plans.
22. 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: Lisa Blankinship)

(Applicant's Representative: Andrew Campbell and Greg Rogers)

(Applicable Rezoning Cases and PUPS: REZ2023-00002)