

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

March 2024

Post-Action



DEVELOPMENT REVIEW AND DESIGN DIVISION

R. Joseph Emerson, Jr., AICP, Director of Planning
Jean M. Moore, Assistant Director of Planning
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Spencer Norman, County Planner
Kristin Smith, County Planner
Lisa Blankinship, County Planner
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Pamela Fisher, Senior Planning Technician
Mounika Reddy Sudini, GIS Specialist

PLAN OF DEVELOPMENT

POD-2024-100026
Everstone Section 1

Approved by the Director
03/27/2024

KBJW, Inc. for U.S. Home, LLC. and Fleet Tree, LLC.: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 92 single-family dwellings. The 26.80-acre site is located on the northeast corner of the intersection of Goodell Road and Harvie Road, on parcels 807-733-2587, 807-733-8078, 807-733-4786, and 807-734-7750. The zoning is R-5AC General Residence District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Fairfield)**

This proposed Plan of Development is for 92 single-family dwellings. The site was originally rezoned by the Board of Supervisors to R-5AC in September 2022 with case REZ2022-00004. The Director of Planning granted preliminary approval of the subdivision plat in October 2023.

The layout is in substantial conformance with the proffered layout and the preliminary plat. Sidewalks are provided along the development's Goodell Road frontage as well as along one side of the internal roads. Additionally, all lots are a minimum of 60 feet wide.

The applicant has provided a pocket park and decorative entrance features at the development's entrance. Buffers and fencing locations are shown on the schematic landscape plan.

The lighting plan consists of eight-foot-tall hardwired pole lights at the end of each driveway near the sidewalk. Pole lights, 15-feet in height, are provided at intersections within the development and along Goodell and Harvie Roads. Additional site lighting will be provided as necessary to provide lighting where the photometric levels currently are not adequate, such as in the mail kiosk area.

In accordance with proffers, all dwelling units shall be constructed of full standard brick, cementitious siding, stone or a combination of those materials. The minimum dwelling size is 1,750 square feet and each house shall be constructed with a minimum of a one-car attached garage. The front elevation of all the homes shall contain a minimum of 25% brick and stone. All elevations are to have two side windows on the house, which can be on one or both sides of the house, and the dwelling will be built on a crawl space. All these architectural features are per the proffers.

The 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 REZ2022-00004 must be incorporated in this approval.
17. The subdivision plat for Everstone Section 1 must be recorded before any building permits are issued.
18. A plat for the widening of Goodell 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.

19. 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.
20. A concrete sidewalk meeting County standards must be provided along the east line of Goodell Road.
21. 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: Cameron Palmore)

(Applicable Rezoning Cases and PUPS: REZ2022-00004)

PLAN OF DEVELOPMENT

POD-2024-100099

Arco Iris Latino Market –
Grocery and Office Building
Addition

**Approved by the Director
03/27/2024**

IMEG Corp. for ARWB, LLC.: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, a redevelopment to combine of two buildings with a first floor 5,214 square feet retail addition and a second floor 1,416 square feet office addition resulting in a single two-story building totaling 21,244 square feet. The 2.17-acre site is located at 6111 and 6115 Staples Mill Road, on parcels 773-747-8814 and 773-747-8402. The zoning is B-1 Business District and B-2C Business District (Conditional). County water and sewer. **(Brookland)**

The site consists of two parcels that were developed at different times and share a parking lot. The existing market was built as a convenience market in 1974 and is zoned B-1. The office building currently has a restaurant with a patio on the first floor and offices on the 2nd floor. That building was completed in 2011. The parcel was rezoned to B-2C with a provisional use permit to permit outdoor dining.

The applicant proposes a redevelopment of the existing sites to combine the two buildings. An addition will fill in the middle of the two buildings, the existing first floors for the grocery market will be renovated, and additional offices will be added to the second floor. Once completed, the first floor will contain a 14,464 square foot grocery market and the second story will consist of 6,780 square foot of offices.

The front and front half of the sides of the building are fiber cement wood texture panels in brown and darker gray. Metal canopies are proposed over the entrances and the building has a metal cornice. The existing rear and eastern sides of the building will be the existing EFIS painted to match the front. Staff has asked for additional information on the location and screening of the cart storage to confirm that they will be kept in a corral constructed of architectural masonry that matches the building to screen them.

Code requires the HVAC equipment to be screened from view. Information for the location of the HVAC and mechanical equipment screening will need to be provided and sight studies or screening may be necessary prior to approval of construction plans.

A lighting plan has also been submitted for review and approval and includes lighting along Staples Mill Road (U.S. Route 33). The free-standing lights are 20-feet tall and the building mounted lights are 15-feet tall. All the proposed fixtures are concealed source. The existing landscaping will be updated to correspond to the updated zoning ordinance requirements.

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

16. All proffers and conditions approved as part of zoning case REZ2019-00010 and provisional use permit case PUP2019-00006 must be incorporated in this approval.

17. 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.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Bill Johns)

(Applicable Rezoning Cases and PUPS: REZ2019-00010 and PUP2019-00006)

PLAN OF DEVELOPMENT

POD-2024-100288

Sauer's Property at VCC –
East R&D Site Preparation

Timmons Group for Sauer Development Company, LLC and HHHunt Communities: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to clear and grade a portion of the overall site as part of site preparation activities. The 22.21-acre portion of the overall site is located at the southeast corner of the intersection of Telegraph Road and Jeb Stuart Parkway extending approximately 1,200 feet along the eastern line of Jeb Stuart Parkway, on parcels 786-768-8517. The zoning is M-2C General Industrial District (Conditional). County water and sewer. **(Fairfield)**

**Approved by the Director
03/27/2024**

This plan proposes to partially clear and grade a portion of the subject parcel identified as the "East R&D Site" by REZ2022-00036. Proffer No. 3 of the applicable rezoning case requires for the site to be cleared and rough graded, with water and sewer available, prior to the first issuance of any certificate of occupancy for a residential use in the "Residential Mixed Land Use Bay." The applicant has provided this plan to meet this proffered requirement.

The plan proposes phase I and II erosion and sediment control measures as well as tree protection for required buffers. A transitional buffer 35 is required adjacent to the O-3C and B-3C parcels to the north and adjacent to the controlled access road of Interstate 95. Tree protection measures will be installed at the perimeter of the required buffer to preserve trees to satisfy the buffer requirements. Other than the 100' resource protection area buffer, no other landscape buffers are required.

The plan does not include provisions for site construction, site lighting, or landscaping as all will be addressed in subsequent Plan of Development submittals for the Director's Agenda.

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 site lighting equipment, a plan including light spread and intensity diagrams, fixture specifications, and mounting height details must be submitted for Department of Planning review and approval.
16. The proffers approved as a part of zoning case REZ2022-00036 must be incorporated in this approval.
17. 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.
18. The limits and elevations of the Special Flood Hazard Area must be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement must be granted to the County prior to the issuance of any occupancy permits.

19. 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.

(Staff Report by: Spencer Norman)

(Applicant's Representative: Jonathan Murray)

(Applicable Rezoning Cases and PUPS: REZ2022-00036)

PLAN OF DEVELOPMENT AND ALTERNATIVE LIGHTING PLAN

POD-2024-100290

Markel Headquarters –
Exterior Improvements

**Approved by the Director
03/27/2024**

VHB, Inc. for 4501 Highwoods Parkway, LLC. and 4521 Highwoods Parkway, LLC.: Request for approval of a plan of development and alternative lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct exterior improvements to the existing office buildings including an accessory exterior deck, covered walkway, a service and loading area, and related infrastructure improvements, including an alternative lighting plan for reduced average illumination for portions of the site. The 17.45-acre site is located on the east line of Highwoods Parkway (private), approximately 600 feet south of the intersection of Sadler Place and Highwoods Parkway (private), on parcels 750-765-0494 and 749-765-7952. The zoning is UMUC Urban Mixed Use District (Conditional) and IR-O Innsbrook Redevelopment Overly District. County water and sewer. **(Three Chopt)**

The plan under consideration is for accessory improvements for two existing office buildings in Innsbrook. The proposed improvements include an accessory exterior deck, covered walkway connecting the two buildings, a service building, and related infrastructure improvements. The applicant has indicated these improvements are proposed to facilitate the use of the two buildings by a single tenant. The site is subject to the requirements of the Urban Mixed-Use District (UMUC) set forth by rezoning C-13C-11 and the conditions of Provisional Use Permit P-10-11. The proposed improvements comply with these standards. The applicant has also provided evidence that the Innsbrook Architectural Review Committee has issued their approval.

An exception to the Chesapeake Bay Preservation ordinance was granted by the Planning Commission on October 12, 2023, to allow a portion of the exterior deck and patio within the 100-foot resource protection area. The current plan is consistent with those submitted and approved by the Planning Commission for the exception request. The conceptual landscape plan illustrates the required native vegetated buffer provided adjacent to Lake Rooty. It also illustrates the dense mix of landscaping provided around the exterior areas.

The layout shows the roughly 5,756 square foot deck along the southeastern side of the office building at 4521 Highwoods Parkway. The deck will be covered by a painted steel roof which is colored a contemporary gray. Permeable pavers will be provided between the two office buildings, which renderings show will feature places for employees to sit and gather. A covered walkway, also metal colored contemporary gray, will be provided for further pedestrian connection between the two buildings. A service building, constructed of cast in place concrete and painted a light tan, will provide an enclosed location for loading activities.

An alternative lighting plan is included which shows a variety of fixture types within the exterior areas. The lighting, which includes bollards, tree-mounted, building mounted, and stake-mounted path lights, will provide ambient light for the leisure activities envisioned in the exterior areas and accentuate the landscape and hardscape. Proposed light fixtures will meet the requirement for full cut-off and zero-tilt fixture types.

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

16. All proffers and conditions approved as part of zoning case C-13C-11 and provisional use permit case P-10-11 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: Mitch Bowser)

(Applicable Rezoning Cases and PUPS: C-13C-11 and P-10-11)

SITE PLAN

POD2023-00489

Preserve at John Rolfe
Section 1, The

**Approved by the Director
03/27/2024**

TRC Companies for Bradford Homes, Inc.: Request for approval of a site plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct 10 single-family dwellings. The 5.019-acre site is located on the east line of Old Pump Road at its intersection with Thaddeus Drive and with Timber Mill Lane, on part of parcel 739-755-4897. The zoning is R-5AC General Residence District (Conditional). County water and sewer. **(Three Chopt)**

The site was rezoned from A-1 and B-3 Zoning Districts to the R-5AC Zoning District by the Board of Supervisors on February 14, 2023, with the approval of REZ2022-00019. The 10 proposed dwellings front on and are accessed by Old Pump Road. As required, an emergency access gate is being installed along Old Pump Road. The proposal adheres to the proffered layout as approved in the rezoning.

The developer has provided a wide range of exterior building materials to be utilized during construction of the homes, including brick foundation, Hardieplank, and cultured stone. The architectural elevations for the buildings satisfy the proffers.

There is a proffered 25-foot-wide planting strip along Pump Road that must be planted to a transitional buffer Transitional Buffer 25 standard. This is being met through the preservation of existing vegetation in this area. The applicant has also agreed to supplement the existing vegetation on John Rolfe Parkway at the Transitional Buffer 25 standard. Old Pump Road is proffered to have a 10-foot-wide planting strip buffer behind the blockade, located on the north terminus of the pavement, planted to the transition buffer Transitional Buffer 10 standard. The applicant has also agreed to plant the 10 feet no ingress/egress planting strip easement to the south of Lot 1 to a Transitional Buffer 10 standard. Additionally, each lot will have a tree and prototypical plantings. A six-foot wood fence will be provided behind lots five through eight, to aid in screening and provide a physical barrier separating the lots from the BMP area.

The lighting plan sufficiently meets all requirements of the County's Zoning Ordinance. The proposed sidewalks are being lit by the proffered pedestrian scale light fixtures in the front yards of the lots. Additionally, the applicant has agreed to light the sidewalk connection from Old Pump Road connecting to Pump Road and John Rolfe Parkway.

The 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 REZ2022-00019 must be incorporated in this approval.
17. The subdivision plat for The Preserve at John Rolfe, Section 1 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 east side of Old Pump Road, north of access road to John Rolfe, south of new access road from Old Pump to Pump.
20. Details for the gate and locking device at the Old Pump Road must be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner's contractor must 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 must be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
21. A 25-foot planting strip to preclude ingress or egress along the south side of Pump Road must be shown on the approved plans. The details must be included with the required landscape plans for review and approval.
22. A 10-foot planting strip to preclude ingress or egress along the terminus of Old Pump Road must be shown on the approved plans. The details must be included with the required landscape plans for review and approval.
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.

(Staff Report by: Kristin Smith)

(Applicant's Representative: Glenn W. Custis)

(Applicable Rezoning Cases and PUPS: _____ REZ2022-00019 _____)

SITE PLAN

POD-2023-100248

Saint Mary and Saint
Philopater Mercurius Coptic
Orthodox Church

E.D. Lewis & Associates for St. Mary Coptic Orthodox Church:
Request for approval of a site plan, as required by Chapter 24,
Section 24-2315 of the Henrico County Code, to build a one-
story, 7,968 square foot building addition and parking lot
addition as part of an expansion to the existing religious
institution. The 5.78-acre site is located at the northeast corner
of the intersection of Anoka Road and Fordson Road, on parcels
757-749-6731. The zoning is R-3 One-Family Residence District.
County water and sewer. **(Three Chopt)**

**Approved by the Director
03/27/2024**

The existing building was constructed in 1967 and has continually operated as a religious institution. The proposed plan represents the second addition to the structure, which was first enlarged in 2003 with a 6,685 square foot addition. The current plan’s proposed building expansion will serve as the primary area of worship for the institution.

The layout shows the addition being added to the northern side of the building. The parking lot expansion will add 102 parking spaces and include a new access drive onto Fordson Road. The new access will match up with the existing intersection of Fordson and Gwinnett Roads. Internal sidewalks will provide pedestrian access from the parking lot to the buildings. HVAC equipment shall be screened in accordance with County Code.

The proposed addition will be approximately 28-foot tall and include a four-foot red brick knee wall. The majority of the building will be a light tan EFIS. The standing seam metal roof will be dark brown. The applicant has confirmed that the proposed building colors will be compatible with the materials and colors present on the existing portions of the building. A tower affixed with a metal cupola will be located adjacent to Fordson Road. The proposed tower is 47-foot tall and meets setbacks and the height restrictions for the R-3 District. The applicant has confirmed that the top of the tower will not be lit and will be an empty structure.

A lighting plan which features 15-foot-tall, freestanding LED fixtures is included. Illumination produced by such fixtures may be adjusted if concerns arise from adjacent neighbors. The proposed lighting plan is compliant with County Code and includes full cut-off and zero-tilt fixture types.

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

- 16. 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.
- 17. Outside storage will not be permitted.

(Staff Report by: Spencer Norman)
(Applicant’s Representative: Monte Lewis)
(Applicable Rezoning Cases and PUPS: _____ N/A _____)

SITE PLAN

POD-2024-100030

Goddard School at Mountain and Woodman Roads

Approved by the Director
03/27/2024

Kimley-Horn for Woodman East, LLC. and Mountain GS Property, LLC.: Request for approval of a site plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to build a one-story 14,893 square foot childcare facility and related infrastructure. The 2.40-acre site is located on the southeast corner of the intersection of Woodman Road and Mountain Road, on parcels 776-766-3128. The zoning is O-2C Office District (Conditional). County water and sewer. **(Fairfield)**

On February 10, 2004, the Board of Supervisors approved rezoning case C-069C-03, rezoning the site from A-1 and RTHC Zoning Districts to O-2C Zoning District. The proposed childcare facility for approximately 208 children, newborn to school-age, will have two play structures and an outdoor classroom.

A shared use path will be installed along Mountain Road along with a bench. Two entrances to the parking lot are proposed, one off Woodman Road and the other off Mountain Road. The proffered 20-foot landscape buffer will be provided along Woodman Road and Mountain Road and will be planted to exceed the current Transitional Buffer 10 requirements or retain natural vegetation.

The parking lot is to provide a designated pickup and delivery area that is located adjacent to the childcare center and designed to enhance the safety of children as they arrive at and leave the facility. The parking provided will exceed the minimum parking required by code.

The height of the building is below the proffered 25 feet. The exterior walls visible from public view at ground level at the property line are in conformance with the proffers and provide more than 40% stone veneer. There will be stone veneer knee walls surrounding the building. The other portions of the walls are to be covered with white fiber cement siding and the roof will be charcoal in color.

A six-foot tall opaque fence will be installed along the southern boundary line and approximately 350 feet of the eastern boundary. Per code, this will reduce the required 25-foot transitional buffer to 13 feet and required plantings in these areas by 30%. The remaining 150 feet along the eastern boundary will have a 25-foot transitional buffer.

The applicant has submitted a lighting plan which provides lighting within the required averages. The plan consists of full cut-off LED fixtures on 15-foot-tall poles. In addition to the pole lights, the building will also have wall sconces mounted at 15 feet to provide additional detailing on the building.

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 C-69C-03 must be incorporated in this approval.

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. Outside storage will not be permitted.

(Staff Report by: Todd Rigler)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: _____ C-69C-03 _____)

SITE PLAN AND ALTERNATIVE LANDSCAPE PLAN

POD-2024-100095

Carlson Environmental Office

Silvercore for Kinh Tran: Request for approval of a site plan and alternative landscape plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct a multi-level building consisting of a two-story 18,351 square feet front office area and a single-story 10,000 square foot rear warehouse area, approximately 31,500 square feet of outdoor fleet vehicle parking area, as well as an alternative landscape plan to provide screening of the outdoor fleet vehicle parking area through a combination of vegetation and fencing. The 3.0-acre site is located on the north line of Charles City Road, approximately 340 feet northwest of its intersection with Glen Alden Drive, on parcel 813-711-8407. The zoning is M-1C Light Industrial District (Conditional) and AS-0 Airport Safety Overlay District. County water and sewer. **(Varina)**

**Approved by the Director
03/27/2024**

The layout is in accordance with the proffered layout approved with REZ2023-00030 and shows the 25-foot landscape buffer provided along the property line adjacent to Charles City Road and the 50-foot transitional buffer along the eastern boundary of the site. The applicant has agreed to provide plantings meeting the quantities of the 25-foot buffer. In addition, plantings for the 50-foot transitional buffer will be met by existing vegetation and supplemental plantings as shown on the conceptual landscape plan.

As part of the request the applicant has agreed in writing that the outdoor heavy duty pavement area at the rear of the site will not be used for outdoor storage, but instead for the parking of the company's fleet vehicles. They have submitted an alternative landscape plan to screen this area. The plan depicts chain link fencing screened with a double staggered row of evergreen tree landscaping buffer along the western property line and existing vegetation for screening along the northern and eastern portion of the property lines.

The front portion of the building will be constructed of metal panels on either side of split face block that continues to the foundation. The middle portion of the building will be flanked by split face block eleven feet, 8 inches in height. The rear portion of the building will consist of metallic steel siding with two overhead doors and one pedestrian door.

A lighting plan proposes a maximum of ten freestanding light poles, twenty feet in height, which meet the proffered conditions.

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 REZ2023-00030 must be incorporated in this approval.
17. A plat for the widening of Charles City 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. 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.

(Staff Report by: Lisa Blankinship)

(Applicant's Representative: Steve King)

(Applicable Rezoning Cases and PUPS: REZ2023-00030)

Alternative Landscape Plan - Fence Height Plan

SUB-2023-10080
Jones Residence
– 9209 River Road

Vintage Hills for Justin Jones: Request for approval of an alternative landscape plan – fence height plan, as required by Chapter 24, Section 24-5404.B.5 and 5303.B of the Henrico County Code. The 1.06-acre site is located on the southeast corner of the intersection of River Road and Walsing Drive, on parcel 744-735-7660. The zoning is R-1 One-family Residence District. County water and sewer. **(Tuckahoe)**

Applicant has requested deferral to the April Agenda.

(Staff Report by: Kristin Smith)

(Applicant’s Representative: Justin Jones)

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