

1 Minutes of the regular monthly meeting of the Planning Commission of Henrico County
2 held in the County Administration Building in the Government Center at Parham and
3 Hungary Springs Roads beginning at 9:00 a.m. Wednesday, April 22, 2015.
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Members Present: Mr. Robert H. Witte, Jr., Chairman (Brookland)
Mr. C. W. Archer, C.P.C., Vice-Chairman (Fairfield)
Mr. Tommy Branin, (Three Chopt)
Mrs. Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Mr. Eric Leabough, C.P.C., (Varina)
Mr. R. Joseph Emerson, Jr., AICP,
Director of Planning, Secretary
Mrs. Patricia S. O'Bannon,
Board of Supervisors' Representative

Others Present: Ms. Jean Moore, Assistant Director of Planning
Ms. Leslie A. News, PLA, Principal Planner
Mr. Kevin D. Wilhite, C.P.C., AICP, County Planner
Mr. Michael F. Kennedy, County Planner
Ms. Christina L. Goggin, AICP, County Planner
Mr. Tony Greulich, C.P.C., County Planner
Mr. Matt Ward, County Planner
Mr. Gregory Garrison, AICP, County Planner
Mr. Lee Pambid, C.P.C., County Planner
Ms. Aimee B. Crady, AICP, County Planner
Ms. Sharon Smidler, Traffic Engineer
Ms. Logan Hamilton, Office Assistant/Recording Secretary

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6 **Mrs. Patricia S. O'Bannon, the Board of Supervisors' representative, abstains on**
7 **all cases unless otherwise noted.**
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9 Mr. Witte - Welcome to our Planning Commission meeting for April 2015.
10 This is the Subdivision and Plan of Development meeting. I ask that everyone silence or
11 turn off your cell phones. While you're doing that, please stand with us for the Pledge of
12 Allegiance.
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14 All members are present. I'd like to welcome and acknowledge Mrs. O'Bannon, our Board
15 of Supervisors' representative. She's a member of the Planning Commission, but generally
16 refrains from voting. With that I'll turn it over to our secretary, Mr. Emerson.
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18 Mr. Emerson - Thank you, Mr. Chairman. Before we begin today, I would like
19 to take the opportunity to note this is Student Government Day, and we do have a student
20 shadowing the Planning Department today. Mr. Blankinship is shepherding our student
21 around. Ben, if you would come forward and introduce our student and bring her forward
22 and let her say a few words as well.
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24 Mr. Blankinship - Thank you, Mr. Emerson. Good morning. I'd like to introduce
25 the Director of Planning. Tell us where you're from.

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27 Ana Andrade - I go to Tucker High School. I was born here. I'm a senior. I'm
28 interested in government, so I wanted to experience the field a little bit or planning because
29 that was my number one choice that I had. I'm excited to be here.

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31 Mr. Blankinship - Great. Well we're excited to have you. Welcome.

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33 Ana Andrade - Thank you.

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35 Mr. Emerson - With that, Mr. Chairman, we'll go into the first item on our
36 agenda, the requests for deferrals and withdrawals. Those will be presented by Ms. Leslie
37 News.

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39 Ms. News - Thank you, Mr. Secretary. Good morning, members of the
40 Commission. We have three requests for deferral on our agenda this morning. The first is
41 found on page 6 of your agenda and is located in the Varina District. This is POD2013-
42 00428, Family Dollar at 60 East Williamsburg Road. The applicant is requesting a deferral
43 to the July 22, 2015 meeting.

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45 *(Deferred from the March 25, 2015 Meeting)*

46 **PLAN OF DEVELOPMENT**

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POD2013-00428
Family Dollar at 60 E.
Williamsburg Road - 60 E.
Williamsburg Road (U.S.
Route 60)

Balzer and Associates, Inc. for Brick House Manner, LLC and Twin Rivers Capital, 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, 8,320 square-foot retail store. The 1.09-acre site is located at the northwest corner of the intersection of E. Williamsburg Road (U.S. Route 60) and Garland Avenue, on parcels 827-716-7805, 827-716-7107, and 827-716-8603. The zoning is B-1, Business District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

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49 Mr. Witte - Is there any opposition to the deferral of POD2013-00428,
50 Family Dollar at 60 East Williamsburg Road? I see none.

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52 Mr. Leabough - I move that POD2013-00428, Family Dollar at 60 East
53 Williamsburg Road, be deferred at the applicant's request to the July 22, 2015 meeting.

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55 Mr. Branin - Second.

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57 Mr. Witte - We have a motion by Mr. Leabough, a second by Mr. Branin.
58 All in favor say aye. All opposed say no. The ayes have it; the motion passes.

At the request of the applicant, the Planning Commission deferred POD2013-00428, Family Dollar at 60 East Williamsburg Road, to its July 22, 2015 meeting.

Ms. News - The next item is found on page 18 of your agenda and is located in the Three Chopt District. This is POD2015-00094, Innsbrook Commercial at 4101 Dominion Boulevard. The applicant is requesting a deferral to the May 27, 2015 meeting.

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00094
Innsbrook Commercial at
4101 Dominion Blvd –
4101 Dominion Blvd

Timmons Group for Doswell Properties, Inc. and Dominion GA, LLC: 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 demolish an existing one-story retail building, and construct a one-story 14,610 square foot building containing 4,200 square feet of medical office, 3,400 square feet of retail, and 7,010 square feet of restaurant with one drive-through facility. The 2.37-acre site is located at the northeast corner of the intersection of W. Broad Street and Dominion Blvd., on parcel 747-760-6472. The zoning is B-2C, Business District. County water and sewer. **(Three Chopt)**

Mr. Witte - Is there any opposition to the deferral of POD2015-00094, Innsbrook Commercial at 4101 Dominion Boulevard? I see none.

Mr. Branin - Mr. Chairman, I'd like to move that POD2015-00094, Innsbrook Commercial at 4101 Dominion Boulevard, be deferred to the May 27, 2015 meeting per the applicant's request.

Mr. Archer - Second.

Mr. Witte - We have a motion by Mr. Branin, a second by Mr. Archer. All in favor say aye. All opposed say no. The ayes have it; the motion passes.

At the request of the applicant, the Planning Commission deferred POD2015-00094, Innsbrook Commercial at 4101 Dominion Boulevard, to its May 27, 2015 meeting.

Ms. News - Next on page 22 of your agenda and located in the Tuckahoe District is POD2015-00089, Second Baptist Church – Family Life Center Addition. The applicant is requesting a deferral to the May 27, 2015 meeting.

94 **PLAN OF DEVELOPMENT AND MASTER PLAN**

95 POD2015-00089
Second Baptist Church –
Family Life Center
Addition – 9614 River
Road

Draper Aden Associates for Second Baptist Church
TRS: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to authorize construction of a 28,200 square foot, one and two-story, Family Life Center building addition, and demolition of 2 one-story classroom buildings, as well as revisions and additions to eastern, western and Spencer Hall parking areas. The proposed master plan for a future phase would permit the demolition of 2 additional one-story classroom buildings and the construction of additional parking spaces. The 10.56-acre site is located at the northeast corner of River Road and Gaskins Road, on parcels 743-737-0432 and 743-737-1972. The zoning is R-1, One-Family Residential District. County water and sewer. **(Tuckahoe)**

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97 Mr. Witte - Is there any opposition to the deferral of POD2015-00089,
98 Second Baptist Church – Family Life Center Addition? I see none.
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100 Mrs. Jones - Then I move that POD2015-00089, Second Baptist Church –
101 Family Life Center Addition, be deferred at the applicant's request to the May 27th
102 meeting.
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104 Mr. Archer - Second.
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106 Mr. Witte - We have a motion by Mrs. Jones, a second by Mr. Archer. All
107 in favor say aye. All opposed say no. The ayes have it; the motion passes.
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109 At the request of the applicant, the Planning Commission deferred POD2015-00089,
110 Second Baptist Church – Family Life Center Addition, to its May 27, 2015 meeting.
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112 Ms. News - Staff is not aware of any further requests.
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114 Mr. Emerson - Mr. Chairman, if the Commission has no further deferral
115 requests, we'll move on to the next item on the agenda, which are the expedited items.
116 Those will also be presented by Ms. News.
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118 Ms. News - We have four items on our expedited agenda this morning. The first is found
119 on page 3 of your agenda and is located in the Three Chopt District. This is transfer of
120 approval for POD-42-06. This is a portion of a POD for West Broad Village Phases 1 and
121 2. Staff recommends approval.
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TRANSFER OF APPROVAL

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POD-42-06 (pt.)
POD2014-00437,
POD2014-00440,
POD2014-00441,
POD2014-00442,
POD2014-00443,
POD2014-00444,
POD2014-00445,
POD2014-00447
West Broad Village
Phases 1 and 2: Phase 1
(Block A5 - Whole Foods);
Phase 1 (Wells Fargo);
Phase 2 (Blocks A1, A2,
A3, A4, A7, A8, A12, and
A13); Phase 2 (Block A6 -
South University); Phase 2
(Deck P1); Phase 2 (Deck
P2); Phase 2 (Deck P4);
and, Phase 1 and 2
(Common Area) - W.
Broad Street (U.S. Route
250)

Nathan Hilbig for Excel Trust, LP dba Excel WBV III, LLC and Excel WBV V, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from West Broad Village, LLC, West Broad Village II, LLC, Unicorp National Developments, Inc., West Broad Village III, LLC, and West Broad Village V, LLC to Excel Trust, LP dba Excel WBV III, LLC and Excel WBV V, LLC. The 28.268-acre site is located on the south line of West Broad Street (U.S. Route 250) at its intersection with Brownstone Boulevard (private), Whittall Way (private), and Gathering Place (private), on parcels 743-760-5663, 743-760-8386, 742-760-4589, 743-760-5039, 742-760-4596, 743-760-0981, 742-760-3161, and 743-760-2155. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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Mr. Witte - Is there any opposition to POD-42-06, etcetera, West Broad Village? I see none.

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Mr. Branin - I think I'm going to do it even better and just stick to the name.
Mr. Chairman, I would like to move that transfer of approval POD-42-06, West Broad Village Phase 1 and 2, be approved on the expedited agenda.

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Mr. Leabough - Second.

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Mr. Witte - We have a motion by Mr. Branin, a second by Mr. Leabough. All in favor say aye. All opposed say no. The ayes have it; the motion passes.

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The Planning Commission approved the transfer of approval request for POD-42-06, West Broad Village Phases 1 and 2, from West Broad Village, LLC, West Broad Village II, LLC, Unicorp National Developments, Inc., West Broad Village III, LLC, and West Broad Village V, LLC to Excel Trust, LP dba Excel WBV III, LLC and Excel WBV V, LLC, subject to the standard and added conditions previously approved.

Ms. News - The next item is on page 4 of your agenda and located in the Three Chopt District. This is a transfer of approval for POD-22-08, Kona Grill at West Broad Village. Staff recommends approval.

TRANSFER OF APPROVAL

POD-22-08
POD2014-00450
Kona Grill at West Broad
Village - 11221 W. Broad
Street (U.S. Route 250)

Nathan Hilbig for Excel Trust, LP dba Excel WBV V, LLC and Centre Builders: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from West Broad Village, LLC, West Broad Village II, LLC, and West Broad Village V, LLC to Excel Trust, LP dba Excel WBV V, LLC. The 0.259-acre site is located on the south line of W. Broad Street (U.S. Route 250) and the north line of Back Street (private) at the intersection of Gathering Place (private), on parcel 743-760-3695. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Mr. Witte - Is there any opposition to POD-22-08 (POD2014-00450), Kona Grill at West Broad Village? I see none.

Mr. Branin - Mr. Chairman, I move that transfer of approval POD-22-08 (POD2014-00450), Kona Grill at West Broad Village, be approved on the expedited agenda.

Mrs. Jones - Second.

Mr. Witte - We have a motion by Mr. Branin, a second by Mrs. Jones. All in favor say aye. All opposed say no. The ayes have it; the motion passes.

The Planning Commission approved the transfer of approval request for POD-22-08 (POD2014-00450), Kona Grill at West Broad Village, from West Broad Village, LLC, West Broad Village II, LLC, and West Broad Village V, LLC to Excel Trust, LP dba Excel WBV V, LLC, subject to the standard and added conditions previously approved.

Ms. News - Next on page 5 of your agenda and located in the Three Chopt District is a transfer of approval for POD-50-78. This is a portion of a POD for Wythe Building at Forest Office Park, which was formerly the Koger Executive Center. Staff recommends approval.

180 **TRANSFER OF APPROVAL**

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POD-50-78 (pt.)
POD2010-00117
Wythe Building at Forest
Office Park (Formerly
Koger Executive Center) -
1604 Santa Rosa Road

CB Richard Ellis for NNN Forest Office Park, LLC, et al.:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Koger
Properties, Inc. to NNN Forest Office Park, LLC, et al. The
3.97-acre site is located on the west side of Santa Rosa
Road, approximately 1,300 feet north of Three Chopt Road,
on parcel 758-744-4968. The zoning is O-2, Office District.
County water and sewer. **(Three Chopt)**

Mr. Witte - Is there any opposition to POD-50-78 (pt.) (POD2010-00117),
Wythe Building at Forest Office Park (formerly Koger Executive Center)? I see none.

Mr. Branin - I am very happy to ask that the transfer of approval POD-50-
78 (pt.) (POD2010-00117), Wythe Building at Forest Office Park (formerly Koger Executive
Center), be approved on the expedited agenda.

Mr. Leabough - Second.

Mr. Witte - We have a motion by Mr. Branin, a second by Mr. Leabough.
All in favor say aye. All opposed say no. The ayes have it; the motion passes.

The Planning Commission approved the transfer of approval request for POD-50-78 (pt.)
(POD2010-00117), Wythe Building at Forest Office Park (formerly Koger Executive
Center), from Koger Properties, Inc. to NNN Forest Office Park, LLC, et al, subject to the
standard and added conditions previously approved.

Ms. News - The final item is found on page 24 of your agenda and is
located in the Varina District. This is POD2015-00090, Popeye's at Ashley Furniture
Station. Staff recommends approval.

PLAN OF DEVELOPMENT

POD2015-00090
Popeye's at Ashley
Furniture Station- 4410 S
Laburnum Ave

**Balzer and Associates, Inc. for Laburnum Richmond
Center LLC and Richpop 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 3,185 square foot restaurant with drive-through
facilities on an outparcel in an existing shopping center. The
0.63-acre site is located on the south line of S. Laburnum
Avenue, approximately 250 feet east of the intersection of
Gay Avenue and S. Laburnum Avenue, on part of parcel
813-717-9069. The zoning is B-2C, Business District and
ASO, Airport Safety Overlay District. County water and
sewer. **(Varina)**

Mr. Witte - Is there any opposition to POD2015-00090, Popeye's at Ashley Furniture Station? I see none.

Mr. Leabough - With that I move that POD2015-00090, Popeye's at Ashley Furniture Station, be approved subject to standard conditions for developments of this type, annotations on the plans, and the additional conditions as noted on the agenda, numbers 29 through 37.

Mrs. Jones - Second.

Mr. Witte - We have a motion by Mr. Leabough, a second by Mrs. Jones. All in favor say aye. All opposed say no. The ayes have it; the motion passes.

The Planning Commission approved POD2015-00090, Popeye's at Ashley Furniture Station, subject to the annotations on the plans, the standard conditions attached to these minutes for developments of this type, and the following additional conditions:

29. Only retail business establishments permitted in a B-2 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-51C-06 shall be incorporated in this approval.
34. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
35. 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 shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
36. 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.
37. 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.

Ms. News - That completes our expedited agenda.

Mr. Witte - Thank you.

Mr. Emerson - Mr. Chairman, we now move on to Subdivision Extensions of Conditional Approval. Those will be presented by Mr. Lee Pambid. You also have an addendum item regarding Riverview Green on page 1 of your amended agenda.

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL
FOR INFORMATIONAL PURPOSES ONLY**

| Subdivision | Original No. of Lots | Remaining Lots | Previous Extensions | Magisterial District | Recommended Extension |
|---|----------------------------|-------------------|------------------------|-------------------------|--------------------------|
| SUB2011-00024 (SUB-004-11) Broadus Glen (April 2011 Plan) | 34 | 34 | 3 | Fairfield | 4/22/2016 |
| SUB2013-00040 Short Pump Manor at Bacova (April 2013 Plan) | 89 | 11 | 1 | Three Chopt | 4/22/2016 |

ADDED SUBDIVISION WITHDRAWAL REQUEST

| Subdivision | Original No. of Lots | Remaining Lots | Previous Extensions | Magisterial District |
|--|----------------------------|-------------------|------------------------|-------------------------|
| SUB2009-00041 (SUB-05-09) Riverview Green Phase I (April 2009 Plan) | 47 | 6 | 4 | Brookland |

Mr. Witte - Excuse me a minute. I would like to welcome Mr. Strong from the media. Thank you.

Mr. Pambid - Good morning, Mr. Chairman, members of the Planning Commission. This map indicates the location of two subdivisions that are presented for extensions of conditional approval. They are eligible for a one-year extension to April 22, 2016. This is for informational purposes only and does not require Commission action at this time.

Also indicated on the map and on page 1 of your addendum is the location of one subdivision presented for a withdrawal of conditional approval pursuant to the previous property owner's request. The property is now owned by the County of Henrico, and is part of the proposed Greenwood Park. This withdrawal requires action by the Planning Commission.

281 This concludes my presentation. Staff can now field any questions you may have regarding
282 these.

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284 Mr. Witte - Any questions for the staff? Is there any opposition? I see
285 none. In that case, I move approval of the withdrawal request of SUB2009-00041,
286 Riverview Green Phase 1, at the request of the applicant.

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288 Mr. Branin - Second.

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290 Mr. Witte - We have a motion by Mr. Witte, a second by Mr. Branin. All in
291 favor say aye. All opposed say no. The ayes have it; the motion passes.

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293 The Planning Commission approved the withdrawal of SUB2009-00041, Riverview Green
294 Phase I (April 2009 Plan).

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296 Mr. Emerson - Mr. Chairman, we now move to your regular agenda, page 8,
297 POD2015-00058. The staff report will be presented by Ms. Christina Goggin.

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299 **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

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POD2015-00058
Henrico Doctors' Hospital
– Women's Center
Expansion & Renovation –
1602 Skipwith Road
(POD-09-73, POD-01-76,
and POD-13-87 Revised)

Gresham Smith & Partners for HCA Health Services of Virginia, Inc.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 2-story 17,732 square foot addition and façade renovation to an existing hospital building to convert semi-private rooms to private rooms. The 1.5 acre portion of the 30.45-acre overall site is located on the southwest corner of the intersection of Forest Avenue and Skipwith Road, on parts of parcels 760-745-7807 and 761-745-3004. The zoning is O-3, Office District and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

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303 Mr. Witte - Is there any opposition to POD2015-00058, Henrico Doctors'
304 Hospital – Women's Center Expansion and Renovation?

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306 Mrs. O'Bannon - I need to recuse myself from any discussion. I know I'm going
307 to abstain, but I do need to recuse myself for interest of my husband.

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309 Mr. Witte - Thank you, ma'am. I see no opposition.

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311 Ms. Goggin - Good morning. This proposal is to construct a two-story
312 addition to an existing hospital building, which is the Women's Pavilion, as well as a facade
313 renovation to the north side of the building facing Forest Avenue.

Currently, most women's services are scattered throughout the hospital. This upgrade will consolidate them all into one tower. The hospital's twenty neonatal intensive care unit beds and twenty progressive nursery beds are now in a ward-style setup. The renovations will give each bed a private room with specific space for twins, triplets, and quadruplets. In addition to functional upgrades, the aesthetic upgrades will include providing a separate entrance to the hospital specifically for the Women's Center, building a new lobby, and remodeling the post-labor and delivery area with higher-end finishes. This additional will enable the hospital to convert semi-private rooms to private rooms with no net increases in beds.

The facade renovation will utilize brick that matches the existing building with sandstone accents, aluminum curtain walls to allow natural light to access the public spaces within the building, and exposed steel and glass canopy similar to the emergency room canopy addition from 2008.

In addition to the building expansion and building renovation, the hospital proposes closing two and relocating one of the existing entrances on Forest Avenue. This is one of the entrances right here that's being closed. This is the relocated entrance. This entrance is being closed, and this entrance is being closed. The reconfiguration of the existing parking lot provides a canopy drop-off for the Women's Center, which is right here. A traffic circle will be provided to allow people to turn around and circle back around to use this parking deck instead of having to circle completely around the hospital like they're had to do to access that parking deck in the past.

The applicant has submitted a lighting plan with their plan of development for Planning Commission review and approval. The applicant proposes LED lights on 20-foot-tall poles with 2-foot bases. The lighting engineer has verified that the LED fixtures are being provided with a color temperature of 4,000k, which is consistent with the color of the existing metal halide fixtures currently used on the campus.

Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions 11B and 29 through 34 in the agenda. The engineer Matt Lakey is here should you have any questions for him. And Tommy Ladd from HCA is here as well should you have any questions for him. Thank you.

Mr. Witte - Any questions from the Commission? I see none.

Mr. Branin - Just a quick comment. I want to compliment Henrico Doctors' on constantly improving their campus and maintaining a high quality. Also, to my fellow Commissioners, this is one of the first times we've seen the LEDs being introduced into a lighting plan. Interesting note.

With that, Mr. Chairman, I'd like to move—I don't have any questions for the applicant or staff. I'd like to move that POD2015-00058, Henrico Doctors' Hospital – Women's Center Expansion and Renovation, be approved subject to annotations on the plan, standard

conditions for developments of this type, and the following additional conditions 11B and 29 through 24.

Mrs. Jones - Second.

Mr. Witte - We have a motion by Mr. Branin, a second by Mrs. Jones. All in favor say aye. All opposed say no. The ayes have it; the motion passes.

The Planning Commission approved the plan of development and lighting plan for POD2015-00058, Henrico Doctors' Hospital – Women's Center Expansion and Renovation, subject to the annotations on the plans, the standard conditions attached to these minutes for developments of this type, and the following additional conditions:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The right-of-way for widening of Forest Avenue as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. A concrete sidewalk meeting County standards shall be provided along the south side of Forest Avenue.
31. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
32. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
33. 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.
34. 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.

Mr. Emerson - Mr. Chairman, we now move on page 10 of your regular agenda and page 1 of your amended agenda for POD2015-00066. The staff report will be presented by Mr. Mike Kennedy.

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00066
Sadler Crossing – 4506
Sadler Road

Bay Companies, Inc. for ME Sadler LLC and Eagle Construction of VA, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 44 three-story residential townhouse units for sale and 16 two-story detached residential condominium units for sale. The 12.99-acre site is located on the west line of Sadler Grove Road at its intersection with Sadler Road and the north line of Dublin Road approximately 100 feet west of Glasgow Road, on parcels 746-764-5580, 746-764-0658, 746-765-4631, and 746-765-4206. The zoning is RTHC Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

Mr. Witte - Is there any opposition to POD2015-00066, Sadler Crossing?
We have opposition. How would you like to proceed, sir?

Mr. Branin - Mr. Kennedy can give his presentation, and then we'll hear the opposition.

Mr. Kennedy - Good morning, Commissioners.

Since approval of the zoning case with this schematic master plan, the developer has submitted revised construction plans that address staff's concerns regarding the schematic layout of parking along the future condominium section; they rearranged the orientation so there is adequate maneuverability. The new plan also identifies the location of the proffered fence along the townhouse section. The accommodation of landscaping is as proffered.

In addition, the developer has agreed to a condition that provides a profile for the future road section that the County is constructing in the future. The profile will adjust the grading on the site because the additional landscaping will need additional grading area.

In addition, the developer has agreed to annotations on the plans to relocate the storm sewer and out of the buffer along the Dublin Road section of the site.

Finally, there was an annotation on the plan for conditions added to the agenda. The added condition reflects staff's concerns regarding the construction of the condominiums on the north side of new Sadler Road prior to the vacation of the easement serving the King property. I'd like to show you that plan. The easement serving the King property is right

439 here. She has an access easement that runs fifteen feet in width along here. It's called
440 Wonder Lane. It goes out to the existing Sadler Road. The condition states that
441 construction plans for the condominiums located north of New Sadler Road shall not be
442 approved until the access easement, known as Wonder Lane, is either terminated,
443 relocated to a location acceptable to the current owner, or is vacated.

444
445 Mr. Emerson - Shall not be approved. You said "shall be approved." Shall not
446 be approved.

447
448 Mr. Kennedy - Shall not be approved.

449
450 The condition is a little bit stronger than the wording in the proffers. The proffers actually
451 say that no building permit will be issued. We wanted to make sure in the condition that
452 we would not interrupt the access to Mrs. King's property until such time as it was
453 relocated.

454
455 With that, staff can recommend approval. If you have any questions, I'll be happy to answer
456 them.

457
458 Mr. Witte - Any questions by the Commission? Mr. Branin.

459
460 Mr. Branin - Mrs. King?

461
462 Mrs. King - Good morning.

463
464 Mr. Branin - Good morning. How are you this morning?

465
466 Mrs. King - A little tough. I have RA and lupus, so mornings are not so
467 good for me. But thank you for asking.

468
469 Mr. Witte - Please state your name.

470
471 Mrs. King - I'm Christina King. I own 11311 Wonder Lane. I use the right-
472 of-way for Wonder Lane.

473
474 Mr. Branin - You may not have been able to hear everything that Mr.
475 Kennedy said. We have asked to change the language that was in the original zoning.
476 Now at POD there will be no construction in that area that adjoins you, which is the
477 language that we wanted. Basically, they're going to break into two phases.

478
479 Mrs. King - Does that mean no trees coming down, no—

480
481 Mr. Branin - No construction in that area until it's been resolved.

482
483 Mrs. King - Okay.

484

Mr. Branin - Now your questions, because I just wanted to make sure you understood.

Mrs. King - I couldn't hear.

Mr. Branin - Yes, I didn't think you could because I saw you lean in.

Mrs. King - Thank you. All right, I do have a few things I need to ask or bring to attention. In this area right here—we still have not come to an agreement, by the way. I am excited to and I hope to, obviously why I didn't opposed the rezoning

Right here is one of the things that we are discussion for, a 50-foot right-of-way with fee simple to be dedicated to the County whenever my land is developed in the future. It's one of the things—I don't understand why it wasn't brought up before in the rezoning by the developer. I don't know. Nate or Eagle, whatever. Nonetheless, I don't know why it wasn't brought up then, so I need to bring it up now because I believe Traffic will have to get involved, Engineering. That is one of the things of relocating the Wonder Lane easement to this area where there will be a 50-foot right-of way with fee simple connecting through here to Sadler Road.

Mr. Branin - That was one.

Mrs. King - Yes. The other one is a fence going the perimeter of my property. Yes, that is a private agreement because it will be on my land. But my concern is if they start building to the south of me. I know you said they can't build until there's something's done with the right-of-way to the east of me. But to the south of me, I'm concerned because it's right in my backyard the way my house is situated. I'm wondering if you all wouldn't mind somehow putting some type of proffer where that part of fence will go up before they start developing there.

Mr. Branin - I can tell you, Mrs. King, in regards to one, and we'll have the developer come up and speak as well. The fifty-feet that you're asking for from your property onto Sadler Road, the County said that that doesn't meet our criteria and would be dangerous for people on Sadler Road, as well as yourself. When that was presented by Eagle, that was denied by the County.

Mr. Emerson - I think that's correct, Mr. Branin. We may want to ask staff about that, but I recall something about that easement moving towards the curb. Mr. Kennedy, was that not considered and it did not meet access standards?

Mr. Kennedy - It did not meet access management standards.

Mr. Emerson - Okay.

Mrs. King - Okay, I was told different. Okay. So I guess I'll address that after the meeting elsewhere. I don't know. It was explained that it wouldn't be a problem

531 with Engineering. It was explained that it should be brought up again here since they didn't
532 bring it up. But you guys are telling me different.

533
534 Mr. Branin - For them to do their design, I'm sure it wasn't tough for them
535 to draw some lines on a piece of paper. But for it to meet County standards, it doesn't
536 because of the curve in the road.

537
538 Mrs. King - Because of the curve. Okay. I'll have to look at that again then.

539
540 The other thing, I don't know if this—this is new for me. My dad used to do surveys. He
541 measured the property lines. It's thirty feet shy on my property extended on theirs. So I'm
542 going to have to pay someone, I believe, to kick up the corners, since he's not a surveyor
543 anymore. I don't know if that has anything to do with Planning, how that would work on
544 your part.

545
546 Those are all the things I needed to bring up to you today.

547
548 Mr. Branin - Okay.

549
550 Mrs. King - Thank you.

551
552 Mr. Branin - Thank you, ma'am.

553
554 Mr. Emerson - Mr. Branin, I think we might want a little clarity on the new
555 condition. Ms. News, could you come up and just go over that condition, because I believe
556 it does allow construction as long as it doesn't interfere with the use of the easement. If I
557 remember it correctly, what we talked about prior to the meeting.

558
559 Ms. News - We talked about several conditions, sir, but the one that's in
560 the agenda would not allow for any construction approval until this issue is worked out
561 because we needed to figure out where the location was going to be for the easement and
562 make sure that the easement wouldn't conflict with the layout of the drives and the buffers
563 and the other things that need to happen.

564
565 Mr. Emerson - Okay, I just wanted to make sure we were clear on that
566 condition, because we did have, I believe, three we were considering.

567
568 Ms. News - Right. Yes, we did, but the one that's actually listed in the
569 agenda is the one that said this would be worked out completely before the plans were
570 signed. We did tell the applicant that they could be working towards having their
571 construction plans approved. They just wouldn't be signed until that issue was worked out.

572
573 Mr. Branin - May I hear from the applicant?

574

575 Mr. Condlin - Mr. Chairman, members of the Commission, my name is Andy
576 Condlin, here on behalf of ME Sadler regarding the POD request before you. I don't know
577 if you have any questions.

578
579 Mr. Branin - Yes. I just want you to address two things before your
580 presentation.

581
582 Mr. Condlin - No, I don't have a presentation, so that's good.

583
584 Mr. Branin - You understand the conditions with breaking it out into two
585 phases.

586
587 Mr. Condlin - My understanding from staff is that we can submit all of the
588 construction plans, have everything ready to go, but that second phase can be sitting,
589 waiting for signature as soon as we get everything worked out.

590
591 Mr. Branin - Do you believe you've agreed to a fence line along Mrs. King's
592 property?

593
594 Mr. Condlin - We haven't come to a final agreement on all points. That's one
595 of the proposals. I don't see any problem with that, but that's on her property, and we also
596 have buffers along the entire width of that property as well. So that should provide enough
597 protection. Hopefully, we'll be able to come to an agreement. We think we're really close.

598
599 Mr. Branin - I do want to make sure that's addressed.

600
601 Mr. Condlin - I'll be taking care of it.

602
603 Mr. Witte - Any questions by the Commission?

604
605 Mr. Branin - Okay. With that, Mr. Chairman, I'd like to move that POD2015-
606 00066, Sadler Crossing, be approved with annotations on the plans, standard conditions
607 for developments of this type, and the following additional conditions 9 amended, 11B, and
608 29 through 37, with a note that the additional condition—would that end up being 38?

609
610 Mr. Emerson - Yes.

611
612 Mr. Branin - With additional condition 38 that was discussed today.

613
614 Mr. Leabough - Second.

615
616 Mr. Witte - We have a motion by Mr. Branin, a second by Mr. Leabough.
617 All in favor say aye. All opposed say no. The ayes have it; the motion passes.

618

The Planning Commission approved POD2015-00066, Sadler Crossing, subject to the annotations on the plans, the standard conditions attached to these minutes for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The subdivision plat for Sadler Crossing shall be recorded before any building permits are issued.
30. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
31. A concrete sidewalk meeting County standards shall be provided along the west side of Dublin Road.
32. The proffers approved as a part of zoning case REZ2015-00003 shall be incorporated in this approval.
33. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall 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 shall 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.
34. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall 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 County standards.
35. 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.
36. 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.

37. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.

38. **ADDED** - Construction plans for the detached condominiums located north of "New" Sadler Drive shall not be approved until the access easement known as Wonder Lane is either terminated or relocated to a location acceptable to the current easement holder or in accordance with a court order.

Mr. Emerson - Mr. Chairman, we now move along to page 13 of your regular agenda and page 2 of your amended agenda for POD2015-00091. The staff report will be presented by Mr. Mike Kennedy. I believe time limits also need to be waived.

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00091
Ample Self-Storage at
Brook Run – 5500 Brook
Road

Bay Companies, Inc. for Ample Storage Lake Worth, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 2, two-story self-service storage buildings totaling 118,378 square feet. The 3.79-acre site is located along the west line of Brook Road (U.S. Route 1), on the southwest corner of the intersection of Brook Run Drive (private) and Brook Road, on parcel 784-746-8660. The zoning is B-3C, Business District. County water and sewer. **(Fairfield)**

Mr. Witte - Is there any opposition to POD2015-00091, Ample Self-Storage at Brook Run? I see none.

Mr. Kennedy - Revised plans submitted by the applicant address staff's concerns regarding access control to the storage courtyard, as well as location and screening of HVAC equipment. Those were the primary issues we were concerned with. They've also provided additional fire hydrants related to the fire marshal's concerns regarding hose length. There is a buffer on the Brook Road side of the building and a buffer to the south side of the building. The fire marshal requested gates through the wall so they would have fire access. Those conditions have been met.

With that, staff can recommend approval of the plan.

Mr. Witte - Are there any questions by the Commission? Mr. Archer?

Mr. Archer - I'd like to hear from the applicant for a moment.

Mr. Witte - Would the applicant please come down?

Mr. Caskie - Good morning, I'm Dan Caskie with Bay Companies. I also have Terry Wethington here with Ample Storage.

700
701 Mr. Archer - Good morning, Mr. Caskie.
702
703 Mr. Caskie - Good morning.
704
705 Mr. Archer - I didn't have so much of a question, but wanted to sort of give
706 an explanation to my colleagues here as to we were able to arrive at a plan that staff could
707 offer approval to. I guess what I want to say is we have more of these coming up. And
708 probably some of the same issues may arise, particularly as they pertain to traffic
709 circulation and so forth. I guess I just wanted to prepare you to be able to address those
710 issues first when these future ones come up.
711
712 Mr. Caskie - Yes sir, yes sir.
713
714 Mr. Archer - I appreciate the fact that you and Mr. Kennedy did a great job
715 in getting this together. We thank you for that.
716
717 Mr. Caskie - Thank you.
718
719 Mr. Archer - We sort of look at Ample as being—at least do—sort of the
720 crème de la crème of the storage business. So we expect it all to be first class, and I know
721 it will be.
722
723 Mr. Caskie - Absolutely.
724
725 Mr. Archer - All right. Thank you, sir.
726
727 Mr. Branin - Mr. Caskie, how many fire hydrants—if I may.
728
729 Mr. Archer - Yes, go ahead.
730
731 Mr. Branin - How many fire hydrants were added?
732
733 Mr. Caskie - We added one on the back of building B coming off of Brook
734 Run Drive. We had a dedicated hydrant at the front on the left side. We also have a
735 standard hydrant on the front of building A on the left side. And then we added one all the
736 way in the back of the courtyard between buildings A and B. So I think we added one; we
737 moved others around. And added some fire lanes and things like that.
738
739 Mr. Branin - That's what I was going say. And fire lanes all the way around
740 because it's pointless to add a fire hydrant if we didn't have fire lanes.
741
742 Mr. Caskie - That's right, that's right. We striped areas and added some—
743 at the end of the courtyard, we have a couple fire lanes on either side, as well as at the
744 end of the parking lot in the front.
745

746 Mr. Archer - Mrs. Jones.
747

748 Mrs. Jones - I have a quick question also, if you're finished, Mr. Branin. Are
749 you finished?
750

751 Mr. Branin - I am. I want to commend Mr. Archer because I never had given
752 that much thought, but that's pretty important.
753

754 Mr. Archer - Commend Mr. Kennedy also.
755

756 Mr. Branin - I try not to commend Mr. Kennedy.
757

758 Mrs. Jones - My question has to do with the circulation problems that Mr.
759 Archer referenced. Can you walk through the reasons for that? Is it the placement of the
760 mechanicals and those kinds of things that have been problematic? Some of us may have
761 these kinds of issues coming up very quickly here.
762

763 Mr. Caskie - There is always a question of where the HVAC condenser unit
764 is going to go. Sometimes they go on the roof; sometimes they don't. This group prefers
765 not to put them on the roof if they can at all help from doing that because another hole in
766 the roof is another opportunity for leaking.
767

768 On this particular site, since we were right up against two buffers, we were limited to where
769 the condensers could go. On a building this large, you can't necessarily put them all at one
770 end because of the length of the condenser line. We had to place them in the courtyards,
771 and we put bollards up. And I think those were some of the circulation questions that came
772 up, how do we maintain circulation without those things getting run over.
773

774 Mrs. Jones - Everything is regulation size, and you didn't have to—
775

776 Mr. Caskie - Absolutely. We have a large courtyard. We have seventy-eight
777 feet there going from building to building.
778

779 Mrs. Jones - Okay. Well, this will be fun. Thank you.
780

781 Mr. Witte - Any other questions?
782

783 Mr. Archer - Does anybody else have one coming up in their district?
784

785 Mrs. Jones - Me.
786

787 Mr. Leabough - You?
788

789 Mr. Branin - I just had two go through.
790

791 Mr. Archer - Okay. Well one of the things—Mr. Kennedy explained this to
792 me yesterday, I believe it was, or maybe the day before. These are air conditioned units.
793 The reasons for not placing the units on the roof, as Mr. Caskie just stated, I think are valid
794 ones. But having them outside can sometimes create a little bit of havoc with patterning
795 the traffic. That was one of the things that had to be worked out. In the future, we just need
796 to be mindful of those. And I think they've done a good job in getting that ready. I'm done,
797 Mr. Caskie.

798

799 Mr. Caskie - Thank you.

800

801 Mr. Archer - Thank you.

802

803 Mr. Witte - Mr. Archer, you have the floor.

804

805 Mr. Archer - All right, thank you, sir. With that, Mr. Chairman, I will move for
806 approval of POD2015-00091, Ample Self-Storage at Brook Run

807

808 Mr. Witte - Waive the time limits

809

810 Mr. Archer - Oh, I'm sorry. And I just wrote that down.

811

812 Mr. Branin - Don't forget the time limits.

813

814 Mr. Archer - All right. I move to waive the time limits on POD2015-00091,
815 Ample Self-Storage at Brook Run.

816

817 Mrs. Jones - Second.

818

819 Mr. Witte - We have a motion by Mr. Archer, a second by Mrs. Jones. All
820 in favor say aye. All opposed say no. The ayes have it; the motion passes.

821

822 Mr. Archer - All right. I also move for approval of POD2015-00091, Ample
823 Self-Storage at Brook Run, subject to the standard conditions for developments of this
824 type, the additional conditions that are recommended which are 9 amended and 11B, and
825 also 29 through 39, and the new revised plan that was included in this morning's
826 addendum.

827

828 Mrs. Jones - Second.

829

830 Mr. Witte - We have a motion by Mr. Archer, a second by Mrs. Jones. All
831 in favor say aye. All opposed say no. The ayes have it; the motion passes.

832

833 The Planning Commission approved the plan of development and lighting plan for
834 POD2015-00091, Ample Self-Storage at Brook Run, subject to the annotations on the
835 plans, the standard conditions attached to these minutes for developments of this type,
836 and the following additional conditions:

- 837
838 9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of
839 Planning for review and Planning Commission approval prior to the issuance of any
840 occupancy permits.
- 841 11B. Prior to the approval of an electrical permit application and installation of the site
842 lighting equipment, a plan including light spread and intensity diagrams, and fixture
843 specifications and mounting heights details shall be revised as annotated on the staff
844 plan and included with the construction plans for final signature.
- 845 29. The right-of-way for widening of Brook Road (U.S. Route 1) and Wilmer Avenue as
846 shown on approved plans shall be dedicated to the County prior to any occupancy
847 permits being issued. The right-of-way dedication plat and any other required
848 information shall be submitted to the County Real Property Agent at least sixty (60)
849 days prior to requesting occupancy permits.
- 850 30. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be
851 approved by the Virginia Department of Transportation and the County.
- 852 31. A concrete sidewalk meeting VDOT standards shall be provided along the west
853 side of Brook Road (U.S. Route 1).
- 854 32. Details for the gate and locking device at the emergency access road shall be
855 submitted for review by the Traffic Engineer, Police and approved by the County
856 Fire Marshall. The owner or owner's contractor shall contact the County Fire
857 Marshall prior to completion of the fence installation to test and inspect the
858 operations of the gates. Evidence of the Fire Marshall's approval shall be provided
859 to the Department of Planning by the owner prior to issuance of occupancy permits.
- 860 33. There shall be no outdoor storage in moveable storage containers including, but
861 not limited to, cargo containers and portable on demand storage containers.
- 862 34. Outside storage shall not be permitted.
- 863 35. In order to maintain the effectiveness of the County's public safety radio
864 communications system within buildings, the owner will install radio equipment that
865 will allow for adequate radio coverage within the building, unless waived by the
866 Director of Planning. Compliance with the County's emergency communication
867 system shall be certified to the County by a communications consultant within ninety
868 (90) days of obtaining a certificate of occupancy. The County will be permitted to
869 perform communications testing in the building at anytime.
- 870 36. The conditions approved as a part of zoning case C-30C-88 shall be incorporated
871 in this approval.
- 872 37. The proffers approved as a part of zoning case PUP2014-00020 shall be
873 incorporated in this approval.
- 874 38. Approval of the construction plans by the Department of Public Works does not
875 establish the curb and gutter elevations along the Virginia Department of
876 Transportation maintained right-of-way. The elevations will be set by the contractor
877 and approved by the Virginia Department of Transportation.
- 878 39. The location of all existing and proposed utility and mechanical equipment
879 (including HVAC units, electric meters, junction and accessory boxes, transformers,
880 and generators) shall be identified on the landscape plans. All equipment shall be
881 screened by such measures as determined appropriate by the Director of Planning
882 or the Planning Commission at the time of plan approval.

Mr. Emerson - Mr. Chairman, we now move to page 16 of your regular agenda and page 2 of your amended agenda for POD2015-00088. The staff report will be presented by Mr. Greg Garrison.

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00088
Pleasants Hardware at
4400 W. Broad- 4400 W.
Broad Street

E.D. Lewis and Associates P.C. for Mark T. Motley and Sauer Properties Inc.: Request for approval of a plan of development **and lighting plan**, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish a 4,700 square foot building, and to renovate an existing 28,302 square foot building and construct a 24,220 square foot addition for a total 52,522 square foot, one-story hardware store, **including a 7,045 square foot second story office**. The 3.98-acre site is located east of West Broad Street, approximately 1,300 feet west of Westwood Avenue, on parcel 776-735-8125. An additional 0.76 acre portion of the site used primarily for parking is located in the City of Richmond, along West Broad Street. The zoning is M-1, Light Industrial District. City of Richmond water and sewer. **(Brookland)**

Mr. Witte - Is there any opposition to POD2015-00088, Pleasants Hardware at 4400 West Broad? I see none. Mr. Garrison.

Mr. Garrison - Good morning. The applicant is requesting approval to renovate the existing Motley's building and install new site lighting at 4400 West Broad Street. The front portion of the site, which is primarily parking, does lie within the City of Richmond. The existing 28,302-square-foot building will remain, and a brick facade and canopy are proposed to face West Broad Street. A small 4700-square-foot building in the rear will be replaced with a 24,220-square-foot addition to create a 52,522-square-foot hardware store.

The lighting plan is included in the staff plan. LED directional fixtures are proposed and will provide better, more consistent lighting throughout the site. The parking lot will also be replaced and brought up to current standards. The overall site will have more green space with a 31 percent reduction in impervious cover.

Staff can recommend approval subject to the annotations on the plans, standard conditions for developments of this type, with conditions 1 and 2 modified since water and sewer will be provided through the City of Richmond, and added conditions 29 through 31 with condition 11B added in your addendum.

Staff and representatives are available to answer any questions that you have.

914
915 Mr. Witte - Any questions by the Commission? Would the applicant please
916 come forward?
917

918 Mr. Lewis - Good morning. My name is Monte Lewis with ED Lewis and
919 Associations. I'm representing the applicant.
920

921 Mr. Witte - Mr. Lewis, I have just a question about the City of Richmond
922 situation. My understanding is that before anything will be done, all approvals and permits
923 will be acquired from the city?
924

925 Mr. Lewis - Yes sir. We don't have to go through their site plan process,
926 but we have to go through their permitting process for the entrance. We're modifying the
927 entrance so that it lines up with Shenandoah a little better. We're widening it because it's
928 way too narrow. We're putting in new islands. Mainly the site is pretty much impervious,
929 so we're adding a lot of green to it. Our sewer and water is coming from the city, so we're
930 applying for those permits also.
931

932 Mr. Witte - Okay. But all the permits from both localities will be in hand
933 before you start any—
934

935 Mr. Lewis - Before we start our site work, yes sir.
936

937 Mr. Witte - All right. I have no other questions. I will make a statement that
938 I think this is a wonderful improvement. I think it's going to be well accepted. I hope the
939 construction doesn't cause too many problems on Broad Street, but we'll deal with it. Any
940 other questions? Thank you, sir.
941

942 With that, I move approval of POD2015-00088, Pleasants Hardware at 4400 West Broad,
943 as presented, with the standard conditions for developments of this type, modified
944 conditions 1 and 2, and additional conditions 29 through 31.
945

946 Mr. Archer - Second.
947

948 Mr. Witte - We have a motion by Mr. Witte, a second by Mr. Archer. All in
949 favor say aye. All opposed say no. The ayes have it; the motion passes.
950

951 The Planning Commission approved the plan of developer and lighting plan for POD2015-
952 00088, Pleasants Hardware at 4400 West Broad, subject to the annotations on the plans,
953 the standard conditions attached to these minutes for developments of this type, and the
954 following additional conditions:
955

- 956 1. **MODIFIED** – The owner shall enter into any necessary contracts with the City of
957 Richmond Department of Public Utilities for connections to public water and sewer.
958 2. **MODIFIED** – The City of Richmond Department of Public Utilities shall approve the
959 plans for construction of public water and sewer, prior to beginning any construction

- 960 of these utilities. Evidence of approval of utilities should be provided prior to
961 issuance of a building permit
- 962 11B. **ADDED** - Prior to the approval of an electrical permit application and installation of
963 the site lighting equipment, a plan including light spread and intensity diagrams,
964 and fixture specifications and mounting heights details shall be revised as
965 annotated on the staff plan and included with the construction plans for final
966 signature.
- 967 29. There shall be no outdoor storage in moveable storage containers including, but
968 not limited to, cargo containers and portable on demand storage containers.
- 969 30. The location of all existing and proposed utility and mechanical equipment
970 (including HVAC units, electric meters, junction and accessory boxes, transformers,
971 and generators) shall be identified on the landscape plans. All equipment shall be
972 screened by such measures as determined appropriate by the Director of Planning
973 or the Planning Commission at the time of plan approval.
- 974 31. Evidence that the City of Richmond has reviewed and approved construction plans
975 for the portion of this site located within the City limits shall be provided prior to final
976 approval of construction plans by Henrico County.

977
978 Mr. Emerson - Mr. Chairman, we now move on to page 20 of your regular
979 agenda and page 3 of your amended agenda for POD2015-00087. Mr. Matt Ward will
980 present the staff report.

981
982 **PLAN OF DEVELOPMENT**

983
POD2015-00087
2909 Hungary Spring
Road Parking Lot Addition
– 2909 Hungary Spring
Road

**Willmark Engineering, PLC for Tempco Properties, LLC
and Earl Templeton:** Request for approval of a plan of
development, as required by Chapter 24, Section 24-106 of
the Henrico County Code, to construct a parking lot for an
existing one-story 845-square-foot office building. The 0.38-
acre site is located at the southeast corner of the
intersection of Hungary Spring Road and Shrader Road, on
parcel 765-752-4811. The zoning is O-1, Office District.
County water and sewer. **(Brookland)**

984
985 Mr. Witte - Is there any opposition to POD2015-00087, 2909 Hungary
986 Spring Road Parking Lot Addition? I see none. Mr. Ward.

987
988 Mr. Ward - Good morning. A one-story structure with a detached garage
989 here on site was originally built in 1941 as a residence. This proposal will develop the site
990 as an office use and meet the public parking lot regulations. The revised plan before you
991 and page 3 of your addendum shows all of the previous gravel areas here and the driveway
992 out to Shrader Road to be paved. Also, a public sidewalk will be installed to connect to the
993 existing sidewalk there at Hungary Spring Road.

995 Furthermore, the applicant also provided the required landscape material and the ten-foot
996 transitional buffer located between Cardinal Forest apartments to the east of the property,
997 as well as the interior green space requirements.
998

999 Based on all of these revisions, staff can now recommend approval because it meets all
1000 County requirements, and it's subject to the annotations on the plan, standard conditions
1001 for developments of this type, and conditions 29 through 33.
1002

1003 I'm happy to answer any questions. We do have Simon Mueller here with Willmark
1004 Engineering and the owner, Earl Templeton, if you have any questions for them.
1005

1006 Mr. Witte - Any questions by the Commission? I see none. I will say that
1007 I'm very happy that that corner is being improved to be similar to the other three corners.
1008 The mud path that's so widely used down Hungary Spring Road will be eliminated with a
1009 sidewalk.
1010

1011 With that, I move approval of POD2015-00087, 2909 Hungary Spring Road Parking Lot
1012 Addition, as presented, subject to the standard conditions for developments of this type,
1013 and additional conditions 29 through 33.
1014

1015 Mrs. Jones - And the revised site plan and revised recommendation in the
1016 addendum.
1017

1018 Mr. Witte - And the addendum.
1019

1020 Mr. Leabough - Second.
1021

1022 Mr. Witte - We have a motion by Mr. Witte, a second by Mr. Leabough. All
1023 in favor say aye. All opposed say no. The ayes have it; the motion passes.
1024

1025 The Planning Commission approved POD2015-00087, 2909 Hungary Spring Road
1026 Parking Lot Addition, subject to the annotations on the plans, the standard conditions
1027 attached to these minutes for developments of this type, and the following additional
1028 conditions:
1029

- 1030 29. A concrete sidewalk meeting County standards shall be provided along the south
1031 side of Shrader Road.
- 1032 30. Outside storage shall not be permitted.
- 1033 31. Approval of the construction plans by the Department of Public Works does not
1034 establish the curb and gutter elevations along the Henrico County maintained right-
1035 of-way. The elevations will be set by Henrico County.
- 1036 32. Evidence of a joint ingress/egress and maintenance agreement must be submitted
1037 to the Department of Planning and approved prior to issuance of a certificate of
1038 occupancy for this development.
- 1039 33. The location of all existing and proposed utility and mechanical equipment
1040 (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.

Mr. Emerson - Mr. Chairman, we now move on to page 26 of your regular agenda for POD2015-00095. The staff report will be presented by Ms. Aimee Crady.

LANDSCAPE PLAN

POD2015-00095
NuckolsPlace – 5400
Wyndham Forest Drive

Timmons Group for Ukrop's Super Markets, Inc. and Virginia Financial Investors, Inc.: 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 14.82 acre site is part of a 16.73-acre shopping center and is located on the south line of Wyndham Forest Drive, the east line of Nuckols Road, and the north line of Twin Hickory Road on parcel 746-773-8345. The zoning is B-2C, Business District. County water and sewer. **(Three Chopt)**

Mr. Witte - Is there any opposition to POD2015-00095, NuckolsPlace? I see none. Ms. Crady.

Ms. Crady - Good morning.

The Commission approved the plan of development and lighting plan for this site at the November 2014 Planning Commission hearing. The site currently consists of a vacant unfinished parking lot and related infrastructure previously developed under POD-22-06. The applicant proposes to move forward with the development of the site and brings the landscape plan for consideration in fulfillment of the proffered conditions and to address concerns brought forth during the review of the plan of development.

The perimeter buffer, which is outlined in the red on this plan, for the overall shopping center was partially installed in 2009 and 2010, particularly along Twin Hickory Road and along Preston Square. That was in compliance with a specific proffer of C-10C-04. The remaining landscaping along Twin Hickory Road and the parcels to the east, which have been more recently developed as Preston Square, must now be installed prior to the construction of any building on site per the timeline. Many of the deciduous trees along Twin Hickory Road did not survive due to the lack of maintenance, but they will be replaced and supplemented with this plan. Greenbelts for landscaping—thirty feet in width along Nuckols Road and twenty-five feet along Wyndham Forest Drive—are also shown on the proposed plan.

The interior landscape islands and building plant areas will be finalized during construction phases and once the tenant configuration has been finalized. A continuous hedgerow is shown along all road frontages where parking is adjacent to shield the headlights. And

1078 supplemental planting will be provided by the applicant for seasonal color, which will be in
1079 addition to the plantings shown on this plan. A concentration of evergreens has been
1080 placed to the side of building 5, which will be the anchor tenant. The applicant has also
1081 committed to adding tree wells along large areas of concrete in the fronts of buildings that
1082 we would see in a pedestrian-type development such as this.
1083

1084 A community meeting was held on the evening of Monday, March 30, 2015, at the Shady
1085 Grove YMCA following notification to all adjacent parcel owners and homeowners
1086 associations, including Preston Square and Wyndham Forest. There was good
1087 attendance.
1088

1089 While the proffers do not specifically address the quantity of plant material to be planted
1090 along this berm that is existing along Preston Square, the applicant proposes double the
1091 tree quantity for the standard transitional buffer requirement and proposes rapid-growth
1092 understory plantings as well.
1093

1094 Staff recommends approval subject to the annotations on the plans and the standard
1095 conditions for landscape plans. The applicant, Mr. Kevin Nielsen with Timmons Group and
1096 his representatives Roger Rodriguez and Neal Beasley, as well as Mitch Bowser, are
1097 available to answer any questions you may have. And I am happy to answer any questions
1098 you may have of staff.
1099

1100 Mr. Witte - Any questions by the Commission?
1101

1102 Mr. Branin - I have none for staff. I'd like to talk to the applicant.
1103

1104 Mr. Witte - Would the applicant please step forward?
1105

1106 Mr. Leabough - I have a quick question.
1107

1108 Ms. Crady - Sure.
1109

1110 Mr. Leabough - I know there were concerns raised regarding the loblolly pines.
1111 What were those concerns?
1112

1113 Ms. Crady - There were a couple of neighbors that came, and they just did
1114 not like the species.
1115

1116 Mr. Leabough - I didn't know if it was like an issue—
1117

1118 Ms. Crady - Some people don't like pine needles, I think.
1119

1120 Mr. Leabough - Just the pine needles.
1121

1122 Ms. Crady - Pine needles. And they do grow up to where the upper story of
 1123 the tree is where the foliage is. That's why the understory plantings are coming in, to fill in
 1124 the bottom. They grow rapidly and they're native, so they're a good choice.
 1125
 1126 Mr. Leabough - So the main concern was the screening at the base.
 1127
 1128 Mr. Branin - At the community meeting, they said they didn't like the pine
 1129 needles, and they just didn't like the way the loblollies looked.
 1130
 1131 Ms. Crady - The applicant is not proposing any new loblolly pines with this
 1132 plan.
 1133
 1134 Mr. Leabough - We see that a lot, that's why I'm asking these questions.
 1135
 1136 Ms. Crady - They're adding some other evergreen species. And the
 1137 applicant has been very flexible with staff's suggestions. We'll be continuing to diversify
 1138 the selection on that.
 1139
 1140 Mr. Archer - Much better than gumballs, by the way.
 1141
 1142 Mr. Witte - Amen to that.
 1143
 1144 Mrs. Jones - Can I ask one quick question about the comment about the
 1145 landscaping that had died because of lack of maintenance, which will be replaced with his
 1146 plan. There is no irrigation available or anything like that, is there?
 1147
 1148 Ms. Crady - The original POD was handled by another planner in 2006. I've
 1149 been told that there is irrigation in place but it was never turned on. The lack of
 1150 maintenance that happened here was the wires holding the deciduous trees on place were
 1151 never removed. So it actually choked the tree to the point where it grew over and snapped.
 1152 That's not something you can fix.
 1153
 1154 Mrs. Jones - All right. When the new plantings go in, obviously someone will
 1155 take a look at that irrigation and make sure that it's operational.
 1156
 1157 Ms. Crady - I imagine on an operating site rather than one that's a vacant
 1158 lot you would have more oversight.
 1159
 1160 Mrs. Jones - Sure. But someone is responsible for it.
 1161
 1162 Ms. Crady - Yes, always.
 1163
 1164 Mrs. Jones - Okay. Thank you.
 1165
 1166 Mr. Witte - Any other questions? Would the applicant come down please?
 1167

1168 Mr. Rodriguez - Good morning. I'm Roger Rodriguez with Timmons Group. I
1169 have Kevin Nielsen here representing the developer.

1170
1171 Mr. Branin - I am going to talk to Mr. Nielsen, but I want to thank Timmons
1172 for working so diligently with the neighbors on the mix of landscaping that they were
1173 desiring. And I would like to thank you as well for pushing forward. Because there is an
1174 existing neighborhood and because we have an empty lot that's been there for so long,
1175 we have special considerations as in some gardens that don't want to be shaded. We have
1176 fences that were moved and put onto this property line, which they're going to move and
1177 put back on the proper property line. There is a lot of dislike of loblolly pines. This case
1178 was interesting, at best. Thank you for being so conscientious in working with your
1179 neighbors.

1180
1181 At our community meeting, a bunch of people had asked what is going in here. You had
1182 said at that time you could not tell us. Are we still in limbo or has that been announced?

1183
1184 Mr. Nielsen - Kevin Nielsen. That's still not announced. We're still not able
1185 to disclose that.

1186
1187 Mr. Branin - Okay. I've been asked a couple of times and have made it
1188 clear—and I just want to make sure I'm right—that this is not going to be another
1189 Wegmans.

1190
1191 Mr. Nielsen - Correct.

1192
1193 Mr. Branin - I had someone else say that building is way too small to be a
1194 Wegmans. That's what I needed to know. That's it. Again, thank you for being so
1195 conscientious in working with your surrounding neighbors.

1196
1197 Mr. Nielsen - Thank you, sir.

1198
1199 Mr. Branin - Mr. Chairman, I would like to move that POD2015-00095,
1200 NuckolsPlace, be approved with standard conditions for landscape plans and annotations
1201 on the plans.

1202
1203 Mr. Leabough - Second.

1204
1205 Mr. Witte - We have a motion by Mr. Branin, a second by Mr. Leabough.
1206 All in favor say aye. All opposed say no. The ayes have it; the motion passes.

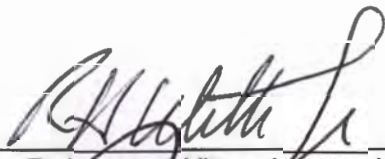
1207
1208 The Planning Commission approved the landscape plan for POD2015-00095,
1209 NuckolsPlace, subject to the standard conditions attached to these minutes for landscape
1210 plans.

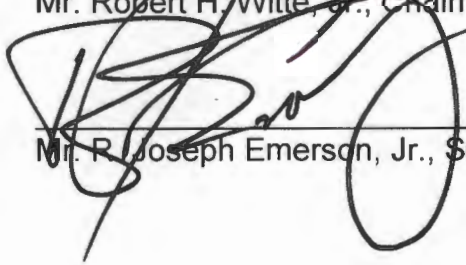
1212 Mr. Emerson - Mr. Chairman, we now move on to the next and final item on
 1213 the agenda, which is the consideration of the approval of your minutes of your March 25,
 1214 2015 meeting. I do not believe we have an errata sheet for these minutes.
 1215
 1216 APPROVAL OF MINUTES: March 25, 2015
 1217
 1218 Mrs. Jones - I move approval of the minutes as distributed.
 1219
 1220 Mr. Archer - Second.
 1221
 1222 Mr. Witte - We have a motion by Mrs. Jones, a second by Mr. Archer. All
 1223 in favor say aye. All opposed say no. The ayes have it; the motion passes.
 1224
 1225 The Planning Commission approved the March 22, 2015 minutes as distributed.
 1226
 1227 Mr. Emerson - Mr. Chairman, I have nothing further for the Commission this
 1228 morning.
 1229
 1230 Mr. Witte - I want to thank staff. Wonderful job, as usual. Do we have a
 1231 motion to adjourn?
 1232
 1233 Mr. Branin - Before we do that, we have a student that is shadowing today.
 1234 Can we ask if she has any questions that we can clarify?
 1235
 1236 Mr. Emerson - They just left to go to the jail tour.
 1237
 1238 Mr. Branin - Boy, she is shadowing.
 1239
 1240 Mr. Leabough - We're educating her on all elements of government.
 1241
 1242 Mr. Emerson - We like to encourage all of the students to go on the jail tour.
 1243 That's a very popular part of today's activities. I believe it stops at 11:00, so I know that's
 1244 their next stop on the agenda today.
 1245
 1246 Mr. Leabough - That's an interesting combination there.
 1247
 1248 Mr. Emerson - It is, it is.
 1249
 1250 Mr. Witte - The Planning Commission and jail.
 1251
 1252 Mr. Emerson - Well hopefully that didn't give any type of forbearance on that.
 1253
 1254 Mr. Witte - We'll entertain that motion again to adjourn.
 1255
 1256 Mr. Archer - So moved.
 1257

1258
1259
1260
1261
1262
1263
1264
1265

Mr. Leabough -

Second.



Mr. Robert H. Witte, Jr., Chairman


Mr. R. Joseph Emerson, Jr., Secretary