

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 Spring Roads beginning at 9:00 a.m. Wednesday, May 26, 2010.
4

Members Present: Mr. Ernest B. Vanarsdall, C.P.C., Chairman (Brookland)
Mr. C. W. Archer, C.P.C. Vice-Chairman (Fairfield)
Mrs. Bonnie-Leigh Jones, (Tuckahoe)
Mr. E. Ray Jernigan, C.P.C., (Varina)
Mr. Tommy Branin (Three Chopt)
Mr. R. Joseph Emerson, Jr., Director of Planning, Secretary
Mr. David A. Kaechele (Three Chopt)
Board of Supervisors Representative

Others Present: Mr. David D. O'Kelly, Assistant Director of Planning
Ms. Leslie A. News, CLA, 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, County Planner
Mr. Lee Pambid, C.P.C., County Planner
Ms. Aimee Berndt, County Planner
Mr. Tommy Catlett, Assistant Traffic Engineer
Mr. Jonathan W. Steele, G.I.S. Manager
Ms. Kim Vann, Henrico Police
Ms. Holly Zinn, Recording Secretary

5
6 **Mr. David A. Kaechele, the Board of Supervisors' representative, abstains from**
7 **voting on all cases unless otherwise noted.**
8

9 Mr. Vanarsdall - Good morning, everybody. Welcome to the Henrico County
10 Planning Commission for Subdivisions and Plans of Development. Glad to have you.
11 Good morning, fellow Commissioners, staff members over there, and a special good
12 morning to Mr. Kaechele on the end there, who represents the Board of Supervisors.
13

14 Mr. Kaechele - Good morning.

15
16 Mr. Vanarsdall - With that, I would like to ask everyone to stand and **Pledge**
17 **Allegiance to the Flag.**
18

19 Mr. Vanarsdall - Thank you. Is anyone from the news media here? There
20 usually isn't, but I have to ask anyway. Good morning, Mr. Emerson.
21

22 Mr. Emerson - Good morning, Mr. Chairman.
23

Mr. Vanarsdall - Mr. Emerson is our Director of Planning and secretary, so we'll turn the meeting over to him.

Mr. Emerson - Thank you, Mr. Chairman. The first item on your agenda this morning is the requests for deferrals and withdrawals. Those will be presented by Ms. Leslie News.

Mr. Vanarsdall - Good morning, Ms. News.

Ms. News - Good morning, Mr. Chairman, members of the Commission. Staff has not received any requests for deferrals or withdrawals for this meeting.

Mr. Emerson - Mr. Chairman, if the Commission does not have any deferrals to add to that list, we'll move on to the next item, which is the expedited agenda, which also will be presented by Ms. Leslie News.

Ms. News - There are 10 items on our expedited agenda this morning. The first item is found on page 4 of your agenda and is located in the Three Chopt District. This is a transfer of approval for POD-78-99, Pier 1 Imports at Brookhollow Center. Staff recommends approval.

TRANSFER OF APPROVAL

POD-78-99 POD2010-00088 Pier 1 Imports at Brookhollow Center – 11114 W. Broad Street (U.S. Route 250)	Peter Apostal for Apostal Partners Virginia, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from S & K Famous Brands and BR of Wisconsin 24, LLC to Apostal Partners Virginia, LLC. The 2.32-acre site is located on the northeast corner at the intersection of W. Broad Street (U.S. Route 250) and Brookriver Drive, on parcel 743-761-7135. The zoning is M-1, Light Industrial District and WBSO, West Broad Street Overlay District. County water and sewer. (Three Chopt)
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Mr. Vanarsdall - Is anyone in the audience in opposition to POD-78-99, Pier 1 Imports at Brookhollow Center? No opposition.

Mr. Branin - Mr. Chairman, I'd like to move for transfer of approval of POD-78-99, Pier 1 Imports at Brookhollow Center, on the expedited agenda with condition #1 included.

Mrs. Jones - Second.

Mr. Vanarsdall - Motion by Mr. Branin, 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-78-99, Pier 1 Imports at Brookhollow Center, from S & K Famous Brands and BR of Wisconsin 24, LLC to Apostol Partners Virginia, LLC, subject to the standard and added conditions previously approved and the following additional condition:

1. All temporary construction dumpsters or trash containers located outside of the dumpster screening area shall be removed no later than June 1, 2010.

Ms. News - The next item is on page 5 of your agenda and is located in Varina District. This is a transfer of approval for POD-29-97, Courtyard by Marriott Hotel. Staff recommends approval.

TRANSFER OF APPROVAL

POD-29-97 POD2010-00054 Courtyard by Marriott Hotel – 5400 Williamsburg Rd. (U.S. Route 60)	Inland American Lodging Advisor, Inc. for Richmond Hotel Associates, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Cattletown, Inc, Huestis Ltd. Company, Windward Invest Assoc, LLC, and DHM Richmond Hotel, LP to Richmond Hotel Associates, LLC. The 3.23-acre site is located on the north line of Williamsburg Road (U.S. Route 60), approximately 3,200 feet west of Airport Drive, on parcel 819-714-2741. The zoning is B-3, Business District, and ASO, Airport Safety Overlay District. County water and sewer. (Varina)
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Mr. Vanarsdall - Is there any opposition to this case, POD-29-97, Courtyard by Marriott Hotel? No opposition.

Mr. Jernigan - Mr. Chairman, with that I'll move for transfer of approval of POD-29-97, Courtyard by Marriott Hotel, on the expedited agenda.

Mr. Archer - Second.

Mr. Vanarsdall - Motion by Mr. Jernigan, second by Mr. Archer. 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-29-97, Courtyard by Marriott Hotel, from Cattletown, Inc, Huestis Ltd. Company, Windward Invest Assoc, LLC, and DHM Richmond Hotel, LP to Richmond Hotel Associates, LLC, subject to the standard and added conditions previously approved and the following additional condition:

1. The site deficiencies, as identified in the inspection report, dated March 2, 2010, shall be corrected by June 30, 2010.

Ms. News - Next on page 6 of your agenda and located in the Fairfield District is transfer of approval for POD-39-83—it's a portion of the POD—for Virginia Center Technology Park, Phase 1. Staff recommends approval.

TRANSFER OF APPROVAL

POD-39-83 (Part) **First Potomac for Virginia Center, LLC:** Request for
POD2010-00120 transfer of approval as required by Chapter 24, Section 24-
Virginia Center 106 of the Henrico County Code from Principal Life
Technology Park, Phase I Insurance Co. to Virginia Center, LLC. The 16.91-acre site
- 1001 Technology Park is located on the west line of Jeb Stuart Parkway,
Drive approximately 1,050 feet north of the intersection of Jeb
Stuart Parkway and Virginia Center Parkway at
Technology Park Drive, on parcel 785-768-0723. The
zoning is M-1C, Light Industrial District (Conditional).
County water and sewer. **(Fairfield)**

Mr. Vanarsdall - Is anyone in opposition to POD-39-83, Virginia Center Technology Park, Phase 1? No opposition.

Mr. Archer - Mr. Chairman, I move for transfer of approval of POD-39-83, Virginia Center Technology Park, Phase 1, on the expedited agenda.

Mr. Jernigan - Second.

Mr. Vanarsdall - Motion by Mr. Archer, second by Mr. Jernigan. 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-39-83, Virginia Center Technology Park, Phase 1, from Principal Life Insurance Co. to Virginia Center, LLC, subject to the standard and added conditions previously approved.

Ms. News - Next on page 7 of your agenda and located in the Fairfield District is transfer of approval for POD-02-98—this is a part of the POD—Park Central 1 (formerly Park Central Robinson Development Phase 1, Building A). Staff recommends approval.

123 **TRANSFER OF APPROVAL**

124
125
126 POD-02-98 (Part)
127 POD2010-00122
128 Park Central I (Formerly
129 Park Central Robinson
130 Development Phase I,
131 Building A) – 8701 Park
132 Central Drive

First Potomac for FP Park Central I, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Park Central Associates, LC and Robinson Development Group, Inc. to FP Park Central I, LLC. The 6.68-acre site is located on the east line of Park Central Drive, approximately 450 feet north of the intersection of E. Parham Road and Park Central Drive, on parcel 789-759-7180. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

125
126 Mr. Vanarsdall - In the Fairfield District, is anyone in opposition to POD-02-98
127 (Part), Park Central 1 (formerly Park Central Robinson Development Phase 1, Building
128 A)? No opposition.

129
130 Mr. Archer - Mr. Chairman, I move for approval of transfer of approval for
131 POD-02-98 (Part), Park Central 1 (formerly Park Central Robinson Development Phase
132 1, Building A).

133
134 Mr. Jernigan - Second.

135
136 Mr. Vanarsdall - Motion by Mr. Archer, second by Mr. Jernigan. All in favor
137 say aye. All opposed say no. The ayes have it; the motion passes.

138
139 The Planning Commission approved the transfer of approval request for POD-02-98
140 (Part), Park Central 1 (formerly Park Central Robinson Development Phase 1, Building
141 A), from Park Central Associates, LC and Robinson Development Group, Inc. to FP
142 Park Central I, LLC, subject to the standard and added conditions previously approved.

143
144 Ms. News - Next on page 8 of your agenda and located in the Fairfield
145 District is transfer of approval for POD-02-98 (Part), Park Central II (formerly Park
146 Central Robinson Development Phase I, Building B). Staff recommends approval.

149 **TRANSFER OF APPROVAL**

150
151
152 POD-02-98 (Part)
153 POD2010-00124
154 Park Central II (Formerly
155 Park Central Robinson
156 Development Phase I,
157 Building B) – 8751 Park
158 Central Drive

First Potomac for FP Park Central II, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Park Central Associates, LC and Robinson Development Group, Inc. to FP Park Central II, LLC. The 8.19-acre site is located on the east line of Park Central Drive, approximately 1,300 feet north of the intersection of E. Parham Road and Park Central Drive, on parcel 789-760-5532. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

159
160
161 Mr. Vanarsdall - Is there any opposition to POD-02-98 (Part), Park Central II
162 (formerly Park Central Robinson Development Phase I, Building B)? No opposition.

163
164 Mr. Archer - Mr. Chairman, I move for transfer of approval of POD-02-98
165 (Part), Park Central II (formerly Park Central Robinson Development Phase I, Building
166 B).

167
168 Mrs. Jones - Second.

169
170 Mr. Vanarsdall - Motion by Mr. Archer, second by Mrs. Jones. All in favor say
171 aye. All opposed say no. The ayes have it; the motion passes.

172
173 The Planning Commission approved the transfer of approval request for POD-02-98
174 (Part), Park Central II (formerly Park Central Robinson Development Phase I, Building
175 B), from Park Central Associates, LC and Robinson Development Group, Inc. to FP
176 Park Central II, LLC, subject to the standard and added conditions previously approved.

177
178 Ms. News - On page 9 of your agenda in the Fairfield District is transfer
179 of approval for POD-02-00 (Part) Park Central V (formerly Park Central Robinson
180 Development, Building 5). Staff recommends approval.

181 **TRANSFER OF APPROVAL**

182
183 POD-02-00 (Part)
184 POD2010-00123
185 Park Central V (Formerly
186 Park Central Robinson
187 Development, Building 5)
188 – 8801 Park Central Drive
189 (POD-84-99 Rev.)

First Potomac for FP Park Central V, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Park Central Associates, LC and Robinson Development Group, Inc. to FP Park Central V, LLC. The 4.19-acre site is located 800 feet at the end of the driveway found on the east line of Park Central Drive, approximately 900 feet north of the intersection of E. Parham Road and Park Central Drive, on parcel 789-760-9939. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

175
176 Mr. Vanarsdall - Is there any opposition to POD-02-00 (Part) Park Central V
177 (formerly Park Central Robinson Development, Building 5)? No opposition.

178
179 Mr. Archer - Mr. Chairman, I move for approval of transfer of approval for
180 POD-02-00 (Part) Park Central V (formerly Park Central Robinson Development,
181 Building 5).

182
183 Mr. Branin - Second.

184
185 Mr. Vanarsdall - Motion by Mr. Archer, second by Mr. Branin. All in favor say
186 aye. All opposed say no. The ayes have it; the motion passes.

187
188 The Planning Commission approved the transfer of approval request for POD-02-00
189 (Part) Park Central V (formerly Park Central Robinson Development, Building 5), from
190 Park Central Associates, LC and Robinson Development Group, Inc. to FP Park Central
191 V, LLC, subject to the standard and added conditions previously approved.

192
193 Ms. News - The next item is on page 10 of your agenda and located in
194 the Fairfield District. This is a landscape plan, LP/POD-58-07 for Dillyn Place, Section
195 2. Staff recommends approval.

196
197 **LANDSCAPE PLAN**

198
LP/POD-58-07 **Bay Design Group, P.C. for Barrington Investors, Ltd.:**
Dillyn Place, Section 2 – Request for approval of a landscape plan, as required by
Dill Rd. Chapter 24, Sections 24-106 and 24-106.2 of the Henrico
County Code. The 11.4-acre site is located at the terminus
of Dillyn Place and Dillyn Terrace, on parcel 799-732-
4991. The zoning is R-5AC General Residence District
(Conditional). (**Fairfield**)

199
200 Mr. Vanarsdall - Is there any opposition to LP/POD-58-07 for Dillyn Place,
201 Section 2? No opposition.

202
203 Mr. Archer - Mr. Chairman, therefore, I move for approval of LP/POD-58-
204 07 for Dillyn Place, Section 2, subject to the standard conditions for landscape and
205 lighting plans.

206
207 Mr. Jernigan - Second.

208
209 Mr. Vanarsdall - Motion by Mr. Archer, second by Mr. Jernigan. All in favor
210 say aye. All opposed say no. The ayes have it; the motion passes.

The Planning Commission approved the landscape plan for LP/POD-58-07 for Dillyn Place, Section 2, subject to the standard conditions attached to these minutes for landscape plans.

Ms. News - On page 11 of your agenda and located in the Three Chopt District is SUB-04-10, Clays Corner (May 2010 Plan), for 5 lots. Staff recommends approval.

SUBDIVISION

SUB-04-10
SUB2010-00049
Clays Corner
(May 2010 Plan)
3000 Pump Road

Grattan and Associates, P.C. for Ed Clay: The 1.93-acre site proposed for a subdivision of 5 single-family homes is located at the northwest intersection of Sunrise and Pump Roads, on parcel 738-756-7754. The zoning is R-3C, One-Family Residential District (Conditional). County water and sewer. **(Three Chopt) 5 Lots**

Mr. Vanarsdall - Is anyone in opposition to SUB-04-10, Clays Corner (May 2010 Plan), in the Three Chopt District? No opposition.

Mr. Branin - Mr. Chairman, then I'd like to move that SUB-04-10, Clays Corner (May 2010 Plan), be approved on the expedited agenda with the conditions #13 and #14.

Mrs. Jones - Second.

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

The Planning Commission granted conditional approval to SUB-04-10, Clays Corner (May 2010 Plan), subject to the standard conditions attached to these minutes for subdivisions served by public utilities, the annotations on the plans, and the following additional conditions:

13. Each lot shall contain at least 11,000 square feet.

14. The proffers approved as part of zoning case C-3C-10 shall be incorporated in this approval.

Ms. News - Next on page 12 and located in the Brookland District is SUB-05-10, Hidden Ridge (May 2010 Plan), for 1 lot. Staff recommends approval.

248 **SUBDIVISION**

249 SUB-05-10
SUB2010-00050
Hidden Ridge
(May 2010 Plan)
10398 Warren Road

Draper Aden Associates for Gregory A. Windsor: The 1.47-acre site proposed for a subdivision of 1 single-family home is located southeast of Warren Road at the intersection of Cardigan Circle, on parcel 768-764-2462. The zoning is R-2, One-Family Residential District. County water and sewer. **(Brookland)**
1 Lot

250
251 Mr. Vanarsdall - Any opposition to SUB-05-10, Hidden Ridge, (May 2010
252 Plan)? No opposition. I move that that SUB-05-10, Hidden Ridge, (May 2010 Plan), be
253 approved on the expedited agenda with annotations on the plans, standard conditions
254 for subdivisions served by public utilities, and additional condition #13.

255
256 Mr. Archer - Second.

257
258 Mr. Vanarsdall - Motion by Mr. Vanarsdall, second by Mr. Archer. All in favor
259 say aye. All opposed say no. The ayes have it; the motion passes.

260
261 The Planning Commission granted conditional approval to SUB-05-10, Hidden Ridge,
262 (May 2010 Plan), subject to the standard conditions attached to these minutes for
263 subdivisions served by public utilities, the annotations on the plans, and the following
264 additional condition:

265
266 13. The limits and elevation of the Special Flood Hazard Area shall be conspicuously
267 noted on the plat and construction plans and labeled "Limits of Special Flood
268 Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width
269 Drainage & Utilities Easement."

270
271 Ms. News - The final item is on page 16 of your agenda and is located in
272 the Brookland District. This is rezoning case C-8C-10, Martin Shane for JMW, LLC.
273 There is an addendum item, which includes revised proffers.

274
275 **REZONING CASE** *(Deferred from the May 13, 2010 Meeting)*

276
277 **C-8C-10** **Martin Shane for JMW, LLC:** Request to amend proffered
278 conditions accepted with Rezoning Case C-68C-00, on Parcel 776-744-1464, located at
279 the southwest intersection of Dumbarton Road and Byrdhill Road. The applicant
280 proposes to amend Proffer 2 related to building size and Proffer 4 related to building
281 height. The existing zoning is M-1C Light Industrial District (Conditional) and O-2C
282 Office District (Conditional). The Land Use Plan recommends Office. This site is in the
283 Enterprise Zone

284
285 Mr. Vanarsdall - Is anyone in opposition to C-8C-10, Martin Shane for JMW,
286 LLC? No opposition. I move that C-8C-10, Martin Shane for JMW, LLC, be

recommended to the Board of Supervisors for approval with the addendum item regarding the proffers.

Mr. Archer - Second.

Mr. Vanarsdall - Motion by Mr. Vanarsdall, second by Mr. Archer. All in favor say aye. All opposed say no. The ayes have it; the motion passes.

REASON: Acting on a motion by Mr. Vanarsdall seconded by Mr. Archer, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors grant the request because the proffers continue to assure a quality form of development with maximum protection afforded the adjacent properties.

Ms. News - That completes our expedited agenda.

Mr. Vanarsdall - Ms. News, that leaves 2 pages.

Mr. Emerson - Yes, sir, Mr. Chairman, now that Ms. News has done the heavy lifting this morning, we'll move on to the next item which is Subdivision Extensions of Conditional Approval. These will be presented by Mr. Pambid.

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

FOR INFORMATIONAL PURPOSES ONLY – SUBDIVISION EXTENSIONS

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2009-00006 (SUB-02-09) Elizabeth Place (February 2009 Plan)	3	3	0	Varina	5/25/2011
SUB2008-00143 (SUB-31-07) Grayson Hill (May 2007 Plan)	17	17	2	Tuckahoe	7/1/2014
SUB2008-00144 (SUB-08-05) Grey Oaks Meyer (October 2005 Plan)	34	34	2	Three Chopt	7/1/2014
SUB2008-00145 (SUB-05-06) Kingsland Green (May 2006 Plan)	56	56	3	Varina	7/1/2014
SUB2008-00146 (SUB-24-06) The Ridings at Warner Farm (April 2006 Plan)	656	656	3	Varina	7/1/2014
SUB2008-00179 (SUB-23-04) Settler's Ridge (May 2004 Plan)	166	69	3	Varina	7/1/2014
SUB2009-00048 (SUB-08-09) Staples Mill Centre (May 2009 Plan)	52	52	0	Brookland	5/25/2011

Mr. Vanarsdall - Good morning, Mr. Pambid.

Mr. Pambid - Good morning, members of the Commission. This map indicates the location of the 7 subdivisions that are presented for extensions of conditional approval. Four subdivisions are eligible for extensions of conditional approval and are entitled to be extended to the July 1, 2014 date, per the new legislation. Two subdivisions are eligible for a one-year extension until May 25, 2011. These are for informational purposes only and do not require Commission action at this time. This concludes my presentation. Staff can now answer any questions you might have regarding this.

Mr. Vanarsdall - Questions for Mr. Pambid by Commission members? Thank you, Mr. Pambid.

328 Mr. Pambid - You're welcome.
 329
 330 Mr. Vanarsdall - Have you had any recently that go past 2014?
 331
 332 Mr. Pambid - No. We won't get to that point for a while. Right now, all the
 333 ones that we have are only eligible for extension to 2014. We haven't reached that point
 334 in the cycle yet.
 335
 336 Mr. Vanarsdall - Thank you. All right, Mr. Secretary.
 337
 338 Mr. Emerson - Mr. Chairman, that takes us to the first item on your agenda.
 339

340 **TRANSFER OF APPROVAL**
 341

POD-119-84
 POD2010-00129
 Buz and Ned's (Formerly
 Fuddruckers) – 8205 W.
 Broad Street (U.S. Route
 250)

**Higgins and Gerstenmaier for Buz and Ned's of
 Parham and Broad Land, LLC:** Request for transfer of
 approval as required by Chapter 24, Section 24-106 of the
 Henrico County Code from A. T. Andrews and Blanche J.
 Andrews and Atlantic Restaurant Ventures, Inc. to Buz and
 Ned's of Parham and Broad Land, LLC. The 1.8-acre site
 is located at the intersection of Old Parham Road and W.
 Broad Street (U.S. Route 250), approximately 500 feet
 east of Parham Road on the south line of W. Broad Street
 at 8205 W. Broad Street, on parcel 762-753-4189. The
 zoning is B-1, Business District. County water and sewer.
(Three Chopt)

342
 343 Mr. Vanarsdall - Is anyone in opposition to transfer of approval for POD-119-
 344 84, Buz and Ned's (formerly Fuddruckers)? No opposition. I understand that Buz and
 345 Ned's has good barbeque. I never thought I'd live long enough to see Fuddruckers go
 346 out of business. We'll see what Buz and Ned's can do.
 347

348 Mr. Pambid - Yes, sir. We'll talk about that here now.
 349

350 This site entails a redevelopment and minor expansion of the former Fuddruckers' site,
 351 which was constructed in 1984 and operated as a hamburger restaurant until last month
 352 in April. The applicant intends to open the building as a full-service barbeque restaurant.
 353

354 During the transfer of approval inspection, the usual deficiencies were identified with a
 355 site of this age, and that includes missing, dead, and overgrown landscaping, cracked
 356 asphalt, faded striping on the parking lot, and a wooden dumpster enclosure in
 357 disrepair.
 358

359 Staff recommends approval of this transfer request provided that a plan detailing
 360 updated landscaping and any site revisions be submitted to the Planning Department
 361 for review and approval prior to the issuance of any certificates of occupancy.

362
363 This concludes my presentation. I can now answer any questions you might have
364 regarding this. The applicant, Buz Grossberg of Buz and Ned's Real Barbecue, and the
365 landscape architect, Keith Van Inwegen, from Higgins and Gerstenmaier, are also here
366 to answer any questions.

367
368 Mr. Vanarsdall - Any questions for Mr. Pambid?

369
370 Mr. Branin - I'd like to hear from the applicant.

371
372 Mr. Vanarsdall - Come on down and state your name.

373
374 Mr. Grossberg - Good morning, Buz Grossberg.

375
376 Mr. Branin - We are excited in the Three Chopt District to get Buz and
377 Ned's, and that you're coming into a building that is going out, and you're coming in so
378 quick so we don't have an empty building. Staff has told me that you've been very
379 accommodating and when they said we need a tree here or whatever, you guys say
380 okay, not a problem. Can you explain what your architectural detail is going to be?
381 We're kind of flying a little blind on this.

382
383 Mr. Grossberg - Well, we felt for barbecue that we wanted to create an image
384 of longevity, of being there for a long time, such as the place we inhabit on the
385 Boulevard. So, we wanted to make the building look as if it was a structure that had
386 been added onto over the years. We're adding features that might apply to different
387 decades over the years, as someone would naturally grow a business, especially
388 someone small. They would start with a particular structure, and then they would say,
389 okay, I think we are doing well now and we'll add a kitchen addition. Now we're doing
390 well, the kitchen addition is able to produce a lot, so we'll add some more dining room,
391 and so on and so forth. That's the kind of feel we want to provide—something very, very
392 unique, something very, very true to the time that we choose to make the building.

393
394 We're doing a lot of use of reclamation and salvage materials, trying not to buy new, if
395 we can help it. Part of it is a green concept. Unfortunately with limited funds, you can't
396 do 100% green because it's far more expensive. But we are doing some very interesting
397 things in the project, including capturing rainwater on the roof, pumping it into a cistern,
398 and using it as non-potable water on site for water irrigation, for washing down the
399 parking lot, for anything that you might not need County water. It also pulls it out of the
400 mainstream of the runoff. So I think that's a great idea. Everything involved with it,
401 except the pumping system, is reclaimed. The cistern was off of a building in New York
402 City. It has been sitting, broken down for umpteen years in a warehouse in Philadelphia.
403 It's a lot of tracking, a lot of research, and a lot of just hunting these products down in
404 order to create this feeling. We're doing it with fairly great detail. We don't want it to
405 look like Disneyland; that's far from where we are. We're going as far as to put up
406 masonry walls inside the Fuddruckers to mirror the walls on the outside of the building
407 so it looks like it was an old warehouse with a solid brick structure. The windows are

408 being converted from those very small out-of-synch windows for the size of the building
409 into actual warehouse-style windows with the steel grid. We had to make a lot of
410 accommodations for that, like double panes and energy conservation methods, which
411 are quite difficult. So we had to actually have these windows fabricated for us, and it's
412 all being done locally.

413
414 We're trying to do as much local business as we can also. It's kind of an overall
415 philosophy that I have of working locally as much as possible, trying to use materials
416 that ordinarily might have gone out in the trash or to recycling, chopped up. That goes
417 for inside and outside. We're going to do a lot of that in the interior, but we don't want to
418 use it as décor; we like the ambience.

419
420 That's what we're trying to do. We're trying not to use things on the walls as decoration.
421 We're trying to make whatever we put in there either functional now or appear to have
422 been functional at an earlier date. It's quite an interesting and unusual design effort that
423 we've had to work with the architects hand-in-hand because no one in Richmond that I
424 could find has had any experience in doing this kind of reclamation work. We'll be able
425 to tell customers where the tables came from. In fact, we're having all our tables made
426 from reclaimed lumber that was on the outside of a barn. It's a myriad of different things
427 that we want to do. I even bought a display out of a Ukrop's. We have Ukrop's
428 memorabilia in the retail store. We'll have a substantial 600-square-foot retail
429 component of this where people can go in and buy not just your normal hats and shirts,
430 but cooking utensils; smoking woods of various flavors where you weigh it and buy it by
431 the pound; books on barbecuing. Just very eclectic.

432
433 Plus the tourist end of it because we actually draw—we did a study just recently
434 because the bank, when we were looking for financing, was worried that we were going
435 to take too much business away from the Richmond store. So we did a pin study. On
436 weekends—which is totally amazing to me—a full 20% of our business comes from out
437 of the area. Part of that is our presence on television; part of that is working closely with
438 the junior tourist groups. We'll bring in more of that as we get steady on our feet. Bus
439 tours. Fortunately, the parking lot is substantial. We are maintaining a 100-foot banquet
440 room so that anybody corporately or from out of town can reserve it, busloads coming
441 in. We'll actually have the ability to break it up into 2 busloads so we can service 2
442 companies at the same time. There is going to be a big tourist component, and we're
443 involved with a national presence. On June 30, 2010 at 10:00, for good or for bad, we're
444 going to be featured on "Man v. Food" on the Travel Channel. I think it's a very widely-
445 watched show, so I think it's going to also have a major impact. There are some other
446 things I can't really talk about yet.

447
448 Mr. Branin - What I was more interested in is hearing about the green
449 and LEED things you're doing, not your marketing.

450
451 Mr. Grossberg - Well, it's good for the County, I feel, because we're going to
452 bring in people from outside the area.

454 Mr. Vanarsdall - We're going to look forward to it being there.
 455
 456 Mr. Jernigan - What's your time frame?
 457
 458 Mr. Grossberg - We are hoping August. We're working very hard. We have
 459 everybody on a fast track. When the bids came in, they were very high. We're using an
 460 SBA loan along with a local bank, so we had to spend almost a month trying to whittle
 461 down the costs of construction in order to make it a viable project for us.
 462
 463 Mr. Vanarsdall - We appreciate you explaining it to us, and it sounds great.
 464 We're looking for it. I was just thinking maybe we could have planning night or
 465 something if the Squirrels have a...
 466
 467 Mr. Grossberg - I was thinking more of competition between the Planning
 468 Commission of Henrico against the Planning Commission of Richmond, maybe. We
 469 could set that up.
 470
 471 Mr. Emerson - That would be no competition.
 472
 473 Mr. Vanarsdall - We could probably out eat them; I don't know.
 474
 475 Mr. Branin - Thank you very much.
 476
 477 Mr. Vanarsdall - We appreciate you coming down. Thank you.
 478
 479 Mr. Pambid - I didn't want to interrupt Mr. Grossberg while he was talking,
 480 but we do have some renderings that were presented a while back. I know a major part
 481 of this is the architectural. This is what they gave to staff a couple of months ago.
 482
 483 Mr. Vanarsdall - The water tank is going to be there, too. Go ahead, if you
 484 have any more.
 485
 486 Mr. Pambid - These are the only 2 that I have.
 487
 488 Mrs. Jones - Can I see the conceptual landscape plan?
 489
 490 Mr. Pambid - Yes, ma'am. This plan is actually a hybrid of the original
 491 landscape plan and some new elements. We're asking them to dress up the front. The
 492 BMP in the lower left-hand corner of the drawing as you're looking at it—right now that
 493 is overgrown. The original landscape plan called for that to be sod, so that's going to be
 494 maintained, and that's going to be cleared out.
 495
 496 Mrs. Jones - It will be updated and enhanced.
 497
 498 Mr. Pambid - Yes, ma'am.
 499

500 Mrs. Jones - This is a very visible location, so I think this is certainly in
501 order. Thank you.

502
503 Mr. Pambid - You're welcome.

504
505 Mr. Vanarsdall - Any questions for Mr. Pambid? Thank you.

506
507 Mr. Pambid - You're welcome.

508
509 Mr. Branin - All right, Mr. Chairman, I would like to move that transfer of
510 approval POD-119-84, Buz and Ned's (formerly Fuddruckers), be approved with
511 condition #1 included.

512
513 Mr. Jernigan - Second.

514
515 Mr. Vanarsdall - Motion by Mr. Branin, second by Mr. Jernigan. All in favor
516 say aye. All opposed say no. The ayes have it; the motion passes.

517
518 The Planning Commission approved the transfer of approval request for POD-119-84,
519 Buz and Ned's (formerly Fuddruckers), from A. T. Andrews and Blanche J. Andrews
520 and Atlantic Restaurant Ventures, Inc. to Buz and Ned's of Parham and Broad Land,
521 LLC, subject to the standard and added conditions previously approved and the
522 following additional condition:

523
524 1. A plan detailing updated landscaping and any site revisions shall be submitted to
525 the Planning Department for review and approval prior to the issuance of any
526 Certificates of Occupancy.

527
528 **PLAN OF DEVELOPMENT AND MASTER PLAN**
529 *(Deferred from the May 13, 2010 Meeting)*

530
POD-41-07
POD2007-00101
Pouncey Place, Phase I –
Pouncey Tract Rd. and
Twin Hickory Lake Dr.
(POD-57-86 Rev.)
Bay Design Group, P.C. for Pouncey Place, LLC:
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 construct a shopping center with
Phase 1 consisting of 2 one-story retail buildings totaling
27,555 square feet and a future site for a one-story
building totaling 6,000 square feet; and Phase 2 consisting
of 3 one-story retail buildings totaling 54,862 square feet.
The 10.72-acre site is located on the southeast corner of
Pouncey Tract Road (State Route 271) and Twin Hickory
Lake Drive on parcel 740-765-2150 and part of parcel 740-
765-7333. The zoning is B-2C, Business District
(Conditional), A-1, Agricultural District, and WBSO, West
Broad Street Overlay District. County water and sewer.
(Three Chopt)

531
532 Mr. Vanarsdall - Is anyone in the audience in opposition to POD-41-07,
533 Pouncey Place, Phase 1? No opposition.

534
535 Mr. Ward - This plan of development, POD-41-07, was originally
536 scheduled to be heard in July 2007. It has been deferred since that time to allow the
537 developer to address site access issues. The developer originally assumed that the
538 access drive from Pouncey Tract Road to the adjoining VDOT property was public right-
539 of-way. It was subsequently determined that the private drive was owned by VDOT.
540 Since then, the POD was deferred to permit the developer to work with both VDOT and
541 the County to seek dedication of the access drive. The plan before you provides
542 conditions for the dedication of the access drive to Henrico County as Pouncey Place.

543
544 The shopping center master plan consists of two phases of development. In the first
545 phase, two retail buildings will be developed along Pouncey Tract Road and then an
546 access drive to Twin Hickory Lake Drive will be provided around the rear of the existing
547 buildings on the property. The turn lane for the access to Twin Hickory Lake Drive will
548 occupy some existing common areas along Twin Hickory Lake development. This
549 affected portion of common area and landscaping will be vacated with a subsequent
550 subdivision plat that dedicates both the turning lane for this section and Pouncey Place
551 right-of-way. The location of Twin Hickory Lake Drive does not conform to the proffered
552 conceptual plan provided in rezoning case C-27C-05. The revised master plan for the
553 shopping center does contemplate locating an access drive to the northeast portion of
554 the property and adjacent to VDOT land instead of the more central area that was
555 originally provided here. The proffers do, however, permit the Planning Commission to
556 approve an alternative layout.

557
558 In response to staff's concerns regarding the location of the access drive along Twin
559 Hickory Lake Drive, the developer has provided for a future cross access to the VDOT
560 property and a schematic landscaping plan which provides enhanced landscaping. The
561 plan provides a six-foot PVC privacy fence that will surround the existing businesses
562 here, and tree planting equal to a 25-foot transitional buffer to be planted in a 15-foot-
563 wide landscaping strip along VDOT and Pouncey Place property lines. In addition, a
564 six-foot privacy fence with PVC and tree planting equal to a 10-foot transitional buffer
565 would be provided to screen the existing businesses and service areas from the drive
566 aisles and the rest of the shopping center.

567
568 Pursuant to condition #42 in the agenda, the developer will enter into a consent
569 agreement to eliminate by November 2013 the non-conforming auto storage—which is
570 here—which was also created without benefit of a POD. In addition, per condition #43
571 on the addendum, the developers acknowledge the use of the dog kennel and auto
572 service as non-conforming uses, but the leases will not be renewed after August 2017,
573 unless the developer submits and implements a plan of development that will bring the
574 building into conformance with the architectural proffers and conditions of zoning case
575 C-27C-05.

577 The architectural plans for the proposed buildings are similar to Bellgrade Shopping
578 Center and include white painted brick and white EIFS walls; tan, stone veneer columns
579 and foundations; and Hunter green standing seam metal roof with slate-colored
580 dimensional shingles. Also, the white painted brick veneer walls are going to be used to
581 screen utility equipment throughout the shopping center. All of these architectural
582 elements do correspond to the proffers outlined in rezoning case C-27C-05.

583
584 Staff can recommend approval of the POD, subject to the conditions on the revised
585 plans, standard conditions for developments of this type, conditions #9 and #11
586 amended, additional conditions #29 through #42, condition #44 on the agenda, and
587 revised condition #43 on the addendum. This concludes my presentation. I'm here to
588 answer any questions, and Dan Caskie with Bay Design Group is also here to answer
589 any questions.

590
591 Mr. Vanarsdall - Any questions for Mr. Ward by the Commission?

592
593 Mrs. Jones - I'd like to make sure I understand the addendum correctly. I
594 do not seem to be able to grasp this. The non-conforming uses, obviously the lease is
595 up for renewal and they now stand as not being renewed, one in 2013, one in 2017,
596 unless architecturally the buildings housing those uses come into conformance with the
597 general development architectural. So it's all about architecture; it's not about use.
598 The use can continue.

599
600 Mr. Ward - The condition talks about the building, but the plan of
601 development intent was to include the entire site. We should have worded that a little
602 bit differently. It talks about plan of development, and the building would come into
603 conformance with the architectural design guidelines and then also the conditions of the
604 rezoning case.

605
606 Mrs. Jones - But the use can continue.

607
608 Mr. Ward - The use can continue, right. He would have to upgrade the
609 site and those 2 uses here. It's called K-9 to 5—it's a dog kennel—and then the auto
610 transmission shop. He would have to bring the building into conformance, and the site
611 would have to be paved. He chooses to not do that right now, according to the
612 developer.

613
614 Mrs. Jones - Should he do that, then any other use that goes in there,
615 what is their obligation for the architectural elements?

616
617 Mr. Ward - They would have to be in conformance with the proffers.

618
619 Mrs. Jones - That's totally to be harmonious and—

620
621 Mr. Ward - Right. If those 2 uses tried to come in there today, they
622 wouldn't be allowed to.

623
624 Mrs. Jones - All right.
625
626 Mr. Ward - It has been a confusing process.
627
628 Mrs. Jones - Thank you.
629
630 Mr. Ward - You're welcome.
631
632 Mr. Vanarsdall - Any other questions? Thank you, Mr. Ward.
633
634 Mr. Branin - This case, as you guys know, has been on the books for a
635 very, very, very long time. The developer, in short, wants to start developing it, but in
636 that process, there are 2 leases out there that he can't get rid of. That's why I deferred it
637 last time so we could block out the view because of the conditions those leases are in
638 so we can create a nice developed area until we can get those out.
639
640 With that, Mr. Chairman, I'd like to move for approval of POD-41-07, Pouncey Place,
641 Phase 1, with conditions #29 through #44, and amended conditions #9, #11, and #26.
642
643 Mr. Archer - Second.
644
645 Mrs. Jones - And revised #43 on the addendum.
646
647 Mr. Branin - Revised #43 on the addendum.
648
649 Mr. Vanarsdall - Motion by Mr. Branin, second by Mr. Archer. All in favor say
650 aye. All opposed say no. The ayes have it; the motion passes.
651
652 The Planning Commission approved POD-41-07, Pouncey Place, Phase 1, subject to
653 the annotations on the plans, the standard conditions attached to these minutes for
654 developments of this type, and the following additional conditions:
655
656 9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of
657 Planning for review and Planning Commission approval prior to the issuance of
658 any occupancy permits.
659 11. **AMENDED** - Prior to the approval of an electrical permit application and
660 installation of the site lighting equipment, a plan including depictions of light spread
661 and intensity diagrams, and fixture specifications and mounting height details shall
662 be submitted for Department of Planning review and Planning Commission
663 approval.
664 26. **MODIFIED** - Any necessary water and sewer easements must be obtained in a
665 form acceptable to the County Attorney prior to final approval of the construction
666 plans.
667 29. The subdivision plat for Pouncey Place shall be recorded before any occupancy
668 permits are issued. The dedicated section of Pouncey Place adjacent to Phase 1

shall be improved, as determined by the Director of Public Works, prior to the issuance of any certificate of occupancy in Phase 1. The section of Pouncey Place adjacent to Phase 2 shall be improved, as determined by the Director of Public Works, prior to the issuance of any certificate of occupancy in Phase 2.

30. The right-of-way for widening of Twin Hickory Lake Drive as shown on approved plans shall be dedicated to the County with the subdivision plat for Pouncey Place prior to any occupancy permits being issued.

31. The entrances and drainage facilities on Pouncey Tract Road (State Route 271) shall be approved by the Virginia Department of Transportation and the County.

32. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.

33. A concrete sidewalk meeting County standards shall be provided along the south side of Twin Hickory Lake Drive.

34. The proffers approved as a part of zoning case C-27C-05 shall be incorporated in this approval.

35. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.

36. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

37. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

38. 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.

39. The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.

40. Only retail business establishments permitted in a B-2 zone may be located in this center.

41. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

42. The developer acknowledges that the use of the property for a vehicle storage lot is nonconforming with the B-2C zoning. He further acknowledges that the vehicle storage lot was established without an approved plan of development. When the lease expires on October 31, 2013, it will be terminated, and the use of the property for a vehicle storage lot will be discontinued. The lease will not be renewed.

43. The developer acknowledges the use of a dog kennel and auto service is non-conforming, and the leases shall not be renewed beyond August 31, 2017,

unless the developer submits and implements a plan of development that would bring that building into conformance with the architectural design proffers in rezoning case C-27-05.

44. An offsite drainage easement or other permission acceptable to the Director of Public Works shall be obtained by the applicant prior to final approval of the construction plans.

Mr. Emerson - Mr. Chairman, that takes us to the next item on your agenda, which is to set a work session date for the review of a proposed amendment to the County Code, the Zoning Ordinance specifically. The Board requested us to take a look at this during some discussion regarding refuse collection several months ago. What this does, it makes changes to several sections of the Code that deal with hours of collection and distance from residential to the large boxes—I refer to them as the green boxes—the businesses use for their refuse. We're going to be coming forward with some changes to the Code for you to consider. We'd like to have a work session with you on June 23, 2010, to review that.

Mrs. Jones - Will you be gone, Mr. Archer?

Mr. Archer - Yes, I will.

Mr. Vanarsdall - I understand that they didn't reach a decision because of, like you said, different hours for different things.

Mr. Emerson - Right. Actually, it had to do with the noise ordinance. That's where it originated. Neighborhoods complained about the noise created when the refuse collection companies were going out and picking up the refuse from adjacent businesses. Of course, our ordinance does have some requirements regarding hours and distances, but in certain categories it could occur 24 hours a day. So, we've gone through and made some suggested revisions that we want to bring forward for you to discuss. It does deal with numerous sections of the Code.

Mr. Vanarsdall - One thing that has happened over the years is sometimes something will be behind, so they will slip in a neighborhood and dump it. You get a neighborhood complaint, and they usually say it's a new driver and he didn't know.

Mr. Emerson - Right.

Mr. Vanarsdall - But that doesn't happen often.

Mr. Emerson - This deals with commercial collection; it's not your residential door-to-door collection that we're talking about.

Mr. Vanarsdall - No, I'm talking about commercial next to a neighborhood.

Mr. Emerson - Right.

761
762 Mr. Vanarsdall - So you want us to set a session. Do you have anything in
763 mind?
764
765 Mr. Emerson - The 23rd. It would just occur after your regular meeting.
766
767 Mr. Vanarsdall - June 23rd?
768
769 Mr. Emerson - Yes, sir.
770
771 Mr. Vanarsdall - The only thing I hate about that is Mr. Archer will not be
772 here.
773
774 Mr. Emerson - We can move it to another day. We're not—
775
776 Mr. Archer - You can send me some information on it, and I could give
777 comments if I had any. I wouldn't want you to cancel the meeting.
778
779 Mr. Emerson - We can send the ordinance out to you—the draft ordinance
780 changes. We do have that; we plan to provide that to you. We just don't have it
781 prepared today to distribute, but we can get that out to everyone so you can take a look
782 at it.
783
784 Mr. Vanarsdall - Are the Commissioners okay with the 23rd of June? Tommy,
785 you didn't say anything.
786
787 Mr. Branin - I'm sorry, sir. Yes, I'm fine with it. I was actually putting it on
788 my calendar.
789
790 Mr. Kaechele - It's following this meeting?
791
792 Mr. Emerson - Yes, sir. It'll be on the regular agenda. Right now, we don't
793 think that agenda will be terribly long.
794
795 Mr. Vanarsdall - I need a motion for that.
796
797 Mrs. Jones - I move we set the work session on June 23, 2010, to review
798 proposed amendments to Chapter 24 of the County Code concerning the impact of
799 refuse servicing.
800
801 Mr. Jernigan - Second.
802
803 Mr. Vanarsdall - Motion by Mrs. Jones, second by Mr. Jernigan. All in favor
804 say aye. All opposed say no. The ayes have it; the motion passes.
805

806 Mr. Emerson - Thank you, Mr. Chairman. The next item on your agenda is
807 to consider the approval of the minutes for April 28, 2010.

808
809 APPROVAL OF MINUTES: April 28, 2010

810
811 Mr. Vanarsdall - Anybody who did not read the minutes, raise your hand. All
812 right.

813
814 Mrs. Jones - I move approval of the minutes of April 28, 2010, as
815 distributed.

816
817 Mr. Jernigan - Second.

818
819 Mr. Vanarsdall - Motion by Mrs. Jones, Second by Mr. Jernigan. All in favor
820 say aye. All opposed say no. The ayes have it; the motion passes.

821
822 The Planning Commission approved the April 28, 2010 minutes as submitted.

823
824 Mr. Emerson - Mr. Chairman, the next item on your agenda is a short work
825 session on the Innsbrook Area Land Use Study. We wanted to discuss with you the
826 results of the open house on May 4, 2010. That presentation will be made by Mr. Ben
827 Sehl.

828
829 Mr. Sehl - Good morning, thank you.

830
831 Mr. Vanarsdall - Fire away.

832
833 Mr. Sehl - The purpose of this work session is to review the comments
834 received at the public information meeting hosted by the Planning Department on May
835 4, 2010. The meeting was held to discuss the Innsbrook Area Study with residents of
836 the Innsbrook area and others interested in the future of this area of the County.

837
838 Over 2,400 notices were sent out for the community meeting, and the meeting was well
839 publicized through local news sources such as the *Times-Dispatch* and local television
840 news. This map shows the area that was notified for the meeting, stretching down
841 Springfield Road and all the way over to 295.

842
843 The meeting included an exit survey allowing attendees to respond to questions and
844 offer comments on the draft study. Staff compiled the responses from the survey as
845 well as written comments received through the Planning Department's website. Last
846 week, we distributed a binder to you containing this information. The report sent to you
847 also included an analysis of the exit survey completed by 55 of the 79 attendees.
848 Similar to what was done with the 2026 Comprehensive Plan, staff assembled the
849 answers to those questions that were multiple choice in format and provided a graph
850 showing the distribution of citizen responses to those questions.

Approximately 95% of the meeting attendees were County residents, with the majority of the residents living in the Three Chopt District as shown on this graph. This does make sense given the majority of the notifications sent out for the meeting were to households within Three Chopt. There were a small portion of the notifications sent to residences of the Brookland District as well.

This slide shows the responses to the question about how the study area is used for recreational purposes. Staff believes that the answers to this question provide strong evidence about the importance that recreational and other uses within Innsbrook play in the lives of nearby residents. Over 85% of the respondents say that they use Innsbrook for recreational purposes, especially the walking and biking trails. Attending concerts within the park was also frequently mentioned as an activity by nearby residents.

Fewer than half of the respondents had viewed the study on the Planning Department's web page prior to the meeting, although copies of the study were available for review at the meeting and each attendee was given a packet containing the vision for the study area, as well as goals, objectives, and policies pertaining to development within the study area. As shown on this graph, 56% of the respondents say that they either supported or partially supported the vision for the study area presented in those documents. Twenty attendees responded that they did not support the vision proposed for the Innsbrook area. Although staff notes that the majority of the respondents at least partially supported the vision of the study, we recognize the issues regarding traffic and impacts to adjacent residences are a major concern, as discussed in the answers to the open-ended questions provided on the exit survey. These concerns are likely a major factor in the number of the respondents shown here that stated they did not support the vision for the study area. Also, given the large number of notices sent out for the meeting and the coverage the meeting received in the local media, staff does believe it's helpful to note that the response to the study has been overwhelmingly positive, with only 20 exit surveys and a small number of e-mails stating concern about the vision for the Innsbrook area.

While the majority of the survey respondents supported the draft study, concerns about building height and traffic are reflected in the rankings of design features and quality-of-life issues referenced in questions 9 and 10. Building placement and height was considered the most important design feature, according to the exit survey. Traffic, as shown on this graph, was considered the most important quality-of-life issue.

Following the analysis of the multiple choice questions in your binder is a listing of all the comments that we received to the open-ended questions. Some of these might have been a number of sentences, and staff broke them into specific categories as shown in the binder you received. These major topics include building design, impacts on adjacent residential uses, land use, and transportation.

The comments received via the open-ended questions reinforced the importance of transportation impacts, the impacts on adjacent homes in how development within the study area is viewed by existing residents. Staff believes these factors have largely

898 been addressed by the objectives and policies contained within the draft study but is
899 undertaking a review of these policies to ensure these comments are addressed to the
900 greatest extent possible. We'd also like you to know that many of the concerns voiced
901 would most likely be addressed through the rezoning process and could be a better
902 format for addressing some of the specific concerns that residents noted in the exit
903 surveys.

904
905 Also included in your binder are those e-mails and letters staff has received regarding
906 the draft study. You'll notice that a number of the e-mails received were similar in form
907 and voiced support for the Planning Department's recommendation for the study. These
908 were all received through the Planning Department's website that we set up for the
909 Innsbrook Area Study. We also received several specific comments that were in support
910 of the study with requests that additional emphasis be placed on transportation impacts
911 and pedestrian and bicycle mobility.

912
913 In addition to reviewing the draft policies as I previously discussed, staff intends to
914 prepare 2 additional items for review by the Planning Commission at an additional work
915 session that we're hoping to hold prior to the planned public hearing. These pertain to a
916 request to include an area west of Sadler Road within the study area, as well as
917 proposed amendments to the Land Use Plan to designate the Innsbrook area as an
918 Urban Development Area. The first request was received by staff from a landowner
919 who controls a large portion of the properties of McDonald's Small Farms to the west of
920 the study area. If the Commission so directs, staff will evaluate, by including this area in
921 the study, and will provide recommendations regarding appropriate uses and
922 development policies for the future. This area shown here is generally bordered by
923 Interstate 64 to the south, Interstate 295 to the west, some of the recent redevelopment
924 located here along Sadler Road to the north, and then Sadler Road itself to the east.
925 We've seen some recent rezoning activity through this area in the recent past with some
926 townhomes and some R-5A development in this area. This also shows the location of
927 the proposed relocation of Sadler Road.

928
929 In addition to this proposed change, because of recent legislation approved by the
930 general assembly—Yes, sir?

931
932 Mr. Kaechele - If this area is included within the study, there's still the option
933 of the timing on zoning as being part of the recent zoning or not?

934
935 Mr. Sehl - Mr. Kaechele, what staff is proposing at this time is to get the
936 Commission's consent to add this into the Innsbrook Area Study.

937
938 Mr. Branin - What Mr. Kaechele's question is, will that affect the timing of
939 approvals for Innsbrook as it stands now at hand?

940
941 Mr. Sehl - It is not anticipated to, no, Mr. Kaechele. The intent would be
942 to hold a work session describing the potential policies for this area and the Urban
943 Development area changes on June 23, 2010, or with the work session that was just

944 set. Then, the public hearing could potentially still be held. As long as the Commission
945 was comfortable with the changes proposed at that time, the public hearing could still be
946 held in July, and then ultimately move on to the Board. We could not currently hold a
947 public hearing for the Planning Commission prior to July because of advertising.

948
949 Mr. Emerson - I think the short answer is yes, sir, we can accommodate it.
950 We feel that we can provide you some recommendations at a work session that we plan
951 to propose to schedule on the 23rd as well.

952
953 Mr. Kaechele - All right.

954
955 Mr. Branin - For my fellow Commissioners, this area is bordered by I-64,
956 I-295, and Broad Street. We've seen a slow growth in this area in the past several
957 years. We have been holding this area, waiting for the Sadler Road extension to go
958 through here. In that time, we keep looking at different options. So the idea of including
959 this into the Innsbrook development area for the potential of a different type of housing
960 than the R-3 that's approved of the—what else do we have in there, R-5?

961
962 Mr. Emerson - We have some R-5A, I believe.

963
964 Mr. Branin - R-5A. It may benefit this area in development in working with
965 Innsbrook.

966
967 Mr. Emerson - To also add to what Mr. Branin has said, we wouldn't look at
968 this area as Urban Mixed Use. It would be an outgrowth from the higher density of the
969 Urban Mixed Use. Quite honestly, my thoughts on it would be it may come in as a TND
970 area, as you saw we introduced in your 2026 Plan. Hopefully, we'll be having an
971 ordinance proposal coming forth to you in the next several months for review in that
972 regard as well. I wouldn't foresee this area containing multi-family because, obviously,
973 multi-family is more envisioned within the original Innsbrook Study Area that we're
974 discussing currently. I would see this more as an outgrowth of detached single-family on
975 smaller lots, maybe in a grid pattern, so it would feed into this and complement it, but
976 not necessarily cannibalize what we're trying to accomplish within the original study
977 area—allowing a little more density in a more urban pattern, yet not to the density of,
978 say, apartments.

979
980 Mr. Vanarsdall - Short Pump, West Broad Village.

981
982 Mr. Emerson - Not to that. That's what we anticipate would occur within the
983 Innsbrook proper, is the West Broad Village concept, only on a higher scale, higher
984 quality. This area would be detached single-family at a higher density that would
985 complement. Sort of like your village, and then you have the outgrowth, the wedding
986 cake effect, the tiered effect of density that moves outward.

987
988 Mr. Kaechele - That could come into play with any potential rezoning of the
989 original area, the traffic effect.

990
991 Mr. Emerson - Absolutely, yes, sir.

992
993 Mr. Kaechele - So it's going to be treated kind of as a special land use study
994 adjacent to but not a part of the land use study.

995
996 Mr. Emerson - It would be part of this study, but it would have its own
997 section.

998
999 Mr. Kaechele - Part of the study, but not a part of the actual land use.

1000
1001 Mr. Emerson - It's not part of Innsbrook. It wouldn't be part of the Urban
1002 Mixed Use; it would be an ancillary use that would have a separate portion. On June 23,
1003 2010, when we talk about it, understanding that this came out of the open house,
1004 essentially, on May 4, 2010, if the Commission isn't comfortable with adding that area to
1005 this for the public hearing, you certainly could spin that off into a separate study and
1006 hold a public meeting on that at a later date, and let the main core of this study move
1007 forward. You do have some options. All we're looking for at this point is whether or not
1008 the Commission considers this a valid idea for discussion. We feel we can look at it and
1009 come back to you with some recommendations. At that point, you can make a decision
1010 as to whether or not you include it or if it needs further thought and study.

1011
1012 Mr. Vanarsdall - Tell us about how you think the open house went.

1013
1014 Mr. Emerson - My opinion on the open house? I thought it went very well. I
1015 was very pleased.

1016
1017 Mr. Branin - The only issue that was a negative at this open house was
1018 the presentation that the press gave to Innsbrook being redeveloped and re-looked at.
1019 The news showed several pictures of unfinished West Broad Village and portrayed that
1020 this is what Innsbrook is going to be. The people that came out said we don't want that
1021 here, which it's not going to be exactly like that. Some of the people that had great
1022 concerns, it was because of the way the story was presented on the news, which is the
1023 feedback I received. You?

1024
1025 Mr. Emerson - I agree, Mr. Branin. Some of the comments that I received
1026 where people were on the fence in regard to support of this proposal, we did receive
1027 comments about West Broad Village. I tried to explain to people—and I think this needs
1028 to be widely understood—that West Broad Village is a work in progress; it is a
1029 construction site right now. When it's completed, it will look far different than it does
1030 today. I think everybody will be pleased with that project when it's totally completed.
1031 The West Broad frontage right now does have unfinished outparcels. I think the
1032 developer would tell you, as many developers in this current market situation would tell
1033 you, if I could finish that project, it would be done. They don't like their projects sitting
1034 idle anymore than the general public likes to see them sitting idle. So, I think in their
1035 defense, it's going to be a nice project; it is a nice project. If you go into it and look

around, it has some very quality elements beginning to emerge. They had a recent success with the location of the Children's Museum of Richmond in their village. I believe as time moves forward and the project is completed, people will be happy. I do believe we also received many negative comments on the line of, "We don't like the way it looks." That's somewhat of an unfair judgment to make at this point.

Mr. Kaechele - All right.

Mr. Vanarsdall - I think you're right. I've ridden through there, and I was surprised the hotel was already open. Several cars were around it.

Mr. Emerson - The clubhouse is open now.

Mr. Kaechele - And the pool. They'll have their pool open this weekend.

Mr. Branin - The pool opens up this weekend, and there are 3 more restaurants that are slated to go in there.

Mr. Vanarsdall - Getting back to Innsbrook, I was not surprised that traffic was the number one issue. The people that I talked to, the first thing was traffic. I didn't have anybody say safety, but somebody wanted to know if we're trying to make this another Short Pump. Then some lady said, "Why don't you leave it alone?" All this was in this book. I thought it was a good mixture of people.

Mr. Emerson - It was. We had a very good mixture. As you know, traffic was the predominant comment. Of course, we'll have to examine traffic with each proposal. This is a land use study. It essentially enables the development community to come forward with proposals. When the proposals come forward, as you know, Urban Mixed Use is a very involved review. With that, we'll look at the impacts, and traffic improvements will be provided as necessary. One thing to keep in mind is that Broad Street really can't be expanded. There is work going on at the Nuckols Road/I-295 interchange now that will alleviate many of the concerns that exist at that location. However, there is going to have to be internal circulation and public transportation involved in these what I will term "development nodes." I do believe you'll see several of these development nodes emerge along Broad Street in the years to come along a transportation route that will come down Broad Street. Within these nodes, you'll have internal circulation that will bring people out to catch that main line that would come up and down Broad Street, be it rubber-wheeled or, as the MPO study suggests, downtown to Short Pump would be one of the first locations in the future for light rail. I do believe it has to be a rubber-type solution, the rubber-wheel solution first. That's beginning to emerge with the express bus, which is currently under study to come out as far as Willow Lawn. I think you'll see that main spine of public transportation use in the future begin to come down Broad Street.

Mr. Kaechele - Traffic in the first phase of the UMU for Innsbrook was the issue there as well.

1082

1083 Mr. Emerson - That's correct.

1084

1085 Mr. Kaechele - There were a number of traffic improvements that addressed
1086 that concern. That's going to continue to be the case here.

1087

1088 Mr. Emerson - Yes, sir.

1089

1090 Mrs. Jones - I'd like to make a comment along those lines. Of course we
1091 have traffic on everything that comes before us as the first concern. The grid that was
1092 explained [inaudible] does try to address [inaudible]. Obviously it's a component of that.
1093 I just wanted to say something about the comments. I read through the booklet that we
1094 were given. Two-thirds of the comments through the e-mail section, as you mentioned,
1095 were the fairly similar stock-canned answers from the Innsbrook Owners' Association.
1096 Obviously, they are enthused about this. There was a common thread through all of the
1097 other comments, and I just thought I should make a comment. Innsbrook has been an
1098 award-winning and a really exemplary project for so many years because of the
1099 emphasis that was put on the use of the property, not just for business, but for the
1100 wonderful recreational and leisure activities that are tied to it. I just want us to keep that
1101 first and foremost. I know the vision does, but I just wanted to underscore that because
1102 Innsbrook provides just a real gem in that portion of the County. It's a wonderful,
1103 wonderful park. I know it has to be competitive for the future, [inaudible] probably
1104 needed. But that's the component I don't ever want to lose out there because that's
1105 going to make all the difference, I think.

1106

1107 The other thing as far as the press. I've found in my district, certainly in a recent case,
1108 that, sure, the press can go ahead and shape opinion. That's why it's important that we
1109 get our opinion out and maybe the correct facts. It's always helpful for the public to have
1110 accurate information. I think there needs to be a really concerted effort to communicate.
1111 Even the outstanding job that was done in noticing this meeting, there were not all that
1112 many folks who showed up based on the numbers of notification. So, I think it just
1113 means the task is difficult but has to be done to communicate. Neighbors will always
1114 judge a project by another project that isn't quite where they want it to be. I've found that
1115 to be the case in my district, certainly. That baggage comes along with the current
1116 project. However, I do think that the recreational and leisure issues are going to go a
1117 long way towards keeping this a quality project.

1118

1119 Mr. Vanarsdall - Thank you, Mrs. Jones.

1120

1121 Mr. Kaechele - Also, I think the results of the written survey show it almost
1122 divided in opposition to the case. It's pretty much split. Some say it's a done deal and
1123 all that sort of thing. I wonder, have you made any analysis of the opposition, those that
1124 are opposed? Are they primarily neighbors in close proximity? I would expect that to be
1125 the case.

1126

1127 Mr. Sehl - We have not plotted exactly where the respondents lived. A
 1128 number of the respondents work in the study area. We do have a graph in there that
 1129 talks about the—this graph here shows the number of attendees who either live or live
 1130 and work in the study area. You'll see that 18 of 55 respondents to the survey didn't live
 1131 or work in the study area. I know we recognized a number of people who weren't
 1132 necessarily residents of the immediate vicinity that commented in opposition.
 1133
 1134 Mr. Vanarsdall - The graph shows more people live in it than work in it.
 1135
 1136 Mr. Sehl - I think we probably have to take this and recognize that
 1137 people saying they lived in the study area probably meant that they lived in the area
 1138 notified by the notification, not necessarily within the study area itself. There is a limited
 1139 amount of residential within the study area. I think people took this question to mean do
 1140 you live in the area that was notified. You'll see 21 of the respondents said that they
 1141 lived most likely within the study area.
 1142
 1143 Mr. Kaechele - Can you pull up that other graph that showed the support?
 1144
 1145 Mr. Sehl - I think given the fact that we sent out 2,400 notices and
 1146 received 20 negative responses on the survey, plus—
 1147
 1148 Mr. Kaechele - Right, yes. Small number, right.
 1149
 1150 Mr. Vanarsdall - This is a public hearing. Is there anyone in the audience that
 1151 would like to come down and speak?
 1152
 1153 Mr. Emerson - Mr. Vanarsdall, this is a work session.
 1154
 1155 Mr. Vanarsdall - I mean a public work session.
 1156
 1157 Mr. Emerson - Right. We normally don't take comments.
 1158
 1159 Mr. Vanarsdall - I'm sorry, a public work session. If you'd like to say
 1160 something since you're here, we'd like to have you.
 1161
 1162 Mr. Sehl - Our intent will be to provide some revisions for both the
 1163 additional study area and the potential additions to the Urban Development Area
 1164 language in response to recent legislation. We hope to distribute those in advance of
 1165 your meeting on June 23, 2010.
 1166
 1167 What we're doing at this time, we're hoping to include the Innsbrook area as an Urban
 1168 Development Area in our Comprehensive Plan. That will entail adding Urban
 1169 Development Areas, which will impact other areas of the 2026 Plan that was adopted in
 1170 August. So, we're currently evaluating which sections of the plan would need to be
 1171 updated and changed to include Innsbrook as an Urban Development Area.
 1172

1173 The legislation that was passed by the General Assembly previously, our
1174 Comprehensive Plan is certified as meeting the Urban Development Area requirements
1175 under current legislation. That was previously for residential units per acre and a .4 FAR
1176 for commercial development in an Urban Development Area. We certified that we had
1177 enough land that met those criteria with the 2026 Plan. That legislation has changed to
1178 require 8 detached dwelling units per acre, 12 townhouses per acre, 24 multi-family
1179 dwelling units per acre, and a .8 FAR for commercial development. We have to have
1180 areas that are able to capture 10 to 20 years' worth of growth at those densities. We
1181 think that Innsbrook is a good location for that and so we're creating a UDA here at
1182 Innsbrook, as well as what other changes we need to make to, say, Chapter 5, the land
1183 use section of the Comp Plan, in order to incorporate UDA's into our Comp Plan.

1184
1185 Mr. Emerson - We do feel it is necessary to address the UDA legislation
1186 that the State has passed, even though it's certified. This is a good opportunity to
1187 introduce one into the plan. Within an area that we're envisioning a higher density of
1188 development that, at least in the regs that are now delayed, it does provide some
1189 advantage and discounts, I guess, to the requirements of the stormwater management
1190 regulations if you're designated a UDA. So, what we're proposing here is that we allow
1191 higher density development, and it would make sense to go ahead and apply that
1192 designation in order to possibly assist accomplishing what the vision is here.

1193
1194 Mr. Vanarsdall - Anything else?

1195
1196 Mr. Sehl - No, sir. As I said, that would set us up for a potential work
1197 session. I don't know if we want to try to do that now or at the first meeting in June.

1198
1199 Mr. Emerson - Mr. Chairman, we have 3 items the Commission needs to
1200 act on. We need some direction as to whether or not you would like us to study the
1201 Sadler Road area, the 154.3 acres. We would like for you to consider scheduling
1202 another work session to discuss these items, and if you want to consider the Sadler
1203 Road area also on June 23, 2010. This would be, of course, with the work session
1204 you've already scheduled. We'd also ask you to consider setting a public hearing for
1205 July 15, 2010, so you can continue to receive public comment on this plan amendment
1206 and move it forward if you so see fit. You could wait until June 10th to schedule your
1207 potential July 15th public hearing, if you so desired. However, we don't have the luxury
1208 of waiting until June 23rd. Quite honestly, with the amount of time that we need to look
1209 at the area surrounding Sadler Road, we need until June 23rd before we could come
1210 back to a work session. So in order to stay on schedule, we really need for the
1211 Commission to hold a hearing on July 15th and then you could make a decision at that
1212 time based on public input and where you feel you are, whether or not you're ready to
1213 make a recommendation onto the Board of Supervisors.

1214
1215 Mr. Vanarsdall - I'd like to know what Mr. Branin and Mr. Kaechele think.

1216
1217 Mr. Kaechele - Can you put that area back up there? There are 150 acres
1218 in there?

1219
1220 Mr. Emerson - It's 154.3.
1221
1222 Mr. Kaechele - Okay. To include it in the study area means it is kind of
1223 independent of what's already been done.
1224
1225 Mr. Emerson - Correct.
1226
1227 Mr. Kaechele - And the recommendations may be different than what we're
1228 doing here.
1229
1230 Mr. Emerson - The recommendation for that area definitely will not be
1231 Urban Mixed Use, I can tell you that.
1232
1233 Mr. Kaechele - All right. Studying it I think is prudent.
1234
1235 Mr. Emerson - I believe we can get it together. The only piece that concerns
1236 me is that we haven't had a chance to actually—we always hold open houses to try to
1237 gain public input. One hundred fifty-four acres aren't small. On July 15, 2010, you
1238 would have a public hearing, if you so chose. We can make sure that we mail that area
1239 again with the change. If you schedule your public hearing today for July 15, 2010, we
1240 can also post that date on our website for people who are watching and monitoring our
1241 activities through that venue.
1242
1243 Mr. Branin - Mr. Secretary, I would like to definitely put it into the study
1244 now so we can get the study started and do the mailing. If we have opposition that
1245 comes out that we're not aware of, I'd like the ability to pull it out of the Innsbrook Study
1246 and then have its own public review, the Sadler Road area.
1247
1248 Mr. Emerson - I think you can do that. You can make that decision on the
1249 June 23, 2010. We would have to advertise. Because of advertising deadlines with the
1250 newspaper, we would have to advertise that boundary, which you could always set it
1251 aside and not consider it.
1252
1253 Mr. Branin - We need to keep the eye on the ball, which is the Innsbrook
1254 area. We do want to give this serious consideration and give it due diligence, so we
1255 need to start that study immediately. If the surrounding residents in that area come out
1256 not caring about the actual Innsbrook proper but about this, we do need to separate
1257 them out.
1258
1259 Mr. Emerson - Ben, what is the possibility we could be prepared on June
1260 10th to discuss the 154-acre area?
1261
1262 Mr. Vanarsdall - This may be a stupid question, but Sadler Road has been
1263 studied as long as I can remember. What else are we going to study?
1264

1265 Mr. Emerson - We're looking at the land use designation and whether or not
 1266 it's appropriate. We do have quite a bit of information on it, you are correct.
 1267
 1268 Mr. Sehl - That gives us a good background, the information that we've
 1269 done on the 2026 update, as Mr. Vanarsdall mentioned. The potential is there. We
 1270 started looking at some different things to see some possibilities out there.
 1271
 1272 Mr. Emerson - Could we be ready for a work session on all of this on June
 1273 10th?
 1274
 1275 Mr. Vanarsdall - What do you all think?
 1276
 1277 Mr. Sehl - If the Sadler Road area was potentially discussed at that, I'd
 1278 have to—
 1279
 1280 Mr. Vanarsdall - Mr. Archer, what do you all think about Sadler Road?
 1281
 1282 Mr. Sehl - —ask staff if they felt comfortable moving the UDA part of it.
 1283
 1284 Mr. Emerson - I think we would probably need to talk—we have a little more
 1285 work on the UDA because we do have to amend some other sections of the plan, or we
 1286 think we may have to in order to accommodate the UDA designation. But we could be
 1287 ready on June 10, 2010, and I think your agenda would probably accommodate it. If not,
 1288 possibly we could come in early. Mr. Strauss, what's the June 10th agenda looking like?
 1289 Three items? We could be prepared on the 10th, I believe, to have a work session on
 1290 the area surrounding Sadler Road. You could make a decision then to include it or not
 1291 include it within your advertisement. We know on the 10th, if you want to have your
 1292 public hearing in July, we still have time to meet our advertising deadlines. So we could
 1293 delay action on setting the public hearing today. You could schedule a work session on
 1294 just the Sadler Road area for the 10th, and then you could make your decision regarding
 1295 whether or not to include that, and go ahead and take action to advertise the
 1296 amendment as you see fit with or without Sadler Road on the 10th. Then we could come
 1297 back on the 23rd to finalize any information necessary with you regarding the UDA
 1298 designation.
 1299
 1300 Mr. Vanarsdall - What was the third item you started out with?
 1301
 1302 Mr. Emerson - The third item?
 1303
 1304 Mr. Vanarsdall - There were 3 things.
 1305
 1306 Mr. Emerson - There are 3 things. We needed Sadler Road, scheduling a
 1307 public hearing, and scheduling a work session.
 1308
 1309 Mr. Kaechele - The public hearing was originally scheduled for July 15,
 1310 2010?

1311
 1312 Mr. Emerson - July 15th, but—
 1313
 1314 Mr. Kaechele - That's a special hearing where?
 1315
 1316 Mr. Emerson - That's your normal Planning Commission meeting. That's
 1317 not a special meeting; that's just July 15th. We can schedule that on June 10th because
 1318 we still have time to get advertising in, if you make a decision on June 10th whether or
 1319 not you want to move forward.
 1320
 1321 Mr. Branin - Can I start making some motions?
 1322
 1323 Mr. Vanarsdall - Sure.
 1324
 1325 Mr. Emerson - I don't know that we'll extend the UDA designation to Sadler
 1326 Road. We may or may not. That's something we have to discuss. Internally we haven't.
 1327 From a staff perspective, we haven't discussed that.
 1328
 1329 Mr. Branin - Mr. Chairman, I'd like to make a motion that the Sadler Road
 1330 area be put into a study.
 1331
 1332 Mrs. Jones - Second.
 1333
 1334 Mr. Vanarsdall - Motion by Mr. Branin, second by Mrs. Jones. All in favor say
 1335 aye. All opposed say no. The ayes have it; the motion passes.
 1336
 1337 Mr. Branin - Mr. Chairman, I'd like to move that we have a work session
 1338 on June 10, 2010, prior to the Zoning meeting. Should I give out a time for that, 5:30,
 1339 6:00?
 1340
 1341 Mr. Emerson - Five thirty p.m. If you want to get here at 5:30, we can have
 1342 some food for you.
 1343
 1344 Mr. Branin - Five thirty. Is everybody good with that? Prior to the normal
 1345 Zoning meeting on June 10th. At which time we would possibly give the date for a public
 1346 hearing.
 1347
 1348 Mr. Vanarsdall - Mr. Secretary, can you get all this in writing and send it to us
 1349 please?
 1350
 1351 Mr. Emerson - Yes, sir, absolutely.
 1352
 1353 Mr. Branin - Can I get a second?
 1354
 1355 Mr. Archer - Second.
 1356

1357 Mr. Vanarsdall - Motion by Mr. Branin, second by Mr. Archer. All in favor say
1358 aye. All opposed say no. The ayes have it; the motion passes.

1359
1360 Mr. Archer - So the June 10th hearing is a definite and the July 15th is a
1361 maybe.

1362
1363 Mr. Jernigan - We're going to decide that on June 10th.

1364
1365 Mr. Emerson - On June 10th, correct. What I have right now is authorization
1366 to move forward with the study of the Sadler Road area, bring that back for a work
1367 session on June 10, 2010, at 5:30 p.m. At that time, you'll make a decision as to
1368 whether or not you will include the Sadler Road area into the amendment process with
1369 the Innsbrook Area Study. Also at that meeting, probably at your regular meeting time,
1370 you'll consider scheduling a public hearing on July 15, 2010. What I now need is
1371 additional action for the continued work session June 23, 2010, which if you don't want
1372 to take that action today since you're coming together on June 10, 2010, you could let
1373 that wait until then.

1374
1375 Mr. Vanarsdall - All right. Anything else?

1376
1377 Mr. Branin - Do you want to take action that now?

1378
1379 Mr. Jernigan - The Sadler Road area is not going to be part of the UMU.

1380
1381 Mr. Kaechele - No.

1382
1383 Mr. Emerson - It won't be Urban Mixed Use. It may be part of the overall
1384 land use amendment as it moves through, but it would not be Urban Mixed Use. It'll be
1385 a different designation. In my mind right now, I would tentatively think it would be TND
1386 or something along those lines.


1387
1388 Mr. Kaechele - So the original purpose of the July 15th meeting is to study
1389 the UMU portion and then we would introduce the adjacent area at that time?

1390
1391 Mr. Emerson - No, sir. The July 15th is a public hearing on the Land Use
1392 amendment. That would put us on a schedule for the Board to be able to hold a work
1393 session in August and possibly a public hearing in September. That's just for the
1394 Innsbrook Area Urban Mixed Use. Now, the way you've scheduled it, we have a work
1395 session on June 10th to further discuss the Sadler Road area. That may be something
1396 that the Commission may decide not to tag onto this because it may slow down the
1397 process.

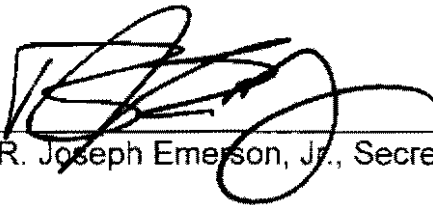
1398
1399 Mr. Branin - And that's why I want to get it started, to see if it's going to
1400 slow it down. If it does, then we have the option of pulling it.

1402 Mr. Emerson - Right. The only outstanding thing, really, as I see it on the
 1403 Innsbrook Area Urban Mixed Use amendment at this point is explaining to you the UDA
 1404 designation and the other changes necessary in the 2026 Plan, which we would do on
 1405 June 23rd.
 1406
 1407 Mr. Branin - What was the final?
 1408
 1409 Mr. Emerson - That was it. We have a work session on June 23, 2010,
 1410 we've requested, but I believe you can address that on June 10th, if you wish, and that's
 1411 to discuss the UDA. You already have one work session scheduled. You will have to
 1412 have a work session on June 23rd for the UDA to discuss that, so you're fully aware
 1413 before you get to a public hearing on the Innsbrook—
 1414
 1415 Mrs. Jones - I was just going to say, the work session on June 23rd is
 1416 currently scheduled for the refuse. We now need to add this to it, and I would see no
 1417 reason—
 1418
 1419 Mr. Branin - Why we wouldn't do it now.
 1420
 1421 Mrs. Jones - I so move.
 1422
 1423 Mr. Branin - And I second.
 1424
 1425 Mr. Vanarsdall - Motion by Mrs. Jones, second by Mr. Branin. All in favor say
 1426 aye. All opposed say no. The ayes have it; the motion passes.
 1427
 1428 Mr. Emerson - All right. So, we have a work session on June 10, 2010, for
 1429 the Sadler Road area at 5:30 p.m.; we have authorization to move forward to study the
 1430 Sadler Road area; and we have a June 23rd work session to continue discussion on the
 1431 Innsbrook Area Urban Mixed Use and the Urban Development Area—I know this is
 1432 confusing—and also the refuse collection.
 1433
 1434 Mrs. Jones - Looking forward possibly to July 15th for Innsbrook and
 1435 possibly if we include Sadler Road. We'll decide that at the June session.
 1436
 1437 Mr. Emerson - On June 10th. Yes, ma'am.
 1438
 1439 Mr. Vanarsdall - I look forward to getting a memo from you about that.
 1440
 1441 Mr. Emerson - We will get that out to you.
 1442
 1443 Mr. Branin - Close it. Bang the gavel.
 1444
 1445 Mr. Vanarsdall - Anything else for the Commission? If not, we are adjourned.
 1446
 1447 The meeting is adjourned.

1448
1449
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1456
1457
1458



Mr. Ernest B. Vanarsdall, Chairman



R. Joseph Emerson, Jr., Secretary



PLANS OF DEVELOPMENT

A. Standard Conditions for all POD's:

1. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water and sewer. **(when the property is served by public utilities)**
- 1A. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water. The well location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public water system when available within 300 feet of the site/building. **(when not served by public water)**
- 1B. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public sewer. The septic tank location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public sewer when available within 300 feet of the site/building. **(when not served by public sewer)**
2. The Director of the Department of Public Utilities shall approve the plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The Department of Public Utilities shall be notified at least **48** hours prior to the start of any County water or sewer construction.
3. The parking lot shall be subject to the requirements of Chapter 24, Section 24-98 of the Henrico County Code.
4. The parking spaces shall be marked on the pavement surface with four-inch-wide traffic painted lines. All lane lines and parking lines shall be white in color with the exception that those dividing traffic shall yellow.
5. Sufficient, effectively usable parking shall be provided. If experience indicates the need, additional parking shall be provided.
6. Curb and gutter and necessary storm sewer shall be constructed as shown on approved plans.
7. The plan of development plan shall be revised as annotated on the staff plan dated **May 26, 2010**, which shall be as much a part of this approval as if details were fully described herein. Eight (8) sets of revised plans, including the detailed drainage, erosion control and utility plans, shall be submitted by the design engineer who prepared the plans to the Department of Planning for final review. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, twenty-one (21) sets of final plans for signature shall be submitted to the Department of Planning for approval signatures. Two (2) sets of the approved plan shall be attached to the building permit application. **(Revised January 2008)**
8. Two copies of an Erosion and Sediment Control Agreement with required escrow shall be submitted to the Department of Public Works. Approval is required prior to construction plan approval and beginning construction. The Department of Public Works shall be notified at least 24 hours prior to the start of any construction.
9. A detailed landscaping plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any occupancy permits.

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.
10. All groundcover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed within a reasonable time and replaced no later than the next planting season.
11. 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 height details shall be submitted for Department of Planning review and approval.
- 11A. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 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. **(For POD which includes lighting plan approval)**
12. All exterior lighting shall be designed and arranged to direct the light and glare away from nearby residential property and streets.
13. The site, including the parking areas, shall be kept clean of litter and debris on a daily basis. Trash container units/litter receptacles and recycling containers shall be maintained with regular pickups scheduled and shall be screened properly on all four sides. The gate(s) shall remain closed except when the receptacle(s) are being filled or serviced and shall be repaired or replaced as necessary. Details shall be included with the final site plan or required landscape plan for review and approval.
14. Required fire lanes shall be marked and maintained in accordance with the Virginia Statewide Fire Prevention Code.
15. Traffic control signs shall be provided as indicated on the Department of Planning Staff plan. All signs shall be fabricated as shown in The National Manual on Uniform Traffic Control Devices for Streets and Highways and The Virginia Supplement to The Manual on Uniform Traffic Control Devices for Streets and Highways.
16. The assigned property number(s) shall be displayed so it is easily readable from the street. If assistance is needed with the address, please contact the Department of Planning at 501-4284. The Planning Department must assign all property addresses. **(Revised January 2008)**
17. The owner shall have a set of plans approved by the Director of Public Works, Public Utilities and Secretary of the Planning Commission available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
18. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.

19. Upon completion of the improvements and prior to the certification of the permanent occupancy permit, the owner shall furnish a statement by the engineer or land surveyor who prepared the POD plan, to the effect that all construction including water and sewer is in conformance to the regulations and requirements of the POD.
20. The approved Plan of Development is granted by the Planning Commission only to the owners(s)/applicant(s) listed on the Plan of Development application on file for this project. Upon written notification to the Director of Planning, the Plan of Development approval may be transferred to subsequent owner(s) subject to approval by this Commission **(Revised July 2007)**.
21. Vehicles shall be parked only in approved and constructed parking spaces.
22. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
23. The site, including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Insurance Services Office (ISO) calculations shall be included on the final construction plans for approval by the Department of Public Utilities prior to issuance of a building permit.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. **(Start of miscellaneous conditions)**

STANDARD CONDITIONS FOR LANDSCAPE /LIGHTING/FENCE PLANS

1. The plan shall be revised as shown in red on Staff plan dated **May 26, 2010**, which shall be as much a part of this approval as if all details were fully described herein. **Five (5)** sets of **prints** of the revised plan shall be submitted to the Department of Planning for approval stamps and distribution.
2. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.
3. The owner shall have a set of approved plans available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
4. All groundcover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed within a reasonable time and replaced during the normal planting season. **(DELETE IF NO LANDSCAPING)**
5. All exterior lighting shall be shielded to direct lights away from adjacent residential property and streets. **(DELETE IF NO LIGHTING)**
6. All fences, walls, and screens, including gates and doors, shall be maintained in good repair by the owner. Trash and debris should not be allowed to accumulate along the fence or wall. **(DELETE IF NO FENCE, WALL, OR DUMPSTER SCREEN)**

B. In Addition to Item A, the Following Standard Conditions for Approval of All Zero Lot Line Developments shall apply:

29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.

C. Standard Conditions for Approval of All Dry Cleaners and Laundries in Addition to Item A:

29. The dry cleaning establishment shall use only non-inflammable cleaning solvents and have fully enclosed cleaning and solvent reclamation processes and fully enclosed pressing equipment with no outside steam exhaust.

D. In addition to Item A, the Following Conditions for Approval of All Shopping Centers Shall Apply:

29. Only retail business establishments permitted in a 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).

E. In Addition to Item A, the Following Standard Conditions for Approval of All Multi-Family Shall Apply:

29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and **such names shall be included on the construction plans prior to their approval.** The standard street name signs shall be installed prior to any occupancy permit approval.

F. In addition to Item A, the Following Standard Conditions for Approval of All Service Station Developments Shall Apply:

29. This business shall not remain in operation after midnight and no exterior signs shall remain lighted after **(12:00 midnight - B-1) (1:00 o'clock a.m. - B-2) (no limit - B-3)**.
30. No merchandise shall be displayed outside of the building except that oil racks will be allowed on the pump islands.
31. This service station shall be used only for the sale of petroleum products and automobile accessories and parts. It shall not be used to sell or rent camping trailers, nor as a base of operation for truck fleets or fuel oil delivery or other such use that is not strictly a service station operation.
32. Only light repair work shall be allowed at this station, including motor tune-up, brake, generator, ignition, and exhaust repairs, and wheel balancing. The only work that can be performed outside the building is those services that are normally furnished at the pump island and the changing of tires.
33. No wrecked automobiles, nor automobiles incapable of being operated, shall be kept on the premises.
34. The prospective operator of this station shall come to the Department of Planning and sign the file copy of the special plan of development letter before he signs a lease with the oil company to operate this station.

**G. STANDARD CONDITIONS FOR CONVENIENCE STORES WITH FUEL PUMPS
IN A**

B-2 ZONE

29. Bulk storage of fuel shall be underground.
30. There shall be no exterior display of merchandise except on pump islands and on paved walkway areas within three (3) feet of building.
31. Lighting fixtures shall not exceed a height greater than twenty (20) feet.
32. No temporary storage of wrecked or inoperative vehicles or rental of vehicles, trailer campers, vans or similar equipment shall be permitted.
33. Not more than two (2) electronic amusement games shall be permitted.
34. Not more than two (2) vending machines for food and beverage and similar merchandise shall be permitted on the premises outside of an enclosed building.
35. The prospective operator of this facility shall come to the Department of Planning and sign the file copy of the special plan of development letter before he signs a lease with the oil company to operate this station.
36. The landscaping plan shall include details for screening of refuse containers and refuse storage facilities in accordance with Section 24-61(i).
37. Refuse containers or refuse storage facilities shall be serviced during business hours only.
38. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way.
39. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility. **(If Car Wash Is Proposed)**

H. STANDARD CONDITIONS FOR CONVENIENCE STORES WITH FUEL PUMPS IN A

B-3 ZONE

29. Bulk storage of fuel shall be underground.
30. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. **(If Car Wash Is Proposed)**
31. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility. **(If Car Wash Is Proposed)**

SUBDIVISION - CONDITIONAL APPROVAL

Standard Conditions for Conventional Subdivisions Served By Public Utilities Public Water and/or Sewer (January 2008)

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage, erosion control, and utility plans have been approved by the Department of Planning, the Department of Public Utilities, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Final Subdivision application. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, twenty-one (21) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water. **(Substitute condition 5A if well)**
- 5A. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
6. The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer. **(Substitute condition 6A if on site sewage disposal/septic)**
- 6A. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
7. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Department of Planning before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated May 26, 2010, which shall be as much a part of this approval as if all details were fully described herein.

9. This approval shall expire on May 25, 2011, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the fee and must be filed a minimum of two weeks prior to the expiration date.
10. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
11. The conditional approval of this plat by the Planning Commission does not imply that all lots shown thereon will be granted final approval. Such approval is contingent on each lot meeting a number of requirements including but not limited to minimum zoning requirements, Health Department requirements as applicable, and design considerations.
12. Prior to a request for final approval, the developer shall provide a buildable area plan showing information for all lots within the subdivision. Such plan shall be a part of the construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (perpendicular to the center line of the lot at the front building line), and if applicable, any Special Flood Hazard Areas (floodplains) and the area of each lot exclusive of floodplain, wetlands, easements, buffers, Chesapeake Bay Act Areas, wells and primary/reserved drainfields.

Standard Conditions for Conventional Subdivisions Not Served By Public Utilities
(January 2008)

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage and erosion control plans have been approved by the Department of Planning, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Final Subdivision application. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, fifteen (15) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works, and a preconstruction meeting has been conducted with the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
6. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Department of Planning before the recordation plat is submitted for review.
7. The plat shall be revised as shown in red on Staff plan dated **May 26, 2010**, which shall be as much a part of this approval as if all details were fully described herein.
8. This approval shall expire on **May 25, 2011**, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the fee and must be filed a minimum of two weeks prior to the expiration date.
9. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
10. The conditional approval of this plat by the Planning Commission does not imply that all lots shown thereon will be granted final approval. Such approval is contingent on each lot meeting a number of requirements including but not limited to minimum zoning requirements, Health Department requirements and design considerations.

11. Prior to a request for final approval, the developer shall provide a buildable area plan showing information for all lots within the subdivision. Such plan shall be a part of the construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (perpendicular to the center line of the lot at the front building line), and if applicable, any Special Flood Hazard Areas (floodplains) and the area of each lot exclusive of floodplain, wetlands, easements, buffers, Chesapeake Bay Act Areas, wells and primary/reserved drainfields.

Standard Conditions for Residential Townhouse for Sale (RTH) Subdivisions
(January 2008)

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage, erosion control, and utility plans have been approved by the Department of Planning, the Department of Public Utilities, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Plan of Development and Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Plan of Development and Final Subdivision applications. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, twenty-one (21) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works, and a preconstruction meeting has been conducted with the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water.
6. The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer.
7. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Department of Planning before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **May 26, 2010**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **May 25, 2011**, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the required fee and must be filed a minimum of two weeks prior to the expiration date.
10. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
11. The conditional approval of this plat by the Planning Commission does not imply that all lots shown thereon will be granted final approval. Such approval is contingent on each lot meeting all requirements, including but not limited to, minimum zoning requirements, and design considerations.
12. A draft of the Declaration of Covenants, Conditions and Restrictions shall be submitted to

the Department of Planning for review, prior to final approval. The proposed Homeowners Association for the project shall be responsible for the exterior maintenance of all buildings and grounds.

13. All block corners shall be monumented and referenced, where possible, to the exterior boundaries of the site
14. The record plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of (name of subdivision) and is not dedicated for use by the general public. This statement shall refer to the applicable article in the covenants recorded with the plat.

Standard Conditions for Zero Lot Line Subdivisions
(January 2008)

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage, erosion control, and utility plans have been approved by the Department of Planning, the Department of Public Utilities, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Plan of Development and Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Plan of Development and Final Subdivision applications. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, twenty-one (21) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works, and a preconstruction meeting has been conducted with the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water.
6. The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer.
7. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Department of Planning before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated May 26, 2010, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on May 25, 2011, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the required fee and must be filed a minimum of two weeks prior to the expiration date.
10. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change may be implemented.
11. The conditional approval of this plat by the Planning Commission does not imply that all lots shown thereon will be granted final approval. Such approval is contingent on each lot meeting all requirements, including but not limited to, minimum zoning requirements, and design considerations.
12. Prior to a request for final approval, the developer shall provide a buildable area plan

showing information for all lots within the subdivision. Such plan shall be a part of the construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (perpendicular to the center line of the lot at the front building line), and if applicable, any Special Flood Hazard Areas (floodplains) and the area of each lot exclusive of floodplain, wetlands, easements, buffers and Chesapeake Bay Act Areas.

SUBDIVISION - CONDITIONAL APPROVAL

Standard Conditions for Conventional Subdivisions Served By Public Utilities Road Dedication (No Lots) (January 2008)

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage, erosion control, and utility plans have been approved by the Department of Planning, the Department of Public Utilities, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Final Subdivision application. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, twenty-one (21) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water.
6. The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer.
7. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Department of Planning before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated May 26, 2010, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on May 25, 2011, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the fee and must be filed a minimum of two weeks prior to the expiration date.
10. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.