

1 Minutes of the regular monthly meeting of the Planning Commission of the County of
2 Henrico, Virginia, held in the Board Room of the County Administration Building in the
3 Government Center at Parham and Hungary Springs Roads, Beginning at 9:00 a.m.
4 Wednesday, June 23, 2004.

5
6 Members Present: Mrs. Lisa D. Ware, C.P.C., Chairperson (Tuckahoe)
7 Mr. Ernest B. Vanarsdall, C.P.C., Vice Chairperson
8 (Brookland)
9 Mr. C. W. Archer, C.P.C. (Fairfield)
10 Mr. E. Ray Jernigan, C.P.C. (Varina)
11 Mr. John Marshall (Three Chopt)
12

13 Members Absent: Mr. James B. Donati, Jr., (Varina) Board of Supervisors
14 Representative
15

16 Others Present: Mr. Randall R. Silber, Director of Planning, Secretary
17 Mr. David D. O'Kelly, Jr., Assistant Director of Planning
18 Ms. Leslie A. News, CLA, County Planner
19 Mr. James P. Strauss, CLA, County Planner
20 Mr. E. J. (Ted) McGarry, III, County Planner
21 Mr. Kevin D. Wilhite, C.P.C., AICP, County Planner
22 Mr. Michael F. Kennedy, County Planner
23 Ms. Christina L. Goggin, AICP, County Planner
24 Mr. Michael P. Cooper, County Planner
25 Mr. Michael Jennings, Assistant Traffic Engineer
26 Ms. Diana B. Carver, Recording Secretary
27

28 Mrs. Ware - Good morning and welcome to the Planning Commission public
29 hearing on subdivisions and plans of development. I will turn the meeting over to the
30 Secretary, Mr. Silber.
31

32 Mr. Silber - Thank you, Madam Chairman.
33

34 Mr. Marshall - Mr. Silber, before you start, I would like to point out that we
35 have a Mr. Jack Spear, a member of the Louisa County Planning Commission in the
36 audience today along with his supervisor. Mr. Spear was with me in school when he
37 was fulfilling the final requirement of his school, which is to come to another meeting
38 of another jurisdiction.
39

40 Mrs. Ware - Welcome.
41

42 Mr. Silber - Good morning. We do have a quorum and it looks like Mr.
43 Donati has not arrived yet, but otherwise the other five Commissioners are present.

44 First on the agenda would be our deferrals and withdrawals that I understand there are
45 none.

46 Ms. News - That is correct.

47

48 Mr. Silber - We do have several items on the Expedited Agenda. The
49 expedited items are those items that are on the Planning Commission's agenda, but at
50 this point in time there are no known issues. Staff is recommending approval of these
51 items with conditions. The applicant is aware of the conditions and is agreeable to the
52 conditions and the Planning Commission member from that district is comfortable with
53 that plan, so they are placed on a separate agenda that we call the Expedited Agenda.
54 They can be handled more quickly without a hearing, so those expedited items are on
55 the screen, and Ms. News, if you can walk us through those, please.

56

57 **TRANSFER OF APPROVAL (Deferred from the May 26, 2004, Meeting)**

58

POD-28-86

Fairfield Inn -

7300 W. Broad Street

Amratlal R. Patel for A&B Richmond Hotel, LLC:

Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from HHProperties-1, Inc. to A&B Richmond Hotel, LLC. The 4.031-acre site is located at 7300 W. Broad Street (U.S. Route 250) approximately 140 feet north of the intersection of Willard Road and W. Broad Street on parcel 766-749-5530. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

59

60 Ms. News - There is an Addendum item on Page 1 of your Addendum. It
61 adds two additional conditions, 5 and 6, which address correcting the drainage problem
62 on the site and repairing a damaged fence.

63

64 Mrs. Ware - Is there any opposition to hearing POD-28-86, Fairfield Inn, in
65 the Brookland District, on the Expedited Agenda? No opposition.

66

67 Mr. Vanarsdall - Madam Chairman, I move that POD-28-86 be approved on the
68 Expedited Agenda, subject to the annotations on the plans, Conditions Nos. 1, 2, 3 and
69 4 and 5 and 6 have been added on the Addendum this morning.

70

71 Mr. Jernigan - Second.

72

73 Mrs. Ware- Motion made by Mr. Vanarsdall and seconded by Mr. Jernigan.
74 All in favor say aye. All opposed say no. The motion passes.

75

76 The Planning Commission approved Transfer of Approval for POD-28-86, Fairfield
77 Inn - 7300 W. Broad Street, subject to the new owners accepting and agreeing to be

78 responsible for continued compliance with the conditions of the original approval and
79 the following additional conditions:

- 80
- 81 1. A bond shall be posted to cover the site deficiencies as identified in the
82 inspection report, dated May 11, 2004.
 - 83 2. Dead and missing landscaping, as identified in the inspection report, dated May
84 11, 2004, shall be replaced by October 31, 2004
 - 85 3. The existing shed shall be removed or a revised site plan to include the shed
86 shall be submitted to the Department of Planning for review and approval by
87 July 31, 2004.
 - 88 4. All other deficiencies as identified in the inspection report, dated May 11, 2004,
89 shall be corrected by July 31, 2004.
 - 90 5. Any drainage problems on site shall be corrected to the satisfaction of the
91 Director of Public Works by July 31, 2004.
 - 92 6. The damaged fence in the northeast corner shall be replaced by July 31, 2004.
- 93

94 Ms. News - The second item is on Page 5 of your Agenda.

95

96 **PLAN OF DEVELOPMENT (Deferred from the May 26, 2004, Meeting)**

97

POD-38-04
Richmond Federal Credit
Union- Brook Road and
New York Avenue

F. J. Keith for Richmond Federal Credit Union:
Request for approval of a plan of development, as
required by Chapter 24, Section 24-106 of the Henrico
County Code, to renovate an existing 3,000 square foot
daycare for use as a bank. The 0.83-acre site is located
on Brook Road (U.S. Route 1) at 1200 New York
Avenue on parcel 783-762-9359. The zoning is 0-2C
Office District (Conditional). County water and sewer.
(Fairfield)

98

99 Ms. News - There is also an item on Page 3 of the Addendum, which
100 indicates that the applicant is in agreement with the staff recommendations and that the
101 outstanding issues regarding the relocation of the power pole along New York Avenue
102 has been resolved.

103

104 Mrs. Ware - Is there any opposition to hearing POD-38-04, Richmond Federal
105 Credit Union in the Fairfield District on the Expedited Agenda? There is no
106 opposition. Mr. Archer.

107

108 Mr. Archer- Madam Chairman, I move approval of POD-38-04, Richmond
109 Federal Credit Union, subject to standard conditions for developments of this type and
110 additional conditions Nos. 23 through 34 and the revised recommendation on the
111 Addendum.

112

113 Mr. Vanarsdall - Second.

114

115 Mrs. Ware - Motion made by Mr. Archer and seconded by Mr. Vanarsdall.

116 All in favor say aye. All opposed say no. The motion passes.

117 The Planning Commission approved POD-38-04, Richmond Federal Credit Union-

118 Brook Road and New York Avenue, subject to the standard conditions for

119 developments of this type and the following additional conditions:

120

121 23. The right-of-way for widening of New York Avenue as shown on approved
122 plans shall be dedicated to the County prior to any occupancy permits being
123 issued. The right-of-way dedication plat and any other required information
124 shall be submitted to the County Real Property Agent at least sixty (60) days
125 prior to requesting occupancy permits.

126 24. The easements for drainage and utilities as shown on approved plans shall be
127 granted to the County in a form acceptable to the County Attorney prior to any
128 occupancy permits being issued. The easement plats and any other required
129 information shall be submitted to the County Real Property Agent at least sixty
130 (60) days prior to requesting occupancy permits.

131 25. The entrances and drainage facilities on Brook Road (U. S. Route 1) shall be
132 approved by the Virginia Department of Transportation and the County.

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

137 27. The developer shall provide fire hydrants as required by the Department of
138 Public Utilities and Division of Fire.

139 28. The proffers approved as a part of zoning case C-23C-02 shall be incorporated
140 in this approval.

141 29. Deviations from County standards for pavement, curb or curb and gutter design
142 shall be approved by the County Engineer prior to final approval of the
143 construction plans by the Department of Public Works.

144 30. Insurance Services Office (ISO) calculations must be included with the plans and
145 contracts and must be approved by the Department of Public Utilities prior to
146 the issuance of a building permit.

147 31. Approval of the construction plans by the Department of Public Works does not
148 establish the curb and gutter elevations along the Henrico County maintained
149 right-of-way. The elevations will be set by Henrico County.

150 32. The proffers approved as a part of zoning case C-23C-02 shall be incorporated
151 in this approval.

152 33. Deviations from County standards for pavement, curb or curb and gutter design
153 shall be approved by the County Engineer prior to final approval of the
154 construction plans by the Department of Public Works.

- 155 34. Insurance Services Office (ISO) calculations must be included with the plans and
156 contracts and must be approved by the Department of Public Utilities prior to
157 the issuance of a building permit.
- 158 35. Approval of the construction plans by the Department of Public Works does not
159 establish the curb and gutter elevations along the Henrico County maintained
160 right-of-way. The elevations will be set by Henrico County.
161

161 **SUBDIVISION**

162

Candlelight Estates
(June 2004 Plan)

Foster & Miller, P.C. for Lucille S. Morrell., Nancy and James A. Seward, Jr., Troy Wayne Clark and Roy Rogers Industries, Inc.: The 9.40-acre site proposed for a subdivision of 31 single-family homes is located on the northern side of Laburnum Avenue approximately 1,000 feet east of Mechanicsville Turnpike (U.S. Route 360) on parcels 804-735-2641, 804-735-3678 and 803-735-9755. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield) 31 Lots**

163

164 Ms. News - There is also an Addendum item on Page 5 of your Addendum.
165 There is a revised plan, which adjusts the lot configuration to eliminate the stem lots
166 and to correctly label the right-of-way width on the plans. Staff can recommend
167 approval.

168

169 Mrs. Ware - Is there any opposition to hearing subdivision Candlelight Estates
170 in the Fairfield District on the Expedited Agenda? There is no opposition.

171

172 Mr. Archer- Madam Chairman, I move approval of Candlelight Estates subject
173 to the standard conditions for subdivisions served by public utilities and additional
174 conditions Nos. 11 through 14, the revised plan that is included in the Addendum this
175 morning.

176

177 Mr. Vanarsdall - Second.

178

179 Mrs. Ware - Motion made by Mr. Archer and seconded by Mr. Vanarsdall.
180 All in favor say aye. All opposed say no. The motion passes.

181

182 The Planning Commission granted conditional approval to Candlelight Estates
183 Subdivision (June 2004 Plan) subject to the revised plan, the standard conditions for
184 subdivisions served by public utilities and the following additional conditions:

185

186 11. Each lot shall contain at least 8,000 square feet.

187 12. The detailed plant list and specifications for the landscaping to be provided within
188 the 25-foot-wide planting strip easement along Laburnum Avenue shall be
189 submitted to the Department of Planning for review and approval prior to
190 recordation of the plat.

191 13. Any necessary offsite drainage easements must be obtained prior to approval of
192 the construction plan by the Department of Public Works.

193 14. Any future building lot containing a BMP, sediment basin or trap and located
194 within the buildable area for a principal structure or accessory structure, may be

195 developed with engineered fill. All material shall be deposited and compacted in
196 accordance with the Virginia Uniform Statewide Building Code and geotechnical
197 guidelines established by a professional engineer. A detailed engineering report
198 shall be submitted for the review and approval by the Building Official prior to
199 the issuance of a building permit on the affected lot. A copy of the report and
200 recommendations shall be furnished to the Directors of Planning and Public
201 Works.

202
203 **SUBDIVISION**

204
Thomas Mill **Foster & Miller, P.C. for Joseph T. Broach and**
(June 2004 Plan) **B&B Development Corporation:** The 80-acre site
11808 Old Washington proposed for a subdivision of 51 single-family homes is
Highway located on the north line of Old Washington Highway,
(A Resubdivision of between the Chickahominy River and the CSX
Lakeview) Railroad across from Kellipe Road, on parcels 772-
779-5613 and 773-779-3998. The zoning is A-1,
Agricultural District. County water and septic
tank/drainfield. **(Brookland) 51 Lots**

205
206 Ms. News - We would like to note in the Agenda the conditions on this that
207 there are two No. 15s and the second No. 15 should be No. 16.

208
209 Mrs. Ware - Is there any opposition to hearing the subdivision Thomas Mill
210 (June 2004 Plan) in the Brookland District, on the Expedited Agenda? No opposition.

211
212 Mr. Vanarsdall - Do I have to take the exception separately?

213
214 Ms. News - No. There is no need to make a motion.

215
216 Mr. Vanarsdall - I move that Thomas Mill (June 2004 Plan) be approved on the
217 Expedited Agenda with the annotations on the plans, the standard conditions for
218 subdivisions of this type and additional conditions Nos. 11 through 18.

219
220 Mr. Marshall- Second.

221
222 Mrs. Ware - Motion made by Mr. Vanarsdall and seconded by Mr. Marshall.
223 All in favor say aye. All opposed say no. The motion passes.

224
225 The Planning Commission granted conditional approval to Thomas Mill (June 2004
226 Plan), subject to the annotations on the plans, the standard conditions for subdivisions
227 of this type and the following additional conditions:

228

- 229 11. Prior to requesting recordation, the developer shall furnish a letter from
 230 Dominion Virginia Power stating that this proposed development does not conflict
 231 with their facilities.
- 232 12. Each lot shall contain at least 43,560 sq. ft. exclusive of the flood plain areas.
- 233 13. The limits and elevation of the 100-year frequency flood shall be conspicuously
 234 noted on the plat and construction plans and labeled "Limits of 100 year
 235 floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities
 236 Easement."
- 237 14. The detailed plant list and specifications for the landscaping to be provided within
 238 the 25-foot-wide planting strip easement along Old Washington Highway and
 239 CSX Railroad shall be submitted to the Department of Planning for review and
 240 approval prior to recordation of the plat.
- 241 15. Any necessary offsite drainage easements must be obtained prior to approval of
 242 the construction plan by the Department of Public Works.
- 243 16. Any future building lot containing a BMP, sediment basin or trap and located
 244 within the buildable area for a principal structure or accessory structure, may be
 245 developed with engineered fill. All material shall be deposited and compacted in
 246 accordance with the Virginia Uniform Statewide Building Code and geotechnical
 247 guidelines established by a professional engineer. A detailed engineering report
 248 shall be submitted for the review and approval by the Building Official prior to
 249 the issuance of a building permit on the affected lot. A copy of the report and
 250 recommendations shall be furnished to the Directors of Planning and Public
 251 Works.
- 252 17. No building permits will be issued for lots 46 & 47 until accessibility to
 253 properties that use the court decreed 24-foot private access road is resolved to
 254 the satisfaction of the Director of Planning and the County Attorney.
- 255 18. All parties that obtain interest in the aforementioned road should consider
 256 limiting physical access for emergency use only.

257
 258 **SUBDIVISION**
 259

Townes @ Bickerstaff
 (June 2004 Plan)

**Bay Design Group, P.C. for Rotunda Corporation
 and Prospect Homes:** The 5.07-acre site proposed for
 a subdivision of 33 townhouses for sale is located at
 the intersection of Bickerstaff and Okano Roads at
 1401 Bickerstaff Road on parcel 804-708-1236. The
 zoning is R-5, General Residence District. County
 water and sewer. **(Varina) 33 Lots**

260
 261 Mrs. Ware - Is there any opposition to hearing the Subdivision Townes @
 262 Bickerstaff (June 2004) in the Varina District on the Expedited Agenda? There is no
 263 opposition.
 264

265 Mr. Jernigan- Madam Chairman, I make a motion to approve Subdivision
266 Townes @ Bickerstaff (June 2004 Plan), subject to the annotations on the plan and the
267 standard conditions for residential townhouses for sale subdivisions.

268

269 Mr. Vanarsdall - Second.

270 Mrs. Ware- Motion made by Mr. Jernigan and seconded by Mr. Vanarsdall.
271 All in favor say aye. All opposed say no. The motion passes.

272

273 The Planning Commission granted conditional approval to subdivision Townes @
274 Bickerstaff (June 2004 Plan) subject to the annotations on the plan and the standard
275 conditions for residential townhouses for sale subdivisions with public utilities.

276

277 **LANDSCAPE AND LIGHTING PLAN**

278

LP/POD-17-02
Bartley Pond –
Pemberton Road

Bay Design Group, P.C. for Caskey Construction Company: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 4.38-acre site is located at the southeast corner of the intersection of Pemberton Road and Mayland Drive on parcel 754-756-0177 and part of parcel 754-757-1808. The zoning is RTHC, Residential Townhouse District (Conditional). **(Three Chopt)**

279

280 Ms. News - There is a revised recommendation on Page 6 and a revised plan
281 that was handed out with your Addendum, which contains staff annotations addressing
282 conflicts with easements, reduction of light pole height to meet proffers, supplemental
283 planting along Mayland Drive in the existing tree save area, additional plantings at the
284 entrance, and the planting around the BMP will also be redistributed for a more natural
285 appearance. The applicant is in agreement with those annotations.

286

287 Mrs. Ware - Is there any opposition to hearing the landscape and lighting plan
288 LP/POD-17-02, Bartley Pond, Pemberton Road from the Three Chopt District, on the
289 Expedited Agenda? No opposition.

290

291 Mr. Marshall - Madam Chairman, I move that LP/POD-17-02, Bartley Pond –
292 Pemberton Road, be approved subject to the standard conditions for landscape and
293 lighting plans as well as the revised recommendation and revised plan on Page 6 of the
294 Agenda.

295

296 Mr. Vanarsdall - Second.

297

298 Mrs. Ware - Motion made by Mr. Marshall and seconded by Mr. Vanarsdall.
299 All in favor say aye. All opposed say no. The motion passes.

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The Planning Commission approved Landscape and Lighting Plan LP/POD-17-02, Bartley Pond – Pemberton Road, subject to the revised plan, the annotations on the plans and the standard conditions for landscape and lighting plans.

Mr. Silber - That completes the Expedited Agenda items and next on the Agenda would be the Extension of Conditional Subdivisions. We have three conditional subdivision approvals that are up for extension and it looks like all of these require Planning Commission action.

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL
FOR PLANNING COMMISSION APPROVAL**

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Cedar Grove (June 1998 Plan)	Fairfield	191	22	3	1 Year 6/22/05
Westerre Parkway (June 1999 Plan)	Three Chopt	0	0	4	1 Year 6/22/05
Wyndham Forest Sec.7 (June 1999 Plan)	Three Chopt	51	1	2	1 Year 6/22/05

Ms. News - Yes, that is correct, and we can act on them together or separately. I will answer any questions you may have about these.

Mrs. Ware - Any questions for Ms. News? Can we get one motion?

Mr. Silber - I think one motion for all three.

Mr. Marshall - Madam Chairman, I move that we extend Cedar Grove, Westerre Parkway and Wyndham Forest, Section 7.

Mr. Vanarsdall - Second.

Mrs. Ware - Motion made by Mr. Marshall and seconded by Mr. Vanarsdall. All in favor say aye. All opposed say no. The motion passes.

The Planning Commission approved Subdivision Extension of Conditional Approval to June 22, 2005, for Cedar Grove (June 1998 Plan), Westerre Parkway (June 1999 Plan) and Wyndham Forest, Section 7 (June 1999 Plan).

333 **PLAN OF DEVELOPMENT & SPECIAL EXCEPTION**
334

POD-12-04
~~Darbytown Senior~~
~~Apartments—Shirleydale~~
~~Avenue~~ The Meadows @
Victoria Park Senior
Apartments

Balzer & Associates, Inc. for Corbin T. Anderson for John & Martha Gibbs and Interfaith Housing Corporation: Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-2, 24-94(b) and 24-106 of the Henrico County Code, to construct a four-story, 106,800 square foot multi-family age restricted apartment building consisting of 108 units. The special exception would authorize a building with a maximum height greater than 2 ½ stories. The 7.92-acre site is located at the southern terminus of Shirleydale Avenue, approximately 790 feet south of Darbytown Road on parcel 804-710-5328. The zoning is R-5, General Residence District. County water and sewer.
(Varina)

335
336 Mrs. Ware - Is there any opposition to POD-12-04, Darbytown Senior
337 Apartments in the Varina District? No opposition. Good morning, Mr. Kennedy.
338

339 Mr. Kennedy - The Meadows at Victoria Park Senior Apartments (formerly
340 Darbytown Senior Apartments) is a proposed 108-unit four-story age restricted
341 apartment building located at the southern terminus of Shirleydale Avenue, located
342 behind the Darbytown Manor and Henrico Arms Apartment Complexes.
343

344 The project received low-income tax credits with the Administration's support earlier
345 this year. The project is being developed by Osprey Development, however, it will be
346 owned by Interfaith Housing Corporation, a non- profit corporation, which will assure
347 affordable rents in the future.
348

349 The subject property was zoned R-5, General Residence District, in 1968 and is
350 unproffered. The proposed development would result in the construction of 14.5 multi-
351 family dwelling units per acre, which is the maximum permitted in the R-5 District,
352 however, the units would be restricted to senior housing itself.
353

354 The revised plan addresses staff's previous annotations regarding the extension of
355 Edgelawn Street and the provision of a fire lane from Edgelawn Street. That would only
356 provide secondary access to the site because there are over 80 multifamily units located at
357 the site and staff wanted to assure that there were two points of access, particularly
358 because this was senior housing. The plan satisfies the multi-family design requirements.
359 A perimeter buffer would be maintained or provided. A lot of the buffer that will be
360 maintained as natural.
361

362 Staff recommends approval of a Special Exception for the proposed four-story building,
363 subject to the following additional conditions, which are also located on the Agenda
364 addendum.

365

366 a) The units shall be restricted to rental to persons over the age of 62. Usually these
367 units are restricted to 55, but this is going to be for 62 and over.

368 b) The building shall be completely fire sprinklered.

369 c) Laundry rooms for residents will be provided for use by residents shall be provided
370 on each floor.

371 d) The following amenities shall be provided for the benefit of residents: 2 elevators, a
372 minimum of 2400 square feet of common area including a community meeting room
373 with a service kitchen, trash chutes, on site storage facilities, controlled building
374 access, emergency pull cords in each unit and additional services appropriate to age
375 restricted housing shall be offered.

376 e) Perimeter landscaping and lighting shall comply with multi-family design standards.

377

378 Staff also recommends approval of the requested POD, subject to the annotations on the
379 plan, standard conditions for developments of this type, and the additional conditions on
380 the agenda.

381

382 If you have any questions, I will be happy to answer them.

383

384 Mrs. Ware - Are there any questions for Mr. Kennedy?

385

386 Mr. Jernigan - Yes, Mr. Kennedy, I have one. Why, just so I will know, why
387 are these a through e instead of numbered conditions?

388

389 Mr. Kennedy - I don't know.

390

391 Mr. Jernigan - I am OK with it. I was just wondering for me why we went to
392 the alphabet rather than numerical.

393

394 Mr. Kennedy - Originally, they were just annotations, and then after second
395 thought I thought maybe we should make them conditions of the Special Exception.
396 So, I just picked them from the annotations and I didn't think to number them. Sorry.

397

398 Mr. Jernigan - No, it is no problem. I was just wondering.

399

400 Mr. Vanarsdall - Maybe they thought you could understand it better.

401

402 Mr. Jernigan - I didn't know if there was any special reason we went to the
403 alphabetical, but it would have been better to be numbered.

404

405 Mr. Archer - Mr. Jernigan, I am just impressed with the fact that you noticed.

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Mr. Vanarsdall - I have a question. Did you get that tie for Father's Day?

Mr. Kennedy - No, not this year.

Mr. Vanarsdall - It looks nice.

Mr. Kennedy - I appreciate it.

Mrs. Ware- Mr. Jernigan, do you need to hear from the applicant?

Mr. Jernigan - Madam Chairman, no. This case is pretty clean and I think Mr. Kennedy has done a lot of work on it and got us straight, so I am OK to make a motion. With that, Madam Chairman, I will move for approval of POD-12-04, Darbytown Senior Apartments, subject to the annotations on the plans, the standard conditions for developments of this type and the following additional conditions, Nos. 23 through 31 and a through e on the Addendum, and staff recommendation on the Addendum.

Mr. Vanarsdall - Second.

Mrs. Ware - Motion made by Mr. Jernigan and seconded by Mr. Vanarsdall. All in favor say aye. All opposed say no. The motion passes.

The Planning Commission approved Plan of Development and Special Exception for POD-12-04, The Meadows @ Victoria Park Senior Apartments subject to the annotations on the plans, the standard conditions for developments of this type and the following additional conditions:

23. The right-of-way for widening of Shirleydale Avenue and Edgelawn Street as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. 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.
25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

- 450 26. The developer shall provide fire hydrants as required by the Department of
451 Public Utilities and Division of Fire.
- 452 27. Any necessary off-site drainage and/or water and sewer easements must be
453 obtained in a form acceptable to the County Attorney prior to final approval of
454 the construction plans.
- 455 28. Deviations from County standards for pavement, curb or curb and gutter design
456 shall be approved by the County Engineer prior to final approval of the
457 construction plans by the Department of Public Works.
- 458 29. Insurance Services Office (ISO) calculations must be included with the plans and
459 contracts and must be approved by the Department of Public Utilities prior to
460 the issuance of a building permit.
- 461 30. Approval of the construction plans by the Department of Public Works does not
462 establish the curb and gutter elevations along the Henrico County maintained
463 right-of-way. The elevations will be set by Henrico County.
- 464 31. The location of all existing and proposed utility and mechanical equipment
465 (including HVAC units, electric meters, junction and accessory boxes,
466 transformers, and generators) shall be identified on the landscape plans. All
467 equipment shall be screened by such measures as determined appropriate by the
468 Director of Planning or the Planning Commission at the time of plan approval.
469

470 The Planning Commission approved the special exception to permit construction of a
471 four-story building subject to the following conditions:
472

- 473 a) The units shall be restricted to rental to persons over the age of 62. Usually
474 these units are restricted to 55, but this is going to be for 62 and over.
- 475 b) The building shall be completely fire sprinklered.
- 476 c) Laundry rooms for residents will be provided for use by residents shall be
477 provided on each floor.
- 478 d) The following amenities shall be provided for the benefit of residents: 2
479 elevators, a minimum of 2400 square feet of common area including a
480 community meeting room with a service kitchen, trash chutes, on site storage
481 facilities, controlled building access, emergency pull cords in each unit and
482 additional services appropriate to age restricted housing shall be offered.
- 483 e) Perimeter landscaping and lighting shall comply with multi-family design
484 standards.
485

486 Mr. Jernigan - Mr. Silber, excuse me a second. We have to do a special
487 exception.
488

489 Mr. Silber - On that last one? I thought you made that a part of your motion,
490 but if you did not, it does require at least recognition that it required a POD and a
491 special exception. It is on Page 3. The special exception is for the additional height
492 over 2-1/2 stories.
493

494 Mr. Jernigan - I think we do have to make it a separate motion. So I will back
495 up on that, and Madam Chairman, I would like to make a motion for a special
496 exception for four-story height on POD-12-04, (Darbytown Senior Apartments) The
497 Meadows @ Victoria park Senior Apartments.

498
499 Mr. Vanarsdall - Second.

500
501 Mrs. Ware - Motion made by Mr. Jernigan and seconded by Mr. Vanarsdall.
502 All in favor say aye. All opposed say no. The motion passes.

503
504 The Planning Commission approved Special Exception for POD-12-04, (Darbytown
505 Senior Apartments – Shirleydale Avenue) The Meadows @ Victoria Park Senior
506 Apartments.

507
508 **PLAN OF DEVELOPMENT & MASTER PLAN (Deferred from the May 26, 2004,**
509 **Meeting)**

510
POD-45-04 **Balzer & Associates, Inc. for Hindu Center of**
Hindu Center of Virginia **Virginia:** Request for approval of a revised plan of
6051 Springfield Road development and master plan, as required by Chapter
(POD-105-83 Revised) 24, Section 24-106 of the Henrico County Code, to
construct a one-story, 4,444 square foot dining hall
addition to an existing multipurpose hall, a one-story,
2,947 square classroom building and a one-story,
4,869 square foot temple on parcels 760-768-8263 and
760-769-9631. The 15.0-acre site is located at 6051
Springfield Road (State Route 157). The zoning is A-1,
Agricultural District. Public water and septic
tank/drainfield. **(Brookland)**

511
512 Mrs. Ware - At this point I am going to ask if there is any opposition to going
513 back to the case, Hindu Center of Virginia? There is no opposition. Good morning,
514 Mr. McGarry.

515
516 Mr. McGarry - Good morning, Madam Chair, and members of the Commission.
517 The Health Department reports the soils suitable for the expansion of the onsite
518 sewerage disposal system had been located and they can recommend approval. This is
519 a master plan with four phases. The first phase will be a parking lot renovation. The
520 second phase will be the classrooms with a bathroom facility. The third phase will be
521 the temple and the fourth phase will be a dining hall. Staff can recommend approval of
522 this plan subject to standard conditions for developments of this type and added
523 conditions Nos. 23 through 31. I'd be happy to answer any questions.

524
525 Mrs. Ware - Are there any questions for Mr. McGarry?

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Mr. Vanarsdall - You answered all of mine ahead of time. Thank you.

Mrs. Ware - Would you like to hear from the applicant?

Mr. Vanarsdall - No. I don't need to hear from the applicant unless he wants to speak. I move that POD-45-04, Hindu Center of Virginia, (POD-105-83 Revised), be approved subject to the standard conditions for developments of this type, the annotations on the plan, and Conditions Nos. 23 through 31.

Mr. Marshall- Second.

Mrs. Ware - Motion made by Mr. Vanarsdall and seconded by Mr. Marshall. All in favor say aye. All opposed say no. The motion passes.

The Planning Commission approved Plan of Development and Master Plan for POD-45-04, Hindu Center of Virginia – 6051 Springfield Road (POD-105-83 Revised), subject to the annotations on the plans, the standard conditions for developments of this type and the following additional conditions:

23. The entrances and drainage facilities on Springfield Road (State Route 157) shall be approved by the Virginia Department of Transportation and the County.
24. 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.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
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. 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.
28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
30. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be

570 administratively reviewed and approved and shall be subject to all regulations in
571 effect at the time such subsequent plans are submitted for review/approval.
572 31. The applicant shall furnish proof to the Department of Planning that conditions
573 satisfactory to the Health Department have been met that insure the proposed
574 septic tank drainfield system is suitable for this project prior to the issuance of a
575 building permit.
576

577 **PLAN OF DEVELOPMENT**
578

POD-27-04 **Balzer & Associates, Inc. for TC&P, LLC:** Request
Three Notch Place – for approval of a plan of development, as required by
Three Chopt Road and Pump Chapter 24, Section 24-106 of the Henrico County
Road Code, to construct 74, two-story townhouse units for
sale. The 14.83-acre site is located at the southeast
intersection of Three Chopt and Pump Roads on part of
parcel 739-759-6746. The zoning is RTHC, Residential
Townhouse District (Conditional) and WBSO, West
Broad Street Overlay District. County water and
sewer. **(Three Chopt)**

579
580 Mrs. Ware - Is there any opposition to POD-27-04, Three Notch Place in the
581 Three Chopt District? No opposition. Good morning, Mr. Wilhite.
582

583 Mr. Wilhite - Good morning. Thank you. The applicant did provide staff a
584 tree protection plan as required. It did show that they would be able to save 20 feet of
585 existing trees adjacent to the single-family subdivision to the southwest, Wythe Trace,
586 which would take it all away from the boundary line of this development to the back of
587 the proposed lots for the individual townhouse units. It also shows a significant amount
588 of tree save on the other three sides of this project along Pump Road, the future John
589 Rolfe Parkway and the eastern portion along Three Chopt Road. We were also
590 provided the architectural information as we requested as far as the height and the
591 square footage. The one item that we do not have was the architectural drawings for
592 Block C, which is the block that had to be modified in order to fit within the West
593 Broad Street Overlay District buffer that was required. With that, staff is
594 recommending an additional condition that appears on Page 3 of your Addendum, No.
595 33, that requires that the architectural elevations and the floor plan for Block C be
596 approved by the Director of Planning prior to the approval of building permits for that
597 block of dwellings. Page 10 on the Agenda, there were two conditions that were
598 incorrectly numbered. They should read No. 31 and 32, and with the additional
599 condition, No. 33 on the Addendum, staff can recommend approval of the plan subject
600 to annotations and standard conditions and added conditions Nos. 23 through 33. I will
601 be happy to answer any questions that you may have.
602

603 Mrs. Ware - Are there any questions for Mr. Wilhite?

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Mr. Marshall - Mr. Wilhite, these elevations that we have. Do they match the ones that were presented at zoning? Correct?

Mr. Wilhite - Yes, sir. They are in keeping with the exhibits that were provided at the time of rezoning of the property and because of that, staff feels that we can handle administratively Block C drawings when they come in. We have a commitment from the applicant that they would be in keeping with the rest of the development.

Mr. Marshall - With that I will move approval of POD-27-04, Three Notch Place, subject to the standard conditions for developments of this type and added conditions Nos. 9 Amended, No. 11 Amended, and 23 through 32, and added condition No. 33, also with the added recommendations on the Addendum.

Mr. Vanarsdall - Second.

Mrs. Ware - Motion made by Mr. Marshall and seconded by Mr. Vanarsdall. All in favor say aye. All opposed say no. The motion passes.

The Planning Commission approved Plan of Development POD-27-04, Three Notch Place – Three Chopt Road and Pump Road, subject to the standard conditions for developments of this type and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
23. The subdivision plat for Three Notch Place shall be recorded before any building permits are issued.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. The proffers approved as a part of zoning case C-58C-03 shall be incorporated in this approval.
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. 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.

- 647 28. The pavement shall be of an SM-2A type and shall be constructed in accordance
648 with County standard and specifications. The developer shall post a defect bond
649 for all pavement with the Department of Planning - the exact type, amount and
650 implementation shall be determined by the Director of Planning, to protect the
651 interest of the members of the Homeowners Association. The bond shall
652 become effective as of the date that the Homeowners Association assumes
653 responsibility for the common areas.
- 654 29. Insurance Services Office (ISO) calculations must be included with the plans and
655 contracts and must be approved by the Department of Public Utilities prior to
656 the issuance of a building permit.
- 657 30. Approval of the construction plans by the Department of Public Works does not
658 establish the curb and gutter elevations along the Henrico County maintained
659 right-of-way. The elevations will be set by Henrico County.
- 660 31. The unit house numbers shall be visible from the parking areas and drives.
- 661 32. The names of streets, drives, courts and parking areas shall be approved by the
662 Richmond Regional Planning District Commission and such names shall be
663 included on the construction plans prior to their approval. The standard street
664 name signs shall be ordered from the County and installed prior to any occupancy
665 permit approval.
- 666 33. The architectural elevations and floor plans for Block C shall be approved by the
667 Director of Planning prior to the issuance of a building permit for the said block
668 of dwelling units.

669
670 **PLAN OF DEVELOPMENT**
671

POD-49-04
Villages @ the Crossings,
Section I

Bay Design Group, P.C. for Sauer Properties, Inc. and Wilton Development Corporation Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 129 residential townhouse units for sale. The 77.03-acre site is located on the east side of I-95, extending northwardly approximately 2000 feet from Virginia Center Parkway on part of parcel 788-771-3457. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

672
673 Mrs. Ware - Is there any opposition to POD-49-04, Villages @ the Crossings,
674 Section I, Fairfield District? There is no opposition.

675
676 Mr. McGarry - Review of the plan is now complete and staff can recommend
677 approval. There are on your Addendum two items. First of all, No. 28 is a duplication
678 of Condition 27, so we can delete that one, and then we will have an added condition
679 which reads: To meet the hand hose lay requirements of the Division of Fire, three-

680 story buildings shall be sprinklered and two-story buildings shall be provided fire lanes
681 at locations satisfactory to Fire. Staff can recommend approval subject to the standard
682 conditions for developments of this type and Conditions Nos.23 through 32, which
683 includes the Addendum item. I will be happy to answer any questions.

684
685 Mrs. Ware - Are there any questions for Mr. McGarry from the Commission?
686 No questions. Mr. Archer, would you like to hear from the applicant?

687
688 Mr. Archer - I don't think I need to. Mr. McGarry and I have been over this,
689 unless somebody else has questions. All right, with that, I will move approval of POD-
690 49-04, Villages @ the Crossings, Section 1, subject to the standard conditions for
691 developments of this type and the additional conditions Nos. 23 through 32, noting on
692 the Addendum that No. 28 has been deleted and 32 has been added.

693
694 Mr. Vanarsdall - Second.

695
696 Mrs. Ware - Motion made by Mr. Archer and seconded by Mr. Vanarsdall.
697 All in favor say aye. All opposed say no. The motion passes.

698
699 The Planning Commission approved POD-49-04, Villages @ the Crossings, Section 1,
700 subject to the standard conditions for developments of this type and the following
701 additional conditions:

- 702
- 703 23. The subdivision plat for Villages @ the Crossings, Section 1, shall be recorded
704 before any building permits are issued.
 - 705 24. The proffers approved as a part of zoning case C-3C-04 shall be incorporated in
706 this approval.
 - 707 25. The pavement shall be of an SM-2A type and shall be constructed in accordance
708 with County standard and specifications. The developer shall post a defect bond
709 for all pavement with the Planning Office - the exact type, amount and
710 implementation shall be determined by the Director of Planning, to protect the
711 interest of the members of the Homeowners Association. The bond shall
712 become effective as of the date that the Homeowners Association assumes
713 responsibility for the common areas.
 - 714 26. The developer shall provide fire hydrants as required by the Department of
715 Public Utilities and Division of Fire.
 - 716 27. Any necessary off-site drainage and/or water and sewer easements must be
717 obtained in a form acceptable to the County Attorney prior to final approval of
718 the construction plans.
 - 719 28. Deviations from County standards for pavement, curb or curb and gutter design
720 shall be approved by the County Engineer prior to final approval of the
721 construction plans by the Department of Public Works.

- 722 29. Approval of the construction plans by the Department of Public Works does not
 723 establish the curb and gutter elevations along the Henrico County maintained
 724 right-of-way. The elevations will be set by Henrico County.
 725 30. The unit house numbers shall be visible from the parking areas and drives.
 726 31. The names of streets, drives, courts and parking areas shall be approved by the
 727 Richmond Regional Planning District Commission and such names shall be
 728 included on the construction plans prior to their approval. The standard street
 729 name signs shall be ordered from the County and installed prior to any occupancy
 730 permit approval.
 731 32. To meet the hand hose lay requirements of the Division of Fire, three-story
 732 buildings shall be sprinklered and two-story buildings shall be provided fire
 733 lanes at locations satisfactory to Fire.
 734

735 **PLAN OF DEVELOPMENT**

736
 737
 738 POD-51-04 **Balzer & Associates, Inc. for Westover Pines, LLC**
 739 Westover Pines – **and Kemp/Lang Associates, LLC:** Request for
 320 Westover Avenue approval of a plan of development, as required by
 Chapter 24, Section 24-106 of the Henrico County
 Code, to construct 35, two-story and three-story
 townhouse units for sale. The 3.9-acre site is located
 on the west side of Westover Avenue, approximately
 125 feet north of 3rd Street on parcel 816-728-0487.
 The zoning is RTH, Residential Townhouse District.
 County water and sewer. **(Varina)**

737
 738 Mrs. Ware - Is there any opposition to POD-51-04, Westover Pines, in the
 739 Varina District? No opposition. Good morning, Ms. Goggin.
 740
 741 Ms. Goggin - Good morning. This is a 35-lot subdivision that was rezoned
 742 unconditionally in 1985. Conditional approval of the townhouses was approved last
 743 year in the December 17 Planning Commission meeting. The conditional approval has
 744 been redesigned to put some buildings at the northern end of the property to create
 745 more of a courtyard feel versus a linear strip building feel that we saw before. Staff and
 746 numerous Planning Commissioners have met a couple of different applicants. The site
 747 happened to change districts in the redistricting, so Mr. Archer got to deal with it at
 748 first and now Mr. Jernigan is on it. We have met with Mr. Henderson and Mr. Kenny,
 749 two adjacent property owners, who have expressed concern about this project, but
 750 understand that staff has done everything they can to ensure quality development. The
 751 developer has agreed to provide brick fronts on about approximately a third of the units
 752 with an upgrade option for a purchaser who may want brick versus the vinyl siding,
 753 and he has also promised bay windows on all end units as shown on your architecturals.
 754 At the time the Agenda went out, staff could not recommend approval, but information

755 has been submitted to Public Works to show necessary water supply for fire
756 suppression.

757

758 Staff would like to point out that inadvertently in the packet the conditions are mis-
759 numbered. They should state 23 through 35 versus 36, and we missed 31. So, staff
760 can recommend approval of the plan as submitted, subject to the annotations on the
761 plans, standard conditions for developments of this type and additional conditions listed
762 in the Agenda, which would be 23 through 30 and 32 through 36.

763

764 Mrs. Ware- Are there any questions for Ms. Goggin from the Commission?
765 Mr. Jernigan- Isn't 2-1/2 code? Don't you have to get a Special Except for
766 three?

767

768 Ms. Goggin - Not for residential townhouse zoning, two and three story units
769 are permitted by right.

770

771 Mr. Jernigan - OK.

772

773 Ms. Goggin - And it does meet the height code.

774

775 Mr. Jernigan - All right. For some reason I was thinking that 2-1/2, but it is
776 three story on townhouses. OK. Christina, I want to thank you, because I know you
777 have done a lot of work on this, and this has been a long project. But anyway, I don't
778 have any questions and I really don't need to hear from the applicant. I think we have
779 pretty much worked all of this out, and you finished it up for us, so I thank you so
780 much.

781

782 Mr. Silber - For my clarification, before we accept a motion, we have 35
783 conditions total then?

784

785 Ms. Goggin - Yes, sir.

786

787 Mr. Silber - So it is 1 through 35?

788

789 Ms. Goggin - Yes, sir.

790

791 Mr. Jernigan - Madam Chairman, with I will move for approval of POD-51-04,
792 Westover Pines, subject to the standard conditions for developments of this type and
793 added conditional conditions, Nos. 9 and 11 Amended, and Nos. 23 through 35 with
794 the conditions being renumbered and recommendation by the staff on the Addendum.

795

796 Mr. Vanarsdall - Second.

797

798 Mrs. Ware - Motion made by Mr. Jernigan and seconded by Mr. Vanarsdall.
799 All in favor say aye. All opposed say no. The motion passes.

800

801 The Planning Commission approved Plan of Development POD-51-04, Westover Pines
802 - 320 Westover Avenue, subject to the annotations on the plans, the standard conditions
803 for developments of this type and the following additional conditions:

804

805 9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department
806 of Planning for review and Planning Commission approval prior to the issuance
807 of any occupancy permits.

808 11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan
809 including depictions of light spread and intensity diagrams, and fixture and
810 specifications and mounting height details shall be submitted for the Department
811 of Planning review and Planning Commission approval.

812 23. The subdivision plat for Westover Pines shall be recorded before any building
813 permits are issued.

814 24. The right-of-way for widening of Westover Avenue as shown on approved plans
815 shall be dedicated to the County prior to any occupancy permits being issued.
816 The right-of-way dedication plat and any other required information shall be
817 submitted to the County Real Property Agent at least sixty (60) days prior to
818 requesting occupancy permits.

819 25. The easements for drainage and utilities as shown on approved plans shall be
820 granted to the County in a form acceptable to the County Attorney prior to any
821 occupancy permits being issued. The easement plats and any other required
822 information shall be submitted to the County Real Property at least sixty (60)
823 days prior to requesting occupancy permits.

824 26. The developer shall provide fire hydrants as required by the Department of
825 Public Utilities and Division of Fire.

826 27. All exterior lighting fixtures shall be designed and arranged so the source of
827 light is not visible from the roadways or adjacent residential properties. The
828 lighting shall be low intensity, residential in character, and the height or
829 standards shall not exceed 15 feet.

830 28. Any necessary off-site drainage and/or water and sewer easements must be
831 obtained in a form acceptable to the County Attorney prior to final approval of
832 the construction plans.

833 29. Deviations from County standards for pavement, curb or curb and gutter design
834 shall be approved by the County Engineer prior to final approval of the
835 construction plans by the Department of Public Works.

836 30. The pavement shall be of an SM-2A type and shall be constructed in accordance
837 with County standard and specifications. The developer shall post a defect bond
838 for all pavement with the Department of Planning - the exact type, amount and
839 implementation shall be determined by the Director of Planning, to protect the
840 interest of the members of the Homeowners Association. The bond shall

- 841 become effective as of the date that the Homeowners Association assumes
842 responsibility for the common areas.
- 843 31. Insurance Services Office (ISO) calculations must be included with the plans and
844 contracts and must be approved by the Department of Public Utilities prior to
845 the issuance of a building permit.
- 846 32. Approval of the construction plans by the Department of Public Works does not
847 establish the curb and gutter elevations along the Henrico County maintained
848 right-of-way. The elevations will be set by Henrico County.
- 849 33. The location of all existing and proposed utility and mechanical equipment
850 (including HVAC units, electric meters, uncton and accessory boxes,
851 transformers, and generators) shall be identified on the landscape plans. All
852 equipment shall be screened by such measures as determined appropriate by the
853 Director of Planning or the Planning Commission at the time of plan approval.
- 854 34. The unit house numbers shall be visible from the parking areas and drives.
- 855 35. The names of streets, drives, courts and parking areas shall be approved by the
856 Richmond Regional Planning District Commission and such names shall be
857 included on the construction plans prior to their approval. The standard street
858 name signs shall be ordered from the County and installed prior to any occupancy
859 permit approval.

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LANDSCAPE & LIGHTING PLAN

LP/POD-21-03

Brook Run Animal Clinic
7412 Brook Road
(U.S. Route 1)

James Fox & Sons, Inc. for Dr. Michael Zuccaro:

Request for approval of a landscape and lighting plan,
as required by Chapter 24, Sections 24-106 and 24-
106.2 of the Henrico County Code. The .585-acre site
is located at 7412 Brook Road on parcel 784-752-5837.
The zoning is B-2, Business District. **(Fairfield)**

863

864 Mrs. Ware - Is there any opposition to LP/POD-21-03, Brook Run Animal
865 Clinic in the Fairfield District? There is no opposition. Good morning, Mr. Strauss.

866

867 Mr. Strauss - Good morning, Madam Chairman, members of the Commission.
868 Most of the issues were resolved at the time of plan of development approval. Staff has
869 made some additional recommendations, which appear as annotations on the staff plan
870 they have just handed out. This is one of the first redevelopment projects in the Brook
871 Road Enhancement Study Area. Therefore, landscaping is recommended for both sides
872 of Brook Road and we are recommending that street trees be planted in front of the
873 building. We discussed this with the applicant. They are in agreement. We can
874 recommend approval at this time. I will be happy to answer any questions you may
875 have.

876

877 Mrs. Ware - Are there any questions for Mr. Strauss from the Commission?

878

879 Mr. Archer - So, Mr. Strauss, you were able to overcome the opposition to the
880 street trees then?

881
882 Mr. Strauss - There wasn't actually any opposition to those. They were very
883 cooperative. I have to commend them.

884
885 Mr. Archer- And you were able to satisfy the rear yard neighbor?

886
887 Mr. Strauss - Yes, I did get a phone call from a Mr. Gordon Jones. I met him
888 on site last week. He was out there working on his roses in that terrible heat we had
889 last week, and I showed him the plan. We actually mailed him a plan, also, and he is
890 fine. He had some questions about the wall that is going back there and the lighting on
891 the site, and he seemed to be quite pleased with the plan as proposed.

892
893 Mr. Archer - OK. Thank you, sir.

894
895 Mrs. Ware - Do you need to hear from the applicant?

896
897 Mr. Archer - I don't think so. OK, with that I will move approval of LP/POD-
898 21-03, Brook Run Animal Clinic, subject to the annotations on the plan and the
899 standard conditions for landscape and lighting plans, and the revised plan with
900 annotations received this morning.

901
902 Mr. Marshall - Second.

903
904 Mrs. Ware - Motion made by Mr. Archer and seconded by Mr. Marshall. All
905 in favor say aye. All opposed say no. The motion passes.

906
907 The Planning Commission approved Landscape and Lighting Plan LP/POD-21-03,
908 Brook Run Animal Clinic, subject to the revised plan with annotations received today,
909 the annotations on the plan and standard conditions for landscape and lighting plans.

910
911 **APPROVAL OF MINUTES: May 26, 2004.**

912
913 Mr. Silber - The only remaining item on the Agenda is approval of the May
914 26, 2004 Planning Commission minutes.

915
916 Mr. Vanarsdall - Did anybody have time to read them? Mr. Archer, you usually
917 read them. Did you read them?

918
919 Mr. Archer - I did read them and I tell you I was just so taken by all of the nice
920 content that was in here I forgot to notice if there were any mistakes.

921

922 Mr. Vanarsdall - If that is the case, I move that we approve the May 26, 2004
923 minutes.

924
925 Mr. Marshall - Second.

926
927 Mrs. Ware - We have a motion by Mr. Vanarsdall, seconded by Mr. Marshall.
928 All in favor say aye. All opposed say no. The motion passes. The minutes are
929 approved.

930
931 Mr. Archer - I move we adjourn.

932
933 Mr. Vanarsdall - Second.

934
935 Mrs. Ware - Motion made by Mr. Archer and seconded by Mr. Vanarsdall. All
936 in favor say aye. The meeting is adjourned.

937
938 On a motion by Mr. Archer and seconded by Mr. Vanarsdall, the Planning
939 Commission adjourned its June 23, 2004, meeting at 9:40 a.m.

940

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943

Lisa D. Ware, C.P.C., Chairperson

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Randall R. Silber, Secretary

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