

1 Minutes of the regular monthly meeting of the Planning Commission of Henrico County
2 held in the County Administration Building in the Government Center at Parham and
3 Hungary Springs Roads beginning at 9:00 a.m. Wednesday, October 22, 2014.

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Members Present: Mr. Eric Leabough, C.P.C., Chairman, (Varina)
Mr. Robert H. Witte, Jr., Vice Chairman (Brookland)
Mr. C. W. Archer, C.P.C., (Fairfield)
Mr. Tommy Branin, (Three Chopt)
Mr. R. Joseph Emerson, Jr., AICP,
Director of Planning, Secretary
Mr. David Kaechele,
Board of Supervisors' Representative

Member Absent: Mrs. Bonnie-Leigh Jones, C.P.C. (Tuckahoe)

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

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

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9 Mr. Leabough - I call this meeting of the Henrico County Planning Commission
10 to order. This is our Plan of Development and Subdivisions meeting. Thank you all for
11 being here.

12
13 Before we rise for the Pledge of Allegiance, I ask that you mute or silence your cell phones,
14 and then stand with us for the Pledge of Allegiance.

15
16 I don't believe we have anyone with the news media here, but if you are, please raise your
17 hand to be recognized. There is no news media.

18
19 Mr. Kaechele with the Board of Supervisors is sitting with us here this year. So we thank
20 you for being here, sir.

22 Mr. Kaechele - Glad to be here. Thank you.

23

24 Mr. Leabough - Mrs. Jones unfortunately is not able to be with us today due to
25 a family matter. Mr. Archer should be here momentarily. But we do have a quorum and we
26 can conduct business this morning. With that, I'd like to turn over the agenda to your
27 secretary, Mr. Joe Emerson.

28

29 Mr. Emerson - Thank you, Mr. Chairman. First on your agenda this morning
30 are the requests for deferrals and withdrawals. Those will be presented by Ms. Leslie
31 News.

32

33 Ms. News - Good morning, members of the Commission. We have two
34 requests for deferral on our agenda this morning. The first is found on page 23 of your
35 agenda and is located in the Varina district. This is POD2014-00175, Family Dollar at 1276
36 New Market Road. The applicant has requested a deferral to the December 17, 2014
37 meeting.

38

39 *(Deferred from the September 24, 2014 Meeting)*

40 **PLAN OF DEVELOPMENT**

41

POD2014-00175
Family Dollar at 1276
New Market Road - New
Market Road (State Route
5)

**Balzer and Associates, Inc. for Felts & Kilpatrick
Construction Company, Inc. and Twin Rivers Capital,
LLC:** Request for approval of a plan of development, as
required by Chapter 24, Section 24-106 of the Henrico
County Code, to construct a one-story, 8,320 square-foot
retail store. The 2.50-acre site is located at the southeast
corner of the intersection of New Market Road (State Route
5) and North James Estates Drive, on parcels 802-702-
9916, 802-702-8535, 802-702-8929, and 803-702-1005.
The zoning is B-1C, Business District (Conditional). County
water and sewer. **(Varina)**

42

43 Mr. Leabough - Is there anyone in the audience in opposition to the deferral of
44 POD2014-00175, Family Dollar at 1276 New Market Road? There is no opposition, so
45 with that I move that POD2014-00175, Family Dollar at 1276 New Market Road, be
46 deferred to the December 17, 2014 meeting at the applicant's request.

47

48 Mr. Branin - Second.

49

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

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53 At the request of the applicant, the Planning Commission deferred POD2014-00175,
54 Family Dollar at 1276 New Market Road, to its December 17, 2014 meeting.

55

56 Ms. News - Next on page 26 and located in the Varina district is POD2013-
57 00428, Family Dollar at 60 East Williamsburg Road. The applicant has requested a
58 deferral to the December 17, 2014 meeting.

59
60 *(Deferred from the September 24, 2014 Meeting)*

61 **PLAN OF DEVELOPMENT**

62

63 64 65 66 67 68	POD2013-00428 Family Dollar at 60 E. Williamsburg Road - 60 E. Williamsburg Road (U.S. Route 60)	Balzer and Associates, Inc. for Brick House Manner, LLC and Twin Rivers Capital, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 8,320 square-foot retail store. The 1.09-acre site is located at the northwest corner of the intersection of E. Williamsburg Road (U.S. Route 60) and Garland Avenue, on parcels 827-716-7805, 827-716-7107, and 827-716- 8603. The zoning is B-1, Business District, and ASO, Airport Safety Overlay District. County water and sewer. (Varina)
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63

64 Mr. Leabough - Is there anyone in the audience in opposition to the deferral of
65 POD2013-00428, Family Dollar at 60 East Williamsburg Road? There is no opposition, so
66 with that I move for the deferral of POD2013-00428, Family Dollar at 60 East Williamsburg
67 Road, to be deferred to the December 27, 2014 meeting at the applicant's request.

68

69 Mr. Witte - Second.

70

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

73

74 At the request of the applicant, the Planning Commission deferred POD2013-00428,
75 Family Dollar at 60 East Williamsburg Road, to its December 17, 2014 meeting.

76

77 Mr. Emerson - Mr. Chairman, that completes the deferrals and withdrawals for
78 this morning, unless the Commission has any to add. If there are none, next on the agenda
79 are the expedited items. Those will be presented by Ms. Leslie News.

80

81 Ms. News - Yes sir. We have quite a long expedited agenda this morning,
82 which includes quite a few transfers of approval largely due to the fact that we're in prime
83 landscaping season now and many project have been delayed until this fall to get the
84 landscaping done. So we'll go through them. The first item is on page 3 of your agenda
85 and is located in the Three Chopt district. This is a transfer of approval for POD-65-89,
86 Innsbrook Technology Park Phase 1, Buildings A and B. Staff recommends approval.

87

88 **TRANSFER OF APPROVAL**

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POD-65-89	Troutman Sanders, LLP for Lingerfelt Development, LLC: Request for transfer of approval as required by
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POD2014-00196 and Chapter 24, Section 24-106 of the Henrico County Code
POD2014-00197 from Innsbrook North Associates and Highwoods Realty, LP
Innsbrook Technology to Lingerfelt Development, LLC. The 4.97-acre site is
Park Phase 1 (Buildings A located 50 feet north of the terminus of Cox Road on the
& B) – 4901 and 4953 Cox east line of a private road, on parcels 752-769-9034 and
Road 753-769-1014. The zoning is M-1C (Conditional), Light
Industrial District. County water and sewer. **(Three Chopt)**

90

91 Mr. Leabough - Is there anyone in the audience in opposition to the approval
92 of the transfer request for POD-65-89 (POD2014-00196 and POD2014-00197), Innsbrook
93 Technology Park Phase 1 (Buildings A and B)? There is no opposition.

94

95 Mr. Branin - Mr. Chairman, I'd like to move that transfer of approval POD-
96 65-89 (POD2014-00196 and POD2014-00197), Innsbrook Technology Park Phase 1
97 (Buildings A and B), be approved.

98

99 Mr. Witte - Second.

100

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

103

104 The Planning Commission approved the transfer of approval request for POD-65-89
105 (POD2014-00196 and POD2014-00197), Innsbrook Technology Park Phase 1 (Buildings
106 A and B), from Innsbrook North Associates and Highwoods Realty, LP to Lingerfelt
107 Development, LLC, subject to the standard and added conditions previously approved.

108

109 Ms. News - Next on page 4 of your agenda and located in the Varina
110 district is a transfer of approval for POD-41-95, Interport Business Center, Buildings A and
111 B. Staff recommends approval.

112

113 TRANSFER OF APPROVAL

114

POD-41-95 **John Graham for Interport Holdings, LLC:** Request for
POD2014-00099 and transfer of approval as required by Chapter 24, Section 24-
POD2014-00100 106 of the Henrico County Code from Interport A, LP and
Interport Business Center Interport B, LP to Interport Holdings, LLC. The 30.2-acre
Buildings A and B - 4700 site is located at the northeast corner of the intersection of
and 4800 Eubank Road Glen Alden Drive and Eubank Road, on parcels 815-712-
2943 and 8947. The zoning is M-1, Light Industrial District,
and ASO, Airport Safety Overlay District. County water and
sewer. **(Varina)**

115

116 Mr. Leabough - Is there anyone in the audience in opposition to the transfer
117 request for POD-41-95 (POD2014-00099 and POD2014-00100), Interport Business
118 Center Buildings A and B? There's no opposition, so with that I move that we approve the

119 transfer request for POD-41-95 (POD2014-00099 and POD2014-00100), Interport
120 Business Center Buildings A and B.

121
122 Mr. Witte - Second.

123
124 Mr. Leabough - We have a motion by Mr. Leabough, a second by Mr. Witte. All
125 in favor say aye. All opposed say no. The ayes have it; the motion passes.

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127 The Planning Commission approved the transfer of approval request for POD-41-95
128 (POD2014-00099 and POD2014-00100), Interport Business Center Buildings A and B,
129 from Interport A, LP and Interport B, LP to Interport Holdings, LLC, subject to the standard
130 and added conditions previously approved.

131
132 Ms. News - On page 5 and located in the Brookland district is transfer of
133 approval for POD-01-84, Quality Inn, which was formerly the Texas Development Hotel.
134 Staff recommends approval.

135
136 **TRANSFER OF APPROVAL**

137

POD-01-84 POD2013-00239 Quality Inn (Formerly Texas Development Hotel) - 8008 W. Broad Street (U.S. Route 250)	Mayush Mehta for Diamond Hotel, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from East Coast Oil Company, Texas Development Company, Rena Lee Lonas, and Rebecca L. Allen to Diamond Hotel, LLC. The 2.98-acre site is located on the south line of Shrader Road, approximately 1,100 feet west of Hungary Spring Road, on parcel 764-752-2895. The zoning is B-2C, Business District (Conditional). County water and sewer. (Brookland)
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139 Mr. Leabough - Is there anyone in opposition to approval of the transfer
140 request for POD-01-84 (POD2013-00239), Quality Inn (formerly Texas Development
141 Hotel)? There is no opposition.

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143 Mr. Witte - Mr. Chairman, I move approval of transfer of approval of POD-
144 01-84 (POD2013-00239), Quality Inn (formerly Texas Development Hotel) as presented.

145

146 Mr. Branin - Second.

147

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

150

151 The Planning Commission approved the transfer of approval request for POD-01-84
152 (POD2013-00239), Quality Inn (formerly Texas Development Hotel), from East Coast Oil
153 Company, Texas Development Company, Rena Lee Lonas, and Rebecca L. Allen to
154 Diamond Hotel, LLC, subject to the standard and added conditions previously approved.

155

156 Ms. News - On page 6 of your agenda and located in the Brookland district
157 is a transfer of approval for POD-62-79, Dabney I, which was formerly Dabney Warehouse.
158 Staff recommends approval.
159

160 **TRANSFER OF APPROVAL**
161

POD-62-79
POD2014-00003
Dabney I (Formerly
Dabney Warehouse) -
2256 Dabney Road

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad Company to Brandywine Grande C, LP. The 1.87-acre site is located at the northwest corner of the intersection of Dabney Road and Tomlynn Street, on parcel 777-737-7858. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

162
163 Mr. Leabough - All right. Is there anyone in the audience in opposition to the
164 transfer request for POD-62-79 (POD2014-00003), Dabney I (formerly Dabney
165 Warehouse)? There is no opposition.
166

167 Mr. Witte - Mr. Chairman, I move approval of transfer of approval for POD-
168 62-79 (POD2014-00003), Dabney I (formerly Dabney Warehouse), subject to previously
169 approved conditions.
170

171 Mr. Branin - Second.
172

173 Mr. Leabough - We have a motion by Mr. Witte, a second by Mr. Branin. All in
174 favor say aye. All opposed say no. The ayes have it; the motion passes.
175

176 The Planning Commission approved the transfer of approval request for POD-62-79
177 (POD2014-00003), Dabney I (formerly Dabney Warehouse), from RF&P Railroad
178 Company to Brandywine Grande C, LP, subject to the standard and added conditions
179 previously approved.
180

181 Ms. News - On page 7 of your agenda and located in the Brookland district
182 is a transfer of approval for POD-32-82, Dabney II, formerly RF&P Railroad Office
183 Warehouse. There is an addendum item on page 1 of your addendum indicating that the
184 work has now been completed and staff recommends approval.
185

186 **TRANSFER OF APPROVAL**
187

POD-32-82
POD2013-00325
Dabney II (Formerly R.F.
& P.R.R. Office
Warehouse) - 2251
Dabney Road

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from R. F. & P. Railroad Company to Brandywine Grande C, LP. The 5.35-acre site is located at the southeast corner of the intersection of Dabney Road and Tomlynn Street, on parcel 778-737-2224.

The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

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Mr. Leabough - Is there anyone in opposition to the transfer request for POD-32-82 (POD2013-00325), Dabney II, (formerly RF&P Railroad Office Warehouse)? There is no opposition.

Mr. Witte - Mr. Chairman, I move approval of transfer of approval for POD-32-82 (POD2013-00325), Dabney II, (formerly RF&P Railroad Office Warehouse), as presented, subject to previously approved conditions.

Mr. Branin - Second.

Mr. Leabough - We have a motion by Mr. Witte, a second by Mr. Branin. 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-32-82 (POD2013-00325), Dabney II, (formerly RF&P Railroad Office Warehouse), from R. F. & P. Railroad Company to Brandywine Grande C, LP, subject to the standard and added conditions previously approved.

Ms. News - On page 8 of your agenda and located in the Brookland district is a transfer of approval for POD-112-83, Dabney III, formerly RF&P Warehouse #3. Staff recommends approval.

TRANSFER OF APPROVAL

POD-112-83
POD2014-00009
Dabney III (Formerly
RF&P Warehouse #3) -
2124 Tomlynn Street

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Land Corporation to Brandywine Grande C, LP. The 1.86-acre site is located on the west line of Tomlynn Street at its intersection with Westwood Trail (private), approximately 600 feet north of Jacque Street, on parcel 778-736-4253. The zoning is M-1, General Industrial District and M-2, General Industrial District. County water and sewer. **(Brookland)**

Mr. Leabough - Is there anyone in the audience in opposition to the transfer request for POD-112-83 (POD2014-00009), Dabney III (formerly RF&P Warehouse #3)? There's no opposition.

Mr. Witte - Mr. Chairman, I move approval of transfer of approval POD-112-83 (POD2014-00009), Dabney III (formerly RF&P Warehouse #3), subject to the previously approved conditions.

222 Mr. Branin - Second.

223

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

226

227 The Planning Commission approved the transfer of approval request for POD-112-83
228 (POD2014-00009), Dabney III (formerly RF&P Warehouse #3), from Richmond Land
229 Corporation to Brandywine Grande C, LP, subject to the standard and added conditions
230 previously approved.

231

232 Ms. News - On page 9 of your agenda and located in the Brookland district
233 is a transfer of approval for POD-109-84, Dabney V, formerly RF&P Office Warehouse No.
234 5. Staff recommends approval.

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236 TRANSFER OF APPROVAL

237

POD-109-84 POD2014-00008 Dabney V (Formerly R.F. & P. Office/Warehouse No. 5) - 2222 Tomlynn Street	Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 4.83-acre site is located on the west line of Tomlynn Street, approximately 1,250 feet north of Jacque Street, on parcel 778-737-4906. The zoning is M-2, General Industrial District. County water and sewer. (Brookland)
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239 Mr. Leabough - Is there anyone in the audience in opposition to the POD-109-
240 84 (POD2014-00008), Dabney V (formerly RF&P Office Warehouse No. 5)? There is no
241 opposition.

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243 Mr. Witte - Mr. Chairman, I move approval of transfer of approval for POD-
244 109-84 (POD2014-00008), Dabney V (formerly RF&P Office Warehouse No. 5), subject
245 to the previously approved conditions.

246

247 Mr. Archer - Second.

248

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

251

252 The Planning Commission approved the transfer of approval request for POD-109-84
253 (POD2014-00008), Dabney V (formerly RF&P Office Warehouse No. 5), from RF&P
254 Railroad to Brandywine Grande C, LP, subject to the standard and added conditions
255 previously approved.

256

257 Mr. Branin - Thank you, Mr. Archer. I was getting worn out with all these
258 "seconds."

259

260 Mr. Leabough - It's all Mr. Witte's fault.

261

262 Ms. News - On page 10 of your agenda and located in the Brookland
263 district is a transfer of approval for POD-20-85, Dabney VI, formerly RF&P Warehouse #6.
264 There is an addendum item on page 1 of your addendum indicating that the work has now
265 been completed, and staff can recommend approval.

266

267 **TRANSFER OF APPROVAL**

268

POD-20-85 POD2014-00001 Dabney VI (Formerly RF&P Warehouse #6) – 2277 Dabney Road	Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 2.65-acre site is located on the east line of Dabney Road, approximately 600 feet north of Par Street, on parcel 777-738-5562. The zoning is M-2, General Industrial District. County water and sewer. (Brookland)
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270 Mr. Leabough - Is there anyone in the audience in opposition to POD-20-85
271 (POD2014-00001), Dabney VI (formerly RF&P Warehouse #6)? There's no opposition.

272

273 Mr. Witte - Mr. Chairman, I move approval of transfer of approval for POD-
274 20-85 (POD2014-00001), Dabney VI (formerly RF&P Warehouse #6), subject to the
275 previously approved conditions.

276

277 Mr. Archer - Second.

278

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

281

282 The Planning Commission approved the transfer of approval request for POD-20-85
283 (POD2014-00001), Dabney VI (formerly RF&P Warehouse #6), from RF&P Railroad to
284 Brandywine Grande C, LP, subject to the standard and added conditions previously
285 approved.

286

287 Ms. News - On page 11 in the Brookland district we have a transfer of
288 approval for POD-89-85. This is part of a POD for Dabney VII, formerly RF&P Warehouse
289 #7. There's an addendum item on page 2 of your addendum indicating that the work has
290 been completed. Staff can recommend approval.

291

292 **TRANSFER OF APPROVAL**

293

POD-89-85 (Part) POD2014-00004	Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 2.81-acre site is located on
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Dabney VII (Formerly R.F. & P. Warehouse #7) - 2246 Dabney Road the west line of Dabney Road, approximately 400 feet west of the intersection of Dabney Road and Tomlynn Street, on parcel 777-737-4710. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

294

295 Mr. Leabough - Is there anyone in opposition to POD-89-85 (Part) (POD2014-
296 00004), Dabney VII (formerly RF&P Warehouse #7)? There's no opposition.

297

298 Mr. Witte - Mr. Chairman, I move approval of POD-89-85 (Part)
299 (POD2014-00004), Dabney VII (formerly RF&P Warehouse #7), subject to the previously
300 approved conditions.

301

302 Mr. Archer - Second.

303

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

306

307 The Planning Commission approved the transfer of approval request for POD-89-85 (Part)
308 (POD2014-00004), Dabney VII (formerly RF&P Warehouse #7), from RF&P Railroad to
309 Brandywine Grande C, LP, subject to the standard and added conditions previously
310 approved.

311

312 Ms. News - On page 12 of your agenda and located in the Brookland
313 district is a transfer of approval for POD-05-86, Dabney VIII, formerly Warehouse No. 8 for
314 RF&P Railroad. Staff recommends approval.

315

316 TRANSFER OF APPROVAL

317

POD-05-86
POD2014-00007
Dabney VIII (Formerly
Warehouse No. 8 for
RF&P Railroad) - 2130
Tomlynn Street

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 4.83-acre site is located on the west line of Tomlynn Street, approximately 1,000 feet north of Jacque Street, on parcel 778-737-4906. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

318

319 Mr. Leabough - Is there anyone in the audience in opposition to the transfer
320 request for POD-08-86 (POD2014-00007), Dabney VIII (formerly Warehouse No. 8 for
321 RF&P Railroad)? There's no opposition.

322

323 Mr. Witte - Mr. Chairman, I move approval of transfer of approval for POD-
324 08-86 (POD2014-00007), Dabney VIII (formerly Warehouse No. 8 for RF&P Railroad),
325 subject to the previously approved conditions.

326

327 Mr. Branin - Second.

328
329 Mr. Leabough - We have a motion by Mr. Witte, a second by Mr. Branin. All in
330 favor say aye. All opposed say no. The ayes have it; the motion passes.

331
332 The Planning Commission approved the transfer of approval request for POD-05-86
333 (POD2014-00007), Dabney VIII (formerly Warehouse No. 8 for RF&P Railroad), from
334 RF&P Railroad to Brandywine Grande C, LP, subject to the standard and added conditions
335 previously approved.

336
337 Mr. Witte - Anybody need to take a break?

338
339 Mr. Branin - I did. That's why I came in with such gusto on that last one
340 because I had a break.

341
342 Ms. News - On page 13 of your agenda and located in the Brookland
343 district is a transfer of approval for POD-89-85. This is part of a POD for Dabney IX,
344 formerly RF&P Warehouse #7. There's an addendum on page 2 of your addendum
345 indicating that the work has been completed. Staff can recommend approval.

346
347 **TRANSFER OF APPROVAL**
348

POD-89-85 (Part) POD2014-00005 Dabney IX (Formerly R.F. & P. Warehouse #7) - 2248 Dabney Road	Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 3.59-acre site is located on the west line of Dabney Road, at its intersection with Tomlynn Street, on parcel 777-737-8522. The zoning is M- 2, General Industrial District. County water and sewer. (Brookland)
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350 Mr. Leabough - Is there anyone in the audience in opposition to the transfer
351 request for POD-89-85 (Part) (POD2014-00005), Dabney IX (formerly RF&P Warehouse
352 #7)? There's no opposition.

353
354 Mr. Witte - Mr. Chairman, I move approval of transfer of approval POD-
355 89-85 (Part) (POD2014-00005), Dabney IX (formerly RF&P Warehouse #7), subject to the
356 previously approved conditions.

357
358 Mr. Archer - Second.

359
360 Mr. Leabough - We have a motion by Mr. Witte, a second by Mr. Archer. All in
361 favor say aye. All opposed say no. The ayes have it; the motion passes.

362
363 The Planning Commission approved the transfer of approval request for POD-89-85 (Part)
364 (POD2014-00005), Dabney IX (formerly RF&P Warehouse #7), from RF&P Railroad to

365 Brandywine Grande C, LP, subject to the standard and added conditions previously
366 approved.

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368 Ms. News - Next on page 14 of your agenda and located in the Brookland
369 district is transfer of approval for POD-46-89, Dabney X, formerly Warehouse #10 for
370 RF&P R.R. Staff can recommend approval.

371

372 **TRANSFER OF APPROVAL**

373

POD-46-89 POD2014-00006 Dabney X (Formerly Warehouse #10 for R.F. & P.R.R.) - 2201 Tomlynn Street	Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from E.J. Beamon & Associates to Brandywine Grande C, LP. The 6.64-acre site is located on the east line of Tomlynn Street at its intersection with Westwood Trail (private), approximately 1,000 feet north of Jacque Street, on parcel 778-737-8502. The zoning is M-1, General Industrial District and M-2, General Industrial District. County water and sewer. (Brookland)
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374

375 Mr. Leabough - Is there anyone in the audience in opposition to the transfer
376 request for POD-46-89 (POD2014-00006), Dabney X (formerly Warehouse #10 for RF&P
377 R.R.)? There's no opposition.

378

379 Mr. Witte - Mr. Chairman, I move approval of transfer of approval POD-
380 46-89 (POD2014-00006), Dabney X (formerly Warehouse #10 for RF&P Railroad), subject
381 to previously approved conditions.

382

383 Mr. Archer - Second.

384

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

387

388 The Planning Commission approved the transfer of approval request for POD-46-89
389 (POD2014-00006), Dabney X (formerly Warehouse #10 for RF&P R.R.), from E.J.
390 Beamon & Associates to Brandywine Grande C, LP, subject to the standard and added
391 conditions previously approved.

392

393 Ms. News - On page 15 of your agenda and located in the Brookland
394 district is a transfer of approval for POD-18-90, Dabney XI, formerly warehouse No. 11,
395 RF&P R.R. Staff recommends approval.

396

397 **TRANSFER OF APPROVAL**

398

POD-18-90 POD2013-00327	Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section
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Dabney XI (Formerly Warehouse No. 11 R.F. & P.R.R.) - 2221 Dabney Road 24-106 of the Henrico County Code from Beamon and Associates, P.C. to Brandywine Grande C, LP. The 5.35-acre site is located on the east line of Dabney Road, approximately 200 feet south of Tomlynn Street, on parcel 778-737-2224. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

399

400 Mr. Leabough - Is there anyone in the audience in opposition to the transfer
401 request for POD-18-90 (POD2013-00327), Dabney XI (formerly Warehouse No. 11 RF&P
402 R.R.)? There's no opposition.

403

404 Mr. Witte - Mr. Chairman, I move approval of transfer of approval POD-
405 18-90 (POD2013-00327), Dabney XI (formerly Warehouse No. 11 RF&P R.R.).

406

407 Mr. Archer - Second.

408

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

411

412 The Planning Commission approved the transfer of approval request for POD-18-90
413 (POD2013-00327), Dabney XI (formerly Warehouse No. 11 RF&P R.R.), from Beamon
414 and Associates, P.C. to Brandywine Grande C, LP, subject to the standard and added
415 conditions previously approved.

416

417 Ms. News - On page 16 of your agenda and located in the Brookland
418 district is a transfer of approval for POD-47-83, Dabney A-1, formerly RF&P Office
419 Building. Staff recommends approval.

420

421 **TRANSFER OF APPROVAL**

422

POD-47-83 **Tammy Bowles for Brandywine Realty Trust:** Request
POD2014-00036 for transfer of approval as required by Chapter 24, Section
Dabney A-1 (Formerly 24-106 of the Henrico County Code from RF&P Railroad to
R.F. & P. Office Building) - Brandywine Grande C, LP. The 1.26-acre site is located on
2240 Dabney Road the west line of Dabney Road, approximately 700 feet south
of Tomlynn Street, on parcel 777-736-8890. The zoning is
M-2, General Industrial District. County water and sewer.
(Brookland)

423

424 Mr. Leabough - Is there anyone in the audience in opposition to the transfer
425 request for POD-47-83 (POD2014-00036), Dabney A-1 (formerly RF&P Office Building)?
426 There's no opposition.

427

428 Mr. Witte - Mr. Chairman, I move approval of transfer of approval POD-
429 47-83 (POD2014-00036), Dabney A-1 (formerly RF&P Office Building), subject to the
430 previously approved conditions.

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Mr. Branin - Second.

Mr. Leabough - We have a motion by Mr. Witte, a second by Mr. Branin. 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-47-83 (POD2014-00036), Dabney A-1 (formerly RF&P Office Building), from RF&P Railroad to Brandywine Grande C, LP, subject to the standard and added conditions previously approved.

Ms. News - On page 17 in the Brookland is a transfer of approval for POD-27-92, Dabney A-2, formerly RF&P Properties Dabney A-2 Office Warehouse. Staff recommends approval.

TRANSFER OF APPROVAL

POD-27-92 POD2014-00035 Dabney A-2 (Formerly RF&P Properties Dabney A-2 Office Warehouse) - 2244 Dabney Road	Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 2.92-acre site is located west of Dabney Road, approximately 400 feet north of Jacque Street, on parcel 777-736-8890. The zoning is M-2, General Industrial District. County water and sewer. (Brookland)
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Mr. Leabough - Is there anyone in the audience in opposition to the transfer request for POD-27-92 (POD2014-00035), Dabney A-2 (formerly RF&P Properties Dabney A-2 Office Warehouse)? There's no opposition.

Mr. Witte - Mr. Chairman, I move approval of transfer of approval POD-27-92 (POD2014-00035), Dabney A-2 (formerly RF&P Properties Dabney A-2 Office Warehouse), subject to the previously approved conditions.

Mr. Branin - Second.

Mr. Leabough - We have a motion by Mr. Witte, a second by Mr. Branin. 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-27-92 (POD2014-00035), Dabney A-2 (formerly RF&P Properties Dabney A-2 Office Warehouse), from RF&P Railroad to Brandywine Grande C, LP, subject to the standard and added conditions previously approved.

Ms. News - The next item is page 18 of your agenda and located in the Varina district. This is a transfer of approval for POD-123-97. This is part of a POD for

469 Airport Distribution Center, formerly Highwoods Distribution Center. Staff recommends
470 approval.

471

472 **TRANSFER OF APPROVAL**

473

POD-123-97 (part) POD2014-00309 Airport Distribution Center (Formerly Highwoods Distribution Center) – 2500 Distribution Drive	Harrington & Tock, LLC for Virginia Becknell Investors, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Ila M. Adams and Highwoods-Forsyth Limited Partnership to Virginia Becknell Investors, LLC. The 47.92-acre site is at the southeast quadrant of the intersection of South Laburnum Avenue and Darbytown Road, on parcel 814-699-7796. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. (Varina)
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474

475 Mr. Leabough - Is there anyone in the audience in opposition to the transfer
476 request for POD-123-97 (Part) (POD2014-00309), Airport Distribution Center (formerly
477 Highwoods Distribution Center)? There's no opposition. So with that I move for approval
478 of the transfer request for POD-123-97 (Part) (POD2014-00309), Airport Distribution
479 Center (formerly Highwoods Distribution Center).

480

481 Mr. Archer - Second.

482

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

485

486 The Planning Commission approved the transfer of approval request for POD-123-97
487 (Part) (POD2014-00309), Airport Distribution Center (formerly Highwoods Distribution
488 Center), from Ila M. Adams and Highwoods-Forsyth Limited Partnership to Virginia
489 Becknell Investors, LLC, subject to the standard and added conditions previously
490 approved.

491

492 Ms. News - Next on page 19 of your agenda and located in the Brookland
493 district is a transfer of approval for POD-56-80, Sun Trust Bank, formerly United Virginia
494 Bank, at Tuckernuck Shopping Center. Staff recommends approval.

495

496 **TRANSFER OF APPROVAL**

497

POD-56-80 POD2014-00015 Sun Trust Bank (Formerly United Virginia Bank) at Tuckernuck Shopping Center - 9072 W. Broad Street (U.S. Route 250)	Ronnie McNamara for Sun Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Tuckernuck Developers to National Retail Properties, LP. The 0.712-acre site is located in an existing shopping center, along the north line of W. Broad Street (U.S. Route 250), approximately 500 feet west of West End Drive, on parcel 758-756-5857. The
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zoning is B-2, Business District. County water and sewer.
(Brookland)

498

499 Mr. Leabough - Is there anyone in the audience in opposition to the transfer
500 request for POD-56-80 (POD2014-00015), Sun Trust Bank (formerly United Virginia Bank)
501 at Tuckernuck Shopping Center? There's no opposition.

502

503 Mr. Witte - Mr. Chairman, I move approval of transfer of approval POD-
504 56-80 (POD2014-00015), Sun Trust Bank (formerly United Virginia Bank) at Tuckernuck
505 Shopping Center, subject to previously approved conditions.

506

507 Mr. Archer - Second.

508

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

511

512 The Planning Commission approved the transfer of approval request for POD-56-80
513 (POD2014-00015), Sun Trust Bank (formerly United Virginia Bank) at Tuckernuck
514 Shopping Center, from Tuckernuck Developers to National Retail Properties, LP, subject
515 to the standard and added conditions previously approved.

516

517 Ms. News - The next item is on page 20 and located in the Tuckahoe
518 district. This is a transfer of approval for POD-139-86, The Shops at 7601 West Broad
519 Street, formerly 7601 West Broad. There's an addendum item on page 2 of your
520 addendum which includes a revision to the caption. Staff recommends approval.

521

522 **TRANSFER OF APPROVAL**

523

POD-139-86 POD2014-00384 The Shops at 7601 West Broad Street (Formerly 7601 W. Broad) - 7601 W. Broad Street (U.S. Route 250)	Williams Mullens for C. Richmond Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Russell Malone and Associates and HM Real Estate Holding, LLC to C. Richmond Properties, LLC. The 0.73-acre site is located on the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Skeet Street, on parcel 765-750-5521. The zoning is B-3, Business District, and R- 3, One-Family Residential District. County water and sewer. (Tuckahoe)
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524

525 Mr. Leabough - Is there anyone in the audience in opposition to the transfer
526 request for POD-139-86 (POD2014-00384), The Shops at 7601 West Broad Street
527 (formerly 7601 W. Broad)? There's no opposition.

528

529 Mr. Archer - Mr. Chairman, I move for approval of POD-139-86 (POD2014-
530 00384), The Shops at 7601 West Broad Street (formerly 7601 W. Broad), subject to the
531 previous approval and staff recommendation.

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Mr. Witte - Second.

Mr. Leabough - We have a motion by Mr. Archer, a second by Mr. Witte. 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-139-86 (POD2014-00384), The Shops at 7601 West Broad Street (formerly 7601 W. Broad), from Russell Malone and Associates and HM Real Estate Holding, LLC to C. Richmond Properties, LLC, subject to the standard and added conditions previously approved.

Ms. News - The next item is on page 22 of your agenda and located in the Varina district. This is a transfer of approval for POD-55-97 and POD-33-98, Sandston 7-Eleven Airport, formerly Rennie’s Airport at Audubon Drive and Car Wash Addition. Staff recommends approval.

TRANSFER OF APPROVAL

POD-55-97 and POD-33-98
POD2014-00170 and POD2014-00173
Sandston 7-Eleven Airport (Formerly Rennie’s Airport at Audubon Drive and Rennie’s Car Wash Addition) – 501 S. Airport Drive

Andre LeBlanc and Shawn Rossoulsh for Manoj Bhasin and R K Group LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Hotel Holdings, Rennie Petroleum, and TLC Company, L.C. to R K Group, LLC. The 1.987-acre site is located at the northeast corner of the intersection of Audubon Drive and South Airport Drive, on parcel 822-716-9360. The zoning is B-3, Business District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

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Mr. Leabough - Is there anyone in the audience in opposition to the transfer request for POD-55-97 and POD-33-98 (POD2014-00170 and POD2014-00173), Sandston 7-Eleven Airport at Audubon Drive and Rennie’s Car Wash Addition)? There being no opposition, I move for approval of the transfer request for POD-55-97 and POD-33-98 (POD2014-00170 and POD2014-00173), Sandston 7-Eleven Airport at Audubon Drive and Rennie’s Car Wash Addition).

Mr. Branin - Second.

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

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The Planning Commission approved the transfer of approval request for POD-55-97 and POD-33-98 (POD2014-00170 and POD2014-00173), Sandston 7-Eleven Airport at Audubon Drive and Rennie’s Car Wash Addition), from Hotel Holdings, Rennie Petroleum, and TLC Company, L.C. to R K Group, LLC, subject to the standard and added conditions previously approved.

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Ms. News - The final item is on page 34 of your agenda and is located in the Fairfield district. This is POD2014-00279, a landscape plan for Grocery Store at 5221 Brook Road. Staff recommends approval.

LANDSCAPE PLAN

POD2014-00279 **Balzer and Associates, Inc. for MVG Development, LLC and Azalea Investments, LLC:** Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code. The 5.617-acre site is located on the east line of Brook Road (U.S. Route 1), the south line of Wilmer Avenue, and the west line of W. Seminary Avenue, on part of parcel 785-745-9803. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

Mr. Leabough - Is there anyone in the audience in opposition to approval of POD2014-00279, Grocery Store at 5221 Brook Road? No opposition.

Mr. Archer - Mr. Chairman, I move for approval of POD2014-00279, Grocery Store at 5221 Brook Road, subject to the staff recommendation, annotations on the plans, and standard conditions for landscape plans.

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

The Planning Commission approved the landscape plan for POD2014-00279, Grocery Store at 5221 Brook Road, subject to the standard conditions attached to these minutes for landscape plans.

Ms. News - That completes our expedited agenda.

Mr. Leabough - Thank you, ma'am.

Mr. Witte - Mr. Chairman, I believe we have some media in the room.

Mr. Leabough - Yes, we do. Thank you for pointing that out, Mr. Witte. Mr. Strong, Richmond Times-Dispatch. Thank you for being here.

Mr. Emerson - Mr. Chairman, that now takes us to next item on your agenda, Subdivision Extensions of Conditional Approval. There are none of those this morning. So therefore we move into your regular agenda to page 21.

605 **TRANSFER OF APPROVAL**

606

POD-51-86
POD2014-00168
Granville Square Phase I
– 11051 Three Chopt
Road

Pam Gavin for PCG1, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Philip J. Kennedy Estate/Wachovia Bank Trustee to PCG1, LLC. The 0.959-acre site is located at the southeast corner of the intersection of Three Chopt Road and Church Road, on parcel 747-757-0157. The zoning is **B-2C, Business District (Conditional)**. County water and sewer. **(Three Chopt)**

607

608 Mr. Leabough - Is there anyone in the audience in opposition to the transfer
609 request for POD-51-86 (POD2014-00168), Granville Square Phase I? There's no
610 opposition. Good morning, Mr. Ward.

611

612 Mr. Ward - Good morning, Chairman, members of the Commission. As
613 written on page 3 in your addendum, the zoning has changed from B-1C to B-2C. Please
614 see your revised map in your handout agenda. That will reflect the recent rezoning
615 approval on the corner granted on October 14, 2014, by the Board of Supervisors.

616

617 All site work has been completed, which included the parking lot to be resealed and
618 restriped. Also, several shrubs and seasonal flowers were planted, which completed all
619 deficiencies as noted in the inspection report dated May 27, 2014.

620

621 The site does look good, and staff appreciates the owner, Ms. Pamela Gavin and her
622 representatives, Ryan Hersey and Ashley Westfall for their time and attention during this
623 process. Staff can now recommend approval of the transfer request. I'm happy to answer
624 any questions you may of me. We also have Ryan Hershey as Ms. Gavin's representative
625 here if you have any questions of him.

626

627 Mr. Leabough - Are there questions for Mr. Ward?

628

629 Mr. Branin - I have no questions for Mr. Ward. I think they've done a great
630 job out there. A good property.

631

632 Mr. Leabough - So if you don't want to hear from the applicant, we'll entertain
633 a motion. Would you like to hear from the applicant?

634

635 Mr. Branin - No, I don't think that will be necessary today.

636

637 Mr. Leabough - Okay. A motion would be in order I believe.

638

639 Mr. Branin - Then, Mr. Chairman, I'd like to move that transfer of approval
640 POD-51-86 (POD2014-00168), Granville Square Phase I, be approved.

641

642 Mr. Witte - Second.

643

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

646

647 The Planning Commission approved the transfer of approval request for POD-51-86
648 (POD2014-00168), Granville Square Phase I, from Philip J. Kennedy Estate/Wachovia
649 Bank Trustee to PCG1, LLC, subject to the standard and added conditions previously
650 approved.

651

652 *(Deferred from September 24, 2014)*

653 **PLAN OF DEVELOPMENT – ARCHITECTURAL PLANS**

654

POD2014-00385
Retail East at West Broad
Marketplace, Phase 4 –
12300 West Broad Street
(U.S. Route 250)

Vanasse Hangen Brustlin for Ellis Henley Company, LC, Consolidated Industrial, Inc., and NV Retail: Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a single 99,000 square-foot phase of a regional shopping center. This phase contains a one-story, 32,000 square-foot retail building, a one-story, 5,000 square-foot retail building, a future one-story, 8,000 square-foot bank with drive-through facilities, and a three-story building containing 18,000 square-feet of retail space and 36,000 square feet of office space. The 12.13-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with N. Gayton Road, on part of parcels 732-765-3978, 732-765-6671, and 731-765-8473. The zoning is B-3C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

655

656 Mr. Leabough - Is there anyone in the audience in opposition to POD2014-
657 00385, Retail East at West Broad Marketplace, Phase 4? There's no opposition. Good
658 morning, Mr. Pambid.

659

660 Mr. Pambid - Good morning. Staff has received and reviewed new
661 elevations that improve that various facades of the proposed West Broad Marketplace,
662 which was heard last month with the architecturals being deferred to today's hearing.

663

664 Staff requested architectural changes to the elevations that were plain in appearance yet
665 visible to traffic along the main entrance road and spine road. Of particular interest is the
666 north elevation of building 4A, which is this elevation here. That adds tan and brown brick
667 pilasters, horizontal banding, and a green screen. These green screens here are
668 vegetative in nature. And they all provide elements to the façade which visually break up
669 the building's mass. The facades of retail building 4D now feature red brick instead of the
670 originally proposed tan brick. The revised elevations also indicate a multi-tenant building.

671 No major footprint changes or increases in floor area resulted from these architectural
672 changes.

673

674 Staff recommends approval of these architectural subject to the conditions previously
675 approved on September 24, 2014, with POD2014-00332. This concludes my presentation.
676 I can now field any questions you have regarding this. Gloria Freye with McGuire Woods
677 and Jack Waghorn with NV Retail are also here to field your questions.

678

679 Mr. Leabough - Are there questions for Mr. Pambid.

680

681 Mr. Branin - I have no questions for Mr. Pambid.

682

683 Mr. Leabough - Thank you, sir. Would you like to hear from the applicant?

684

685 Mr. Branin - Yes, briefly.

686

687 Ms. Freye - Good morning, Mr. Chairman, members of the Commission,
688 my name's Gloria Freye. I'm an attorney with McGuire Woods here on behalf of NV Retail,
689 the developer, and Jack Waghorn, who's also here. We also have Tracey Lower from
690 VHB, site engineer, and Brian Brewer from Kimley-Horn, a site engineer that's worked on
691 this.

692

693 We do want to thank you for the deferral that you gave us last time. That gave us the
694 opportunity to sit down with the staff, do a table top review, go over the architectural, and
695 come up with designs that did break up the mass and make the buildings more attractive
696 on the sides and the rear.

697

698 Mr. Branin - Ms. Freye?

699

700 Ms. Freye - Yes sir.

701

702 Mr. Branin - The reason I brought you down was actually to thank you.
703 That's the only reason. I don't have any questions for you. We've accomplished what we
704 had set out from day one. This is an important project. It's going to be a diamond on Broad
705 Street. So the concern of getting the architectural right, getting the connectivity right and
706 all that was crucial. I appreciate the work that you all have put in and getting it in on a
707 timely manner. That's why I wanted you to come down, because I rode you hard at the
708 last meeting. As I will call you out when not right, I will also compliment when it is right. So
709 thank you for doing such a great job in getting it done.

710

711 Ms. Freye - And thank you. And thanks to the staff as well for helping us.
712 Thanks.

713

714 Mr. Leabough - If there are no other questions for staff or the applicant, we'll
715 entertain a motion, sir.

716

717 Mr. Branin - Okay. Mr. Chairman, I would like to move that POD2014-
718 00385, Retail East at West Broad Marketplace, Phase 4, be approved.

719
720 Mr. Witte - Second.

721
722 Mr. Leabough - We have a motion by Mr. Branin, a second by Mr. Witte. All in
723 favor say aye. All opposed say no. The ayes have it; the motion passes.

724
725 The Planning Commission approved the architectural plans for POD2014-00385, Retail East at
726 West Broad Marketplace, Phase 4, subject to the terms and conditions previously
727 approved for POD2014-00332 by the Planning Commission at their September 24, 2014
728 meeting.

729
730 *(Deferred from September 24, 2014)*

731 **PLAN OF DEVELOPMENT – ARCHITECTURAL PLANS**

732

POD2014-00386 Retail West at West Broad Marketplace, Phase 5 – 12300 West Broad Street (U.S. Route 250)	Vanasse Hangen Brustlin for Ellis Henley Company, LC, Consolidated Industrial, Inc., and NV Retail: Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a single 135,200 square-foot phase of a regional shopping center. This phase contains a one-story, 60,000 square-foot retail building, two future one- story restaurant buildings containing 4,000 square-feet and 7,200 square-feet, and a one- story, 64,000 square-foot retail building. The 12.89-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with N. Gayton Road, on part of parcels 732-766-4043, 732-765-3978, and 731-765- 8473. The zoning is B-3C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. (Three Chopt)
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733 Mr. Leabough - Is there anyone in the audience in opposition to POD2014-
734 00386, Retail West at West Broad Marketplace, Phase 5? There's no opposition. Good
735 morning again, Mr. Pambid.

736
737 Mr. Pambid - Good morning. As with the last case, staff has received and
738 reviewed new elevations that improve various facades of the proposed West Broad
739 Marketplace, which was heard last month with the architectural plans being deferred to today's
740 hearing. Staff requested architectural changes to the elevations that were plain in
741 appearance yet visible to traffic and pedestrians.

742
743 Of particular interest is the north elevation of inline building 3D, and that is this elevation
744 here in the middle, which is situated along a key connection between this development
745 and the immediately adjacent Bon Secours site. Improvements made include horizontal

746 bands with variations in color and smooth and split-face CMU, green screens, and brick
747 panels. And they all provide elements to the facade that visually break up the building's
748 mass. The elevation changes in conjunction with other requested landscape features are
749 intended to strengthen this connection and visually treat it as an entrance with Bon
750 Secours. Other changes to various buildings include red brick pilasters and horizontal
751 banding. No major footprint changes or increases in floor area resulted from these
752 architectural changes.

753

754 In addition to the elevations, the applicant submitted a revised pedestrian plan with various
755 changes intended to increase the quality of pedestrian connectivity and convenience
756 throughout the shopping center. Per proffer 20 of the associated zoning case, this
757 pedestrian plan is required to be submitted to the Planning Commission for review and
758 approval. The Planning Commission has required condition 9 amended for all four plans
759 of development for this site to ensure the proffered intent to break up large areas of surface
760 parking is addressed. The Commission will review full landscape plans at a later date.

761

762 Staff recommends that the Planning Commission include approval of the overall
763 pedestrian plan covering Cabela's, Wegmans, Retail East, and Retail West with this case
764 under consideration.

765

766 The Retail West site now includes additional landscaping along the east-west drive leading
767 to Bon Secours; a new sidewalk with a landscape strip between the freestanding buildings
768 and southern inline building (that's this new connection here); and tree wells in lieu of the
769 previously approved tree planters. These are proposed closer to the drive aisle along the
770 front of the buildings. And you see those here. That's a common theme throughout Retail
771 East and West. Landscaping has also been added along both sides of the access drive
772 near its intersection with the main entrance road in this vicinity here.

773

774 The Retail East site now has additional landscaping along the east-west access drive
775 leading to the front of the inline building; a sidewalk connection to the future bank building
776 (that's down here); and tree wells, again, in lieu of the previously approved tree planters.

777

778 The Wegmans grocery site now includes additional full-sized, nine-foot-wide landscape
779 islands within the parking lot that flank the previously proposed sidewalks. So we have
780 additional landscape islands along this connection here and this connection here.

781

782 The Cabela's retail site now includes six additional full-sized, nine-foot-wide landscape
783 islands, and a new sidewalk with a landscape strip within the parking lot leading from the
784 spine road—that's this connection here—and to the adjacent residential area of Broad Hill
785 Centre.

786

787 Staff recommends approval of these architecturals and the overall pedestrian plan, subject
788 to the conditions previously approved on September 24, 2014 for POD2014-00333. This
789 concludes my presentation. I can now field any questions you may have regarding this.
790 Again, Gloria Freye with McGuire Woods, Jack Waghorn with NV Retail, Tracey Lower
791 with VHB, and Brian Brewer with Kimley-Horn are also here to field your questions.

792
 793 Mr. Leabough - Are there questions for Mr. Pambid?
 794
 795 Mr. Branin - I have none.
 796
 797 Mr. Leabough - Would you like to hear from the applicant?
 798
 799 Mr. Branin - No, it's not necessary.
 800
 801 Mr. Leabough - All right.
 802
 803 Mr. Branin - Okay. Mr. Chairman, I would like to move that POD2014-
 804 00386, Retail West at West Broad Marketplace, Phase 5, be approved with the
 805 architectural and overall pedestrian plan subject to conditions previously approved on
 806 September 24, 2014, POD2014-00333.
 807
 808 Mr. Witte - Second.
 809
 810 Mr. Leabough - We have a motion by Mr. Branin, a second by Mr. Witte. All in
 811 favor say aye. All opposed say no. The ayes have it; the motion passes.
 812
 813 The Planning Commission approved the architectural and overall pedestrian plan for
 814 POD2014-00386, Retail West at West Broad Marketplace, Phase 5, subject to the terms
 815 and conditions previously approved for POD2014-00333 by the Planning Commission at
 816 their September 24, 2014 meeting.
 817
 818

819 **ALTERNATIVE FENCE HEIGHT PLAN - RESIDENCE**
 820

SUB2014-00144 Cockerill Residence – 11351 Church Road	John J. Hanky, III for Mary Chase Eck Layman, Virginia K. Eck DiLoreto, and James and Dorritee Cockerill: Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-95 (l)(7)(b), 24-106, and 24-106.2 of the Henrico County Code, to allow a fence exceeding a height of 42 inches in a front yard. The 1.3-acre site is located at the southeast intersection of Church Road and Bell Tower Lane, on parcel 743-756-3353 and part of parcel 743-756-1837. The zoning is A-1, Agricultural District and R-3C, One-Family Residential District (Conditional). County water and sewer. (Three Chopt)
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821
 822 Mr. Leabough - Is there anyone in the audience in opposition to SUB2014-
 823 00144, Cockerill Residence, alternative fence height plan? There is no opposition.
 824
 825 Mr. Ward - Good morning, Mr. Chairman, members of the Commission.
 826

827 As you know, the County code limits the maximum fence height in a residentially-zoned
828 area to three feet, six inches unless the Planning Commission approves an alternative
829 fence height.

830
831 For this site, the applicant, John J. Hanky III, as well as the new owners, Mr. and Mrs.
832 Cockerill, have decided they would like to erect a custom-built fifty-seven-inch tall wrought
833 iron picket fence that will be secured to sixty-three-inch tall brick columns along the
834 northern edge of their property, which is along the southern line of Church Road. There
835 are varying lengths of fence sections between each of the brick columns approximately
836 210 feet along the south line of Church Road. This will be in the front yard at least twenty-
837 five feet, and it will be attaching to an existing wrought iron fence along the side yard that's
838 along Bell Tower Lane's eastern edge.

839
840 For the A-1 zoning, the required front yard setback is fifty feet from the right of way. This
841 house was built approximately eighty-seven feet from the right of way, which left an excess
842 of thirty-seven feet. The proposed fence, like I said earlier, will end twenty-five feet back
843 from the edge of the right of way along Church Road.

844
845 Staff and the traffic engineer do not see any conflicts with sight distance. This has been
846 verified on site and on the plat. Also, a mature stand of trees at the corner of Bell Tower
847 Lane and Church Road will help complement the proposed fence. As of the preparation
848 date of the agenda, staff has not received any calls or any correspondence in opposition
849 to the fence or to this request. Customarily, staff makes no recommendations for approval
850 or denial by the Planning Commission regarding a request for alternative fence height.

851
852 As mentioned earlier, staff, including the Traffic Division, does not have any objection to
853 the request. Should the Commission act on this request, staff recommends standard
854 conditions for alternative fence heights.

855
856 Mr. Leabough - Are there questions for Mr. Ward?

857
858 Mr. Branin - I have no questions.

859
860 Mr. Leabough - Would you like to hear from the applicant?

861
862 Mr. Branin - Sure, I'll hear from the applicant.

863
864 Mr. Leabough - Would the applicant please come forward? And please
865 remember that these are recorded proceedings. So if you could state your name for the
866 record, we would appreciate it.

867
868 Mr. Hanky - Good morning, my names Jay Hanky. I'm here on behalf of the
869 owners. I'll be happy to answer any questions.

870
871 Mr. Branin - Mr. Hanky, when will this fence be erected if approved?

872

873 Mr. Hanky - We would like to start today or tomorrow morning, if we can.
874
875 Mr. Branin - Yes, I'd let the rain clear today. Okay. Ms. Cockerill, welcome
876 back to Virginia, even though you were from the other part of Virginia, that Northern
877 Virginia. Welcome to Henrico County. We're glad to have you. I hope that your stay with
878 us will be fantastic. You're in a great district and a great house. So welcome back to
879 Virginia. That's all I have for you, Mr. Hanky.
880
881 Mr. Hanky - Okay, thank you. Appreciate it.
882
883 Mr. Leabough - Are there any other questions? If not, Mr. Branin, a motion is
884 in order.
885
886 Mr. Branin - All right. Mr. Chairman, I'd like to move that SUB2014-00144,
887 Cockerill Residence, Alternative Fence Height, be approved.
888
889 Mr. Witte - Second.
890
891 Mr. Leabough - We have a motion by Mr. Branin, a second by Mr. Witte. All in
892 favor say aye. All opposed say no. The ayes have it; the motion passes.
893
894 The Planning Commission granted conditional approval to SUB2014-00144, Cockerill
895 Residence, Alternative Fence Height, subject to the annotations on the plans and the
896 standard conditions attached to these minutes for landscape and fence plans.
897
898 Mr. Branin - Mr. Hanky, I will be driving by there tomorrow afternoon to see
899 if you have indeed started.

900
901 **LANDSCAPE PLAN**
902

POD2014-00324
Lumber Liquidators East
Coast Distribution Center
– 5900 Elko Road (State
Route 156)

Johnson Development for Lumber Liquidators: Request
for approval of a landscape plan, as required by Chapter 24,
Sections 24-106 and 24-106.2 of the Henrico County Code.
The 100.20-acre site is located at the terminus of White Oak
Creek Drive and on the south line of Elko Road (State Route
156), approximately 2,850 feet east of the intersection of
Elko Road (State Route 156) and Elko Tract Road, on
parcel 851-705-5088. The zoning is M-2, General Industrial
District. County water and sewer. **(Varina)**

903 Mr. Leabough - Is there anyone in the audience in opposition to POD2014-
904 000324, Lumber Liquidators East Coast Distribution Center? We have one person in
905 opposition.
906
907 Mr. Davis - [Off microphone.] I'd like to comment. I wouldn't say I was in
908 opposition.

909
910 Mr. Leabough - Okay, you can make comments. Mr. Secretary, would you
911 mind before Mr. Garrison gets started reading our procedures for speaking at a public
912 hearing?

913
914 Mr. Emerson - Absolutely, Mr. Chairman. The Commission does have rules
915 and regulations regarding how they conduct their public hearings, and they are as follows:
916 The applicant is allowed ten minutes to present the request, and time may be reserved for
917 responses to testimony. Opposition is allowed ten minutes to present its concerns, and
918 that's a cumulative ten minutes. Commission questions do not count into the time limits.
919 The Commission may waive the limits for either party at its discretion. And the comments
920 must be directly related to the case under consideration.

921
922 Mr. Leabough - All right. Thank you, sir. Mr. Garrison.

923
924 Mr. Garrison - Good morning. The applicant is requesting approval of a
925 landscape plan at Lumber Liquidators Distribution Center in White Oak Technology Park.
926 The lighting plan was approved at the September 24, 2014, Planning Commission
927 meeting.

928
929 The landscape plans were received on October 8th, and comments from the White Oak
930 Technology Park Design and Review Board were sent on October 17th. These concerns
931 included areas along White Oak Creek Drive that needed additional street trees and areas
932 along Elko Road that needed supplemental plant material, as well as additional plant
933 material between the fleet parking area and Elko Road. The DRB also had concerns with
934 the location of signage as it relates to the placement of plant material on the berm adjacent
935 to White Oak Creek Drive—which would be in this area right here—as well as plant
936 substitutions for some for some of loblolly pines and additional plant material at the
937 terminus of the parking area.

938
939 As of yesterday afternoon, staff did receive this information and can recommend approval
940 of this landscape plan subject to the annotations on the plans and the standard conditions
941 for landscape plans. Staff and representatives of the applicant, Scott Wiley, are available
942 to answer any questions you may have. Staff did receive some concerns from adjacent
943 property owners that would like to show you some pictures, I believe.

944
945 Mr. Leabough - Okay. Does anyone have any questions for Mr. Garrison
946 before I get started? If not, Mr. Garrison, one of the concerns that I remember being raised
947 at the community meeting—and these were concerns that I shared myself—were related
948 to making sure that there was adequate screen from Elko Road in terms of the parking
949 areas for the truck parking and trailer parking.

950
951 Mr. Garrison - Yes sir.

952

953 Mr. Leabough - So the plan as presented in your opinion adequately screens
954 this property and the parking from the residents along Elko Road and then the entrance
955 areas. Is it adequately screened as people drive down—I think it's White Oak Drive?
956

957 Mr. Garrison - White Oak Creek Drive?
958

959 Mr. Leabough - Yes, White Oak Creek Drive. I'm sorry.
960

961 Mr. Garrison - Right here—let me go back. This is the entrance from Elko
962 Road to White Oak Creek Drive. This area right here I think that you're referring to is an
963 existing wooded area. That buffer is pretty well intact. I went out there and took some
964 pictures. The area of major concern was right here. As you know, they did install a fiber
965 optic line. And this area right here was the thinnest area. And so we did request additional
966 plant material be planted along Elko Road.
967

968 Mr. Leabough - And they've agreed to do that.
969

970 Mr. Garrison - Yes. Yes sir, they have. They've also provided additional plant
971 material back here at the base of the BMP and then an additional layer of plant material
972 between the feet parking the BMP.
973

974 Mr. Leabough - Okay. And then what about the entrance areas?
975

976 Mr. Garrison - Right in here?
977

978 Mr. Leabough - Well to the facility, so along White Oak Creek Drive as you look
979 down if you're driving—
980

981 Mr. Garrison - Oh, yes. There's a berm here, and they did plant material on
982 that to give a more natural appearance. It will screen the parking area per the covenants
983 for White Oak Technology Park. And down here, that's a berm as well, and that is also
984 planted.
985

986 Mr. Leabough - And then what about the area along Engineers Way further
987 back towards the cul-de-sac? I think it was in that area. So these are revised plans where
988 they've incorporated additional plant material, correct?
989

990 Mr. Garrison - Yes sir. This was a fill area and the trees were cleared. They
991 did provide—these are loblolly pines that will grow fast. And they have a second layer of
992 loblolly pine trees at the terminus of the cul-de-sac right there.
993

994 Mr. Leabough - Okay. Thank you, sir. Are there other questions for
995 Mr. Garrison? If not, would the opposition please come forward and share your comments
996 with us; it's not that you're necessarily in opposition.
997

998 Mr. Davis - I'm Mark Davis. I live at 6425 Elko Road. I appreciate the
999 opportunity this morning to speak to the Commission. I appreciate Greg answering my
1000 numerous questions and the Planning people at Henrico County who have been very
1001 helpful with the questions that we've had.

1002
1003 Our concerns with the facility have been its sight from Elko Road, it's disruption to the
1004 current residential agriculture area. It does seem like the planning that's been currently
1005 recommended will address our issues over time. The first picture I'm providing you is what
1006 we currently see out of our front yards. The next picture is pretty much a mirror image of
1007 this picture. And then the next picture is where the access road is being approved to Elko
1008 for vehicle traffic. Unfortunately, the older lady who lives there will deal with all the people's
1009 front lights now shining into her front yard.

1010
1011 My concern in addressing the Commission this is morning is that it appears that from a
1012 visual perspective the planting will address the building site, the trucks, and the parking
1013 lot. What I don't know is whether or not this will address one of our original concerns, which
1014 was noise from the backup alarms on the vehicles and other activities as you couple
1015 tractor-trailers. My understanding is this is a 24/7 operation. And so I would like to know
1016 whether or not, Greg, whether they think this will address a noise issue from the residents
1017 who are across from this and who are down Elko Road. I'll give you my experience, is that
1018 I live about three-quarters of a mile past the end of this property, and we hear truck traffic
1019 today that backs up coming from existing facilities within the technology park. Then when
1020 you look at a Google map, we're probably a half a mile from the closest facility. So I can
1021 imagine what these people who are directly across from the facility may experience. My
1022 question is will this vegetation address the noise issue that was one of our original
1023 concerns with Lumber Liquidators coming into the facility.

1024
1025 Mr. Leabough - Okay. Thank you, sir.

1026
1027 Mr. Davis - Thank you for taking the time.

1028
1029 Mr. Leabough - Mr. Garrison, I don't know if you know the answer to this or not.
1030 I don't know if there's any amount mitigation that will fully address the noise issue. I think
1031 one of the concerns that was raised during the rezoning—I mean not the rezoning process,
1032 but the POD process originally was noise. We looked at whether there was the alternative
1033 decibel, whether they had the sensors on them where they could adjust based on the level
1034 of noise around it. That wasn't possible because of OSHA requirements. So I guess in
1035 your professional opinion is there any amount of vegetation that would address the noise
1036 concerns that could possibly be raised by the residents in that area? I don't know how
1037 heavily you would have to plant it to—

1038
1039 Mr. Garrison - I think distance would be your best bet. Landscaping and
1040 evergreen plant material is certainly going to help muffle the noise. But the only thing that's
1041 going to completely eliminate it would be the distance. The landscaping will help, but it's
1042 not going to completely eliminate the noise.

1043

1044 Mr. Leabough - And correct me if I'm wrong, but I remember we also talked
1045 about a wall. Some of the concerns that centered around installing a wall there is that could
1046 actually make the situation worse because it would echo the sound back off of the top of
1047 the building. It would reflect off of the wall, bounce back higher on the building, and then
1048 send the sound further than it would normally transmit without a wall there. So Mr. Davis,
1049 do you know of any planting level that would suppress the sound to the residences? I
1050 would entertain any suggestions, but I don't know what level that would address that.

1051

1052 Mr. Davis - I'll give you my experience since I was before you a few months
1053 ago for an alternate fence height. When I looked into this and I discussed it with a couple
1054 of engineering firms related to like VDOT walls and stuff for our use on our own property
1055 from just vehicle traffic in front of our property that has grown over time. You're right in the
1056 sense that you have to be careful about the walls and the height and noise reverberation. My
1057 question really is, is that vegetation does address this and there were recommendations
1058 given to us personally for our property that we've done. Distance is the key for noise
1059 abatement. My concern of it is, is once the landscaping plan is approved, the vegetation
1060 goes in, and noise is an issue for our new neighbor. I don't think they want to disrupt the
1061 neighborhood; that's not their intent by moving in there. Our concern is that we want them
1062 to be a good neighbor. My concern here is once this landscaping is approved and done,
1063 business starts.

1064

1065 Down the road let's say six months or a year, noise really is an issue, because we really
1066 won't know until they start their operation. We don't know what their activities are going to
1067 be, are they going to after eleven on a regular basis, p.m. in the evening. And so my
1068 questions to I guess the planning group and to the Commission is if down the road noise
1069 is an issue, will there be a way to readdress this issue so that the residential and
1070 agricultural nature of this area remains what I think the 2026 Plan seems to intend, which
1071 is that all of that area on that side of Elko Road is to become theoretically residential. I'm
1072 sure that Lumber Liquidators doesn't want to impede what's intended for that area or
1073 impede its neighbors' ability to enjoy the life that we currently live out there.

1074

1075 So that's really where my question comes from. I don't know what the engineering solution
1076 is. I know that when I talked to two companies about putting walls in front of my house,
1077 you basically have to go fairly substantially high, like 12 to 18 feet if you're on a major
1078 roadway in order to prevent sound transferring onto your property. But like Greg said,
1079 distance is the key. And my concern here is, is whatever's done at Lumber Liquidators, as
1080 new developments come in down Elko Road and proceed to where we live is that
1081 precedence being set in, what's required at one location tends to mitigate down the next
1082 set of properties. And so I want to make sure us as residents to the best of the ability of
1083 people coming in can address the concerns we have.

1084

1085 Mr. Leabough - Okay. Thank you, sir.

1086

1087 Mr. Archer - Can I ask a question before you leave? Sir, you seem to be
1088 pretty well versed in matters relating to sound. Do you know if there is any material that
1089 exists that tends to absorb sound rather than reflect?

1090

1091 Mr. Davis - Not really. What I got was from the three companies that I talk
1092 about for my personal residence, what I could do for vehicle traffic. Of course you have
1093 the standard concrete walls. You have vinyl fencing. We went with a difference fencing
1094 that gives you the same sound reduction. But basically—or you go with a mound and plant
1095 vegetation. But typically is has to be of substantial height, because one of the things that
1096 came from the engineering group we talked to was that when a tractor-trailer comes by
1097 your house, their noise level is typically at about twelve feet, whereas a vehicle coming by
1098 your house like a car is somewhere in the six to eight feet and then spreads out in a wave.
1099 And like Greg said, distance is the key. My concern here is once operation starts, will there
1100 be a way to address noise levels so that it doesn't become contentious between the
1101 existing residents and Lumber Liquidators over operations that might occur in the evening
1102 hours.

1103

1104 Mr. Archer - I gotcha. Thank you so much.

1105

1106 Mr. Davis - You're welcome.

1107

1108 Mr. Leabough - Would the applicant please come forward.

1109

1110 Mr. Wiley - Good morning, Mr. Chairman, members of the Commission.
1111 My name is Scott Wiley. I'm a landscape architect with the Timmons Group. I'm happy to
1112 be here to answer any questions that you may have about this particular project or go into
1113 my detail about any of the certain areas of the landscape plan.

1114

1115 Mr. Leabough - Well you head the question from Mr. Davis, landscaping and
1116 mitigating noise from the site. So what level of landscaping would need to be planted to at
1117 least reduce the decibels from the backup beepers that Mr. Davis is referring to—or the
1118 truck noises as well, the engine noise.

1119

1120 Mr. Wiley - Sure. In our experience, I think a fairly substantial level of
1121 evergreen screen right near the source of the noise is going to be the key. That way it
1122 doesn't have a chance to get too much vertical height before it kind of reverberates over
1123 and extends a longer distance. So I think the evergreen screening we've provided behind
1124 the fence to the truck loading area is going to be critical in helping to abate some of that
1125 noise. And as Greg said there are a couple different levels of evergreen screening that
1126 we're providing. Now much of that is visual, but we hope that some of the smaller
1127 evergreen hollies that are in the existing buffer that you would see in some of the
1128 photographs will eventually get larger and help to abate some of that noise as well.

1129

1130 Mr. Leabough - Okay. Is there any additional planting that you could provide
1131 that would reduce it substantially or are we just planting trees that really will not significantly
1132 impact the sound transmission, concerns that Mr. Davis shared?

1133

1134 Mr. Wiley - Sure. I think the level of planting that we're showing is
1135 adequate, you know, basically to cover as much noise abatement as we can. I think if you

1136 tried to plant an evergreen forest here it may muffle it a little bit more. But to be honest, it's
1137 just too hard to tell at this point in time. Certainly walls are an option. But again, we don't
1138 want it to look like a fortress or we don't want it to look like a highway along northern
1139 Virginia or something. So the visual concern is also something to consider. I really do feel
1140 that the level that we've provided is sufficient.

1141

1142 Mr. Leabough - Have there been any noise studies or anything like that done
1143 for this property?

1144

1145 Mr. Wiley - We've not conducted noise studies. We've certainly done
1146 visual studies when we've taken sections through the site in these particular areas to
1147 basically come up with what you see today, which is that level—the three levels of
1148 screening. But as far as a noise study is concerned, no, we have not provided that.

1149

1150 Mr. Leabough - Okay. All right, thank you, sir. Are there other questions for Mr.
1151 Wiley?

1152

1153 Mr. Witte - Have you considered Leyland Cypress since they grow so tall,
1154 past that 12-, 15-foot mark, and they can be very dense?

1155

1156 Mr. Wiley - We have considered Leyland Cypress. It's a matter of personal
1157 touch in our opinion. We feel that sometimes Leyland Cypress are a little bit overused.
1158 It seems to be the go-to, and for a good reason. It is an effective plant that grows at a rapid
1159 rate, provides great visual and noise buffering. But the loblolly pines that we've chosen
1160 also do, you know, do the same effect. And they grow at a very high, you know, a quick
1161 rate and should provide the level of screening that we desire here. We're certainly open
1162 to—

1163

1164 Mr. Leabough - Well, screening is one thing—

1165

1166 Mr. Wiley - But the noise. We're certainly open to species selection
1167 changes. And I'm sure the owner and contractor would be willing to do that as well if
1168 anyone feels very strongly that Leyland Cypress is the way to go.

1169

1170 Mr. Leabough - Okay.

1171

1172 Mr. Branin - Mr. Wiley, I've heard you say the word *adequate*. I've heard
1173 you say "we believe that it will be sufficient." But you're really not saying you're giving any
1174 guarantees. We've looked at sight; haven't done anything with sound. And the neighbors
1175 aren't talking about sight as much as they are sound. So what I hear Timmons saying is
1176 we really haven't addressed sound; we've addressed sight. Would you agree with that?

1177

1178 Mr. Wiley - I would agree with that. And the reason for addressing mostly
1179 sight-related items is that was our understanding that that was the number one concern
1180 going into the last few meetings that we had. Much of the feedback from the community

1181 has been sight-related, so we focused on sight. Sound has kind of just come up as a major
1182 concern.

1183
1184 Mr. Branin - Mmm, no.

1185
1186 Mr. Leabough - I think I disagree with that. If you were at the community
1187 meeting that we held out there near the property, noise transmission and sound was a
1188 major concern.

1189
1190 Mr. Branin - Mr. Chairman, I can remember when this was coming through
1191 zoning, (sic) and they had hit this Commission, as well as the neighborhood, with 200
1192 additional tractor-trailers a day. That still plays out months later in my head—200 tractor-
1193 trailers a day. How could you at Timmons think sounds *wouldn't* be an issue?

1194
1195 Mr. Wiley - I certainly thing sound is an issue, and I'm not trying to
1196 downplay that in any way.

1197
1198 Mr. Branin - But you all haven't addressed it.

1199
1200 Mr. Wiley - It's been addressed at a level of planting that I think will
1201 certainly help abate the noise right at the source.

1202
1203 Mr. Branin - But you just said a minute ago we concentrated on sight not
1204 sound because it wasn't an issue.

1205
1206 Mr. Wiley - To me they kind of go hand in hand in a way. Much of what
1207 you're planting to provide the sight abatement is also working towards the noise
1208 abatement.

1209
1210 Mr. Leabough - But your focus in doing that really, as you mentioned, was sight
1211 and screening. So let me do this. Thank you. Are there other questions for Mr. Wiley? If
1212 not, thank you sir. Other questions for Mr. Garrison? If not, I think I'm going to go ahead
1213 and move that POD2014-000324, Lumber Liquidators East Coast Distribution Center, be
1214 deferred to—when's our next meeting?

1215
1216 Mr. Emerson - Are you going to go to the November—the first November
1217 meeting?

1218
1219 Mr. Leabough - Yes, I want it to go to the rezoning meeting just to kind of be
1220 fair to them.

1221
1222 Mr. Emerson - That is November 11th, I believe.

1223
1224 Mr. Archer - Thirteenth?

1225

1226 Mr. Emerson - Thirteenth; I'm sorry. I'm looking at the Tuesday. November
1227 13th. Thank you, Mr. Archer.

1228
1229 Mr. Leabough - I move that this case be deferred to the November 13, 2014,
1230 meeting so that the applicant can address noise transmission or sound issues as well as
1231 screening issues that have been raised by the community.

1232
1233 Mr. Witte - Second.

1234
1235 Mr. Leabough - We have a motion by Mr. Leabough, a second by Mr. Witte. All
1236 in favor say aye. All opposed say no. The ayes have it; the motion passes.

1237
1238 At the request of the Planning Commission, the Planning Commission deferred POD2014-
1239 000324, Lumber Liquidators East Coast Distribution Center, to its November 13, 2014
1240 meeting.

1241
1242 **LANDSCAPE PLAN**

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POD2014-00255 Townes at Woodman Section 1 – 10500 Woodman Road	H&G Landscape Architects for HHHunt Communities: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code. The 4.25-acre site is located along the west line of Woodman Road approximately 300 feet south of its intersection with Mountain Road, on parcel 775-766-8124. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. (Fairfield)
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1244
1245 Mr. Leabough - Is there anyone in the audience in opposition to POD2014-
1246 00255, Townes at Woodman Section 1? There is no opposition. Mr. Garrison.

1247
1248 Mr. Garrison - Good morning. The applicant is requesting approval of a
1249 landscape plan for section one of the Townes at Woodman Glen. The revised plan in your
1250 addendum provides additional plant material along Woodman Road to meet the intent of
1251 Proffer #40 from C-8C-12. And it also removes the BMP from section one so that
1252 landscaping can be addressed with section two. Staff has requested additional plant
1253 material along the northern property line to meet the intent of the multi-family design
1254 guidelines; however, the applicant is reluctant to provide this plant material at this time.

1255
1256 The revised landscape plan does meet all technical requirements for staff to recommend
1257 approval. This concludes my presentation. Staff, Sara Shirley with H & G Landscape
1258 Architects, and Craig Shelton with HHHunt are available to answer any questions that you
1259 may have.

1260
1261 Mr. Leabough - Are there questions for Mr. Garrison? If not, Mr. Archer, would
1262 you like to hear from the applicant?

1264 Mr. Archer - Yes I would, Mr. Chairman.
1265
1266 Mr. Leabough - Would the applicant please come forward and state your name
1267 for the record.
1268
1269 Mr. Shelton - I'm Craig Shelton with HHHunt, construction manager for the
1270 project. I can address any questions you have.
1271
1272 Mr. Archer - Good morning, Mr. Shelton.
1273
1274 Mr. Shelton - Good morning.
1275
1276 Mr. Archer - Most of what Greg had requested has been given, but the
1277 comment that he made about the additional plant material, I know it's not one of those
1278 things that we can force upon you, but I really think it would provide enough of a significant
1279 impact on future stuff that I wish you'd reconsider it.
1280
1281 Mr. Shelton - Our concern with that is if you—you can see the picture here.
1282 There's a really severe grade there. It's seven or eight feet downhill into a swale. The
1283 plants on that would be difficult to maintain and difficult to establish something solid. If you
1284 pulled anything into the yard, then you're infringing upon the—I guess the common space
1285 that the individual townhome users would have behind their establishments there. We feel
1286 like the ten-foot buffer on top of a seven- or eight-foot slope coming out of the back of their
1287 houses would be adequate from a buffer standpoint for people living there. That's generally
1288 were we are with it.
1289
1290 Mr. Archer - When you look at future development—Greg, would you come
1291 back up a second? When you and I were discussing this yesterday, what was the main
1292 concern you had about what will happen in the future when the next section is developed?
1293
1294 Mr. Garrison - There's a significant grade change right here. So the
1295 Comprehensive Plan proposes Office zoning for this portion. It's currently zoned
1296 Agriculture, proposed as Office. That would require a ten-foot transitional buffer. The
1297 concern was just to get another layer of plant material right here because there could
1298 possibly be a parking lot that's sitting up six feet in elevation, shining into the backs of
1299 these houses. So I don't know what kind of grading cut fill would be required if this property
1300 is ever developed. But that was just something that was brought up as a concern.
1301
1302 Mr. Archer - Mr. Garrison, that was a good observation, and I appreciate
1303 you rendering that so the rest of the Commission could hear it.
1304
1305 Well sir, as I said, I just hoped you'd reconsider. But since we can't force you to reconsider.
1306 . .
1307
1308 Mr. Shelton - We're committed to doing the best for our—any POD that we
1309 develop. And if at that—I can assure that if at the point we felt the need to do that, we

1310 would, just because of who we are. Maybe a fence would be better than landscaping at
1311 that time.
1312
1313 Mr. Leabough - May I ask a question?
1314
1315 Mr. Archer - Yes.
1316
1317 Mr. Leabough - Could you elaborate more on the concerns about the
1318 townhome owners' backyards? I don't think I understand that.
1319
1320 Mr. Shelton - Oh sure. It's kind of hard to see unless you have a picture of
1321 the site. Each of the individual units, it's quite—there's a certain amount of—it's common
1322 space, so the HOA maintains all of it. So if we brought the plantings across the swale, they
1323 literally would be less than twenty feet from the back of the townhomes. And there's a
1324 certain amount of—part of the amenity that we're selling is the common space for people's
1325 yards. So if we planted a dense buffer, we would get into that, and we didn't want—
1326
1327 Mr. Leabough - So you don't think that they would enjoy the vegetation, they
1328 would look at it as a negative?
1329
1330 Mr. Shelton - We're also trying to maintain a price point for the HOA to
1331 maintain the vegetation around the property. And they would be—if you extended it across
1332 the length of the entire site, it would infringe upon our ability to maintain that.
1333
1334 Mr. Leabough - Okay. Thank you.
1335
1336 Mr. Archer - Okay. I'm done, Mr. Shelton. Thank you. Mr. Garrison, I
1337 appreciate your hard work on this one, sir. We have a couple of things we have to approve.
1338 There's a revised landscaping plan I think that was in the addendum.
1339
1340 Mr. Garrison - And time limits will need to be waived.
1341
1342 Mr. Archer - Okay. So my first motion is waive the time limits on the revised
1343 plan.
1344
1345 Mr. Branin - Second.
1346
1347 Mr. Archer - And secondly I move to approve POD2014-00255, Townes at
1348 Woodman Section 1, subject to the standard conditions for developments of this type, staff
1349 recommendation, and annotations on the plan.
1350
1351 Mr. Witte - Second.
1352
1353 Mr. Leabough - We have a motion by Mr. Archer, a second by Mr. Witte. All in
1354 favor say aye. All opposed say no. The ayes have it; the motion passes.
1355

1356 The Planning Commission approved the landscape plan for POD2014-00255, Townes at
1357 Woodman Section 1, subject to the standard conditions attached to these minutes for
1358 landscape plans.

1359
1360 Mr. Emerson - Mr. Chairman, that now takes us to the next item on your
1361 agenda, which is the consideration of your minutes from September 24, 2014. We did not
1362 receive an errata sheet on these minutes.

1363
1364 APPROVAL OF MINUTES: September 24, 2014

1365
1366 Mr. Leabough - Are there corrections or edits to the minutes? If not, I'll entertain
1367 a motion for approval.

1368
1369 Mr. Witte - So moved.

1370
1371 Mr. Archer - Second.

1372
1373 Mr. Leabough - We have a motion by Mr. Witte, a second by Mr. Archer. All in
1374 favor say aye. All opposed say no. The ayes have it; the motion passes.

1375
1376 The Planning Commission approved the September 24, 2014 minutes as submitted.

1377
1378 Mr. Emerson - Mr. Chairman, I did have a brief discussion item to go over with
1379 you concerning our ongoing work sessions. We spoke at the last meeting about giving
1380 some thought to how to proceed. I think as all of you are aware, we've been fielding some
1381 concerns from the development community in terms of timelines on plans processed,
1382 proffers, and other impediments or burdens as the development community sees them,
1383 that are placed upon them through the process. What we've tried to do thus far is educate
1384 you on materials and the normal proffers and conditions that you as a Commission and as
1385 a County and Board of Supervisors have received on cases over the last ten years.

1386
1387 So the next step that I need to hear, I think, from all of you is a review of those documents
1388 we've presented to you thus far and tell us what you think, if there's anything in them.
1389 When staff went through them we found—and it's noted in the document—that there are
1390 reasons as to why those came to be. Do those reasons still exist? Do you see anything in
1391 there that you feel could be changed, should be changed, is overly cumbersome in terms
1392 of the way you administrate your cases?

1393
1394 I do know that you had mentioned the last time we met that you would like to hear from
1395 the building official, you'd like to hear from fire, you'd like to bring the architects back. I'd
1396 like to know from the Commission so I could communicate to those individuals before we
1397 schedule them what exactly we'll be looking for from them so they can be prepared. So if
1398 you could think about that, provide me that information.

1399
1400 The next session I would like to do for you since these concerns from come forward from
1401 the development community to the County Manager and then come down to me to get in

1402 to discuss with the Commission would be to possibly bring the builders and the developers
1403 in. I'd like to get a representative from each of those groups to come speak to you in a
1404 work session, possibly in December. I don't want to try December 13th because I think
1405 that's too quick, and I haven't really made any contact or outreach in that area. Have them
1406 come in and speak to you, and you can hear from them where they think that the Henrico
1407 process may need improvement. And then from there possibly we could begin to analyze
1408 where we are currently in terms of the process.
1409

1410 We are going through internally on the design side of the house our plan review process,
1411 a plan of development process, and the timelines, and number or sets of plans required,
1412 things like that, which you'll probably see some of that information in the next few months
1413 that we've found—or that we've researched and items that we've discovered.
1414

1415 With that said, I'm open to your thoughts, your communication regarding these topics. I
1416 gave you several things. I don't know that I'm really expecting a response immediately,
1417 but if you have any thoughts off the top of your head from what you've seen thus far, I'd
1418 like to hear it.
1419

1420 Mr. Kaechele - Mr. Secretary, have the developers listed any specific
1421 concerns in terms of priorities and so forth?
1422

1423 Mr. Emerson - No sir, no sir. I don't want to say it's the normal—it's square-
1424 footage issues, it's materials issues, it's the site improvements themselves. That's why I
1425 said developers and builders, or I meant to say that, because I think you need to hear from
1426 the homebuilders because that's where your materials, some of the design, your square
1427 footage, your area requirements are going to come into play. And then on the developer
1428 side it's going to be site improvements, landscaping, things of that nature that move you
1429 towards what your goal is, I believe, in the quality community.
1430

1431 I think the question is as you look at what we've presented to you thus far, our research,
1432 we're still essentially doing the same thing that we were doing ten years ago. I mean what
1433 you're receiving in the most part, is as developments move through your process, are the
1434 same qualities and features that you were looking for in 2005, 2004. So the question I think
1435 is has the economy changed to the extent that the Planning Commission and Board of
1436 Supervisors feel what they look for in the developments in Henrico County should change
1437 with that. I think that's kind of the question. So as Planning Commissioners, you may want
1438 to begin to have these discussions with your Board member as well.
1439

1440 Mr. Archer - Mr. Emerson, have the concerns that have been brought to
1441 you, have they come from people as individuals or as a group, sort of approached you
1442 about doing this so that we can know whether or not they all have the same concerns?
1443

1444 Mr. Emerson - What has come to me has been through the County Manager
1445 and the Deputy County Manager from meetings that they had with different developers
1446 within the developers group. It's not as a whole. We did have as a staff a meeting with
1447 developers and engineers. We haven't met with the homebuilders. A lot of their concerns

.448 were not necessarily on the side of the house of the rezoning and the proffers; it was more
1449 on plan process, review, how many times their plans had to be reviewed before they were
1450 finally approved, things like that. However, we have talked to the homebuilders and things
1451 in the past, and they have brought forth concerns in terms of you're asking for too much
1452 square footage, we can't build this square footage and sell these homes, the economy has
1453 changed. We can't put these levels of materials. We need to be able to react to the market,
1454 and when you ask for these quality items and we proffer them, then we're tied to them,
1455 and then we can't be flexible within the market to provide something that the general
1456 population can afford, I think is what the concern is. All of you have heard a lot of these
1457 comments as you've met with the development community individually.
1458

1459 Mr. Branin - And I will make just one or two quick comments in regards to
1460 that. The administrative end that the manager's bringing forth really doesn't pertain to us
1461 unless we're getting complaints. As for square footage and quality, statewide in Virginia,
1462 and Henrico as well in particular, the housing market for 150,000 to 300,000 is way down,
1463 period, for new properties being purchased. Period. So that has nothing to do with quality
1464 of materials. That means that level of income house isn't moving. Any developer will tell
1465 you in Tidewater, Northern Virginia, and in Henrico that 500 and up are the houses that
1466 are actually moving statewide. So if they're complaining about quality of product, maybe
1467 they should reconsider what they're building and move into the mainstream of what's
1468 selling, which is a higher-quality product with a higher square footage and a price point.
1469

1470 Mr. Leabough - To add to that, what are their comments based on? Is it market
1471 data? I mean I can't respond to just some anecdotal conversation from a developer whose
1472 bottom or main priority is develop or be—or build a profit. So have they shared any market
1473 data that substantiates that comment, or is this just, well, that's what they've told us?
1474

1475 Mr. Emerson - You've seen very much what I've seen through the discussion
1476 in Varina with some of the developments. When you sat down with individual developers,
1477 that is kind of the conversation—we need to hit this certain price point, we can't hit this
1478 certain price point, and we can't hit because Henrico County's too cumbersome or they
1479 won't adjust their proffers, or they're asking for too much. That's the whole purpose of the
1480 discussion we're trying to move through.
1481

1482 I think one of the things that jumped out at me on your vinyl requirement of .44 that you
1483 normally get, that's builder grade vinyl. I don't know if you noticed that in the materials
1484 presentation. But it's not like you're asking for anything beyond what they may normally
1485 do. What you're trying to do is protect yourself from somebody coming in with the really,
1486 really, really thin stuff.
1487

1488 But maybe there are areas. Maybe irrigation and sodding isn't necessarily as important as
1489 other things. I don't know. These are items we need to discuss and I need for all of you to
1490 look at—
1491

1492 Mr. Branin - I'm going to make one more comment. There is a very large
1493 national builder that—we won't name names; it starts with an "R"—has been the one that

1494 complains the most to Henrico County about quality assurance and so forth. For some
1495 unknown reason, this year they've come out with their new improved quality products. So
1496 they obviously see that it's an issue in building quality developments that they're rolling
1497 out I believe today an open house to come see how great their quality products are that
1498 they're putting in with larger square footage, and all the things we're asking for. So when
1499 someone that's had the biggest pushback on us for the last ten years all of a sudden flicks
1500 a switch and says, "Oh, look at us; we're building quality, and these are the products we're
1501 using," which is what we're asking for. So if there are other developers that are saying that,
1502 I still stand by Henrico County's asking for the right things when a national guy is flicking
1503 the switch and saying we're a quality builder *now*.

1504
1505 Mr. Leabough - Let me add to that real quick. We're making an uninformed
1506 decision about how they can support or afford the price point that they need to be at. If
1507 they're willing to share their financials and be open and transparent about it, then we can
1508 have an honest dialogue around what they need the price point to be at. But I don't know
1509 what their financials look like, and I'm sure they won't share that with us, so I don't see
1510 how we can make a decision as to whether one price point versus another is where they
1511 need to be from a market perspective. I just can't make that decision. But I do know where
1512 we want our community to be in terms of the vision and the quality. I can respond to that.
1513 I don't think we build to the market. I think we look at the bigger—I said this at the last
1514 meeting. We look at the bigger picture. It's not just—for instance, if you look at the poverty
1515 rate in Varina—I mean we have to look at the bigger picture where they're only looking at
1516 their one community. And they're gone to wherever they are. But when you drive through
1517 some of those older neighborhoods with that builder that you just mentioned, I mean, you
1518 can see some of the signs of using an inferior product. So again, we have to be concerned
1519 with the broader picture. And we need varying price points. So maybe the market is in that
1520 120 or whatever range today, but that doesn't mean that we need—that that's the price
1521 point that we're trying to be at from a community standpoint.

1522
1523 Mr. Archer - Mr. Chairman, if I can also add to that. It's a pretty well-known
1524 fact that most major corporations make a profit at a record pace. What disturbs me about
1525 this is that we have always constantly tried for years to raise our standards of quality. I
1526 could be wrong, and maybe we can find some way to do it, but it would be difficult for me
1527 to see us go back down on our level of quality for things that we expect people to build.
1528 So I just think that's part of what we need to consider when we decide whatever it is that
1529 we decide. I can't see us lessening our quality to meet somebody's demand. I don't know
1530 how to do that. I'm not selling as much insurance as I used to, but I can't lessen the quality
1531 of the product.

1532
1533 Mr. Branin - When you talk vinyl siding versus a different quality product,
1534 and it's on a 2400-square-foot house, and you're talking \$3500, and you say to someone
1535 well this house that's going to fall apart vinyl-side wise—fade, warp, whatever—in less
1536 than ten years is \$200,000. Or you can buy this one for \$203,000 with a higher quality.
1537 Three thousand dollars over a 30-year note—

1538
1539 Mr. Archer - Is three dollars a month. Maybe.

1540
1541 Mr. Branin - Right. I hear them, but it really doesn't pertain because that
1542 community that we are in charge of making sure is a quality community doesn't mean it's
1543 a quality community for the next three years. It means it's a quality community for the next
1544 thirty years because those are the people we represent that we're going to continue
1545 representing for the next thirty years. So we shouldn't be having discussions about quality,
1546 in my opinion.
1547
1548 Mr. Leabough - So are we saying we want to move forward with a work
1549 session?
1550
1551 Mr. Branin - Oh absolutely.
1552
1553 Mr. Leabough - I think it's important to have the conversation. I don't know what
1554 the outcome will be. I think we're probably going to be where we are today, but the dialogue
1555 is important.
1556
1557 Mr. Emerson - So what I'll try to do is as all of you review what we've given
1558 you and give this some thought, we as a staff will go back through and see if there's
1559 anything that we find that we might be able to bring forward to you that you might want to
1560 consider. And I will see what I can do to set up a work session in December with a
1561 presentation from one of the groups. I don't know if it will be homebuilders or if it will be a
1562 developer. I don't know that time would allow to do both in one night because I'm pretty
1563 sure—well the homebuilders have an association. The developers, it may be more of just
1564 trying to find one or two that are willing to come speak to you. So I don't know that they
1565 necessarily are as organized as a group as the homebuilders are.
1566
1567 Mr. Archer - Would that be here?
1568
1569 Mr. Emerson - Yes sir, yes sir. We would do it here. We could do it upstairs.
1570 We could do it prior to our December meeting. Or we could do it down here. We could—
1571 I'll talk to you more about it in November. Let me get the logistics together. But it's possible
1572 we could come and eat dinner, and then maybe come down here and have them present
1573 to you in this room. Where would you prefer to do it?
1574
1575 Mr. Archer - Probably just as good to do it down here. I think we have better
1576 facilities to make visual presentations and so on. Although we can do them up there.
1577
1578 Mr. Emerson - We can handle it upstairs very well, so it's really kind of a call
1579 on the part of the Commission where you would like to be, what would you like the setting
1580 to be for that type of presentation.
1581
1582 Mr. Archer - We can't eat down here.
1583
1584 Mr. Emerson - Right. Well we could eat somewhere else and then come
1585 down.

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Mr. Archer - It doesn't matter. As long as we have the facilities.

Mr. Leabough - Can I point out one other thing because I need to get back to work like everyone else. I would like to thank staff again for the excellent presentation, one with the materials and architectural, and the other related to the process of proffers that have been provided to date and then the subdivision process as well. Mr. Branin, you missed an excellent presentation last meeting, unfortunately. Staff went through a lot of— just detailed work to pull out and extract all those proffers and put them in a database. I think it was over 4,000, if I'm correct.

Mr. Emerson - Yes sir.

Mr. Leabough - So we thank you all again for all of your hard work. I know you don't hear this enough, but thank you for all of your work throughout this past year for working with us and working with applicants. So we do appreciate it. So thank you.

Mr. Emerson - Thank you as well.


Mr. Leabough - Is there any other business?

Mr. Emerson - I do not have anything more for the Commission today.

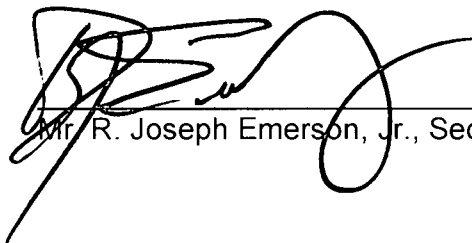
Mr. Leabough - Motion for adjournment?

Mr. Archer - So move.

Mr. Leabough - We're adjourned.



Mr. Eric Leabough, Chairman.



Mr. 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 **October 22, 2014**, 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.
11. **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 **October 22, 2014**, 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.
33. The mechanical equipment for each building shall be located on its respective lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.

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)**

CONDITIONAL SUBDIVISION STANDARD CONDITIONS

Standard Conditions for Conventional Subdivisions Served By Public Utilities Public Water and/or Sewer

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 Director of Planning for final approval of street names before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **October 22, 2014**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **October 21, 2015**, 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

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 Director of Planning for final approval of street names before the recordation plat is submitted for review.
7. The plat shall be revised as shown in red on Staff plan dated **October 22, 2014**, which shall be as much a part of this approval as if all details were fully described herein.
8. This approval shall expire on **October 21, 2015**, 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

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 Director of Planning for final approval of street names before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **October 22, 2014**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **October 21, 2015**, 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

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 Director of Planning for final approval of street names before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **October 22, 2014**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **October 21, 2015**, 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.

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

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 Director of Planning for final approval of street names before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **October 22, 2014**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **October 21, 2015**, 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.