

PLANNING COMMISSION

SUBDIVISION AND PLANS OF DEVELOPMENT

ACTION

July 26, 2000

The submission deadline for this hearing date was June 9, 2000.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:(Presented by Ted McGarry)

EXPEDITED AGENDA: (Presented by Ted McGarry)

PUBLIC HEARING: Consideration of an Amendment to the County's Major Thoroughfare Plan to remove Nuckols Road between Springfield Road and Staples Mill Road. **(Staff Presentation by Elizabeth Via)**

(FOR INFORMATIONAL PURPOSE ONLY)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Carter Oaks, Sec. C (July 1993 Plan)	Tuckahoe	8	8	7	Pending
Clarendon Farms, Parcel C (March 1995 Plan) (Controlled Density)	Fairfield	195	195	5	Pending
Clarendon Farms, Parcel 2 (July 1995 Plan)	Fairfield	24	24	4	Pending
Glenwood Lakes (July 1997 Plan)	Fairfield	265	194	2	2 Years
Hungary Acres, Section E	Fairfield	11	11	9	7/25/02 Pending

LANDSCAPE PLAN (*Deferred from the June 28, 2000, Meeting*)

LP/POD-14-99
Audubon Village

JCMA for F. W. Properties III L.L.C. and Beacon Construction Company: Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 14.78 acre site is located on the south line of Audubon Drive approximately 165 feet east of Laburnum Avenue on parcels 162-A-72B and 72D. The zoning is R-5, General Residence District and ASO (Airport Safety Overlay District). (**Varina**)

The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape plan.

(Staff Report by Leslie News)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-51-99
Gaskins Retirement
Center
- Gaskins Road

Balzer & Associates, P. C.: Request for a approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 9.95 acre site is located along the west line of Gaskins Road approximately 1,000 feet south of Three Chopt Road on parcel 58-A-35B. The zoning is R-6C, General Residence District (Conditional). (**Three Chopt**)

The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape plan.

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE PLAN & ALTERNATIVE FENCE HEIGHT PLAN

LP/POD-15-98
Beth Shalom - Assisted
Living Facility -
Lauderdale Drive and
John Rolfe Parkway

Balzer & Associates, P. C.: Request for a approval of a landscape plan and an alternative fence height as required by Chapter 24, Sections 24-106 and 24-106.2 24-95(1)(6) b., c. of the Henrico County Code. The 3.52 acre site is located on the northwest corner of John Rolfe Parkway and Lauderdale Drive on parcels 76-A-84 and 86. The zoning is R-6C, General Residence District (Conditional). (**Tuckahoe**)

The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape and alternative fence height plans.

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT - REVISED ARCHITECTURAL ELEVATIONS (*Deferred from the June 28, 2000, Meeting*)

Balzer & Associates for Short Pump Entertainment, L.L.C., Bee-Fit, Inc., Skate Nation of Richmond West, LLCC and Menin Development Companies, Inc.: Request for approval of revised architectural elevations as required by Chapter 24, Section 24-106 of the Henrico County Code. The 23.18 acre site is located on the southeast corner of W. Broad Street (U.S. Route 250) and Pouncey Tract Road on parcels 36-A-19G, 19H, 19I, 19J, 21, 22N and 25. The zoning is B-2C, Business District (Conditional), M-1, Light Industrial District, and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

POD-80-99 (Revised)
Downtown Short Pump
- Silver Diner

As of the preparation date of this agenda, the staff has not received additional revised architectural elevations, as requested. The staff recommendation will be made at the meeting. The original POD conditions of October 27, 1999, would remain in effect.

(Staff Report by Kevin Wilhite)

 **ACTION:** Deferred to August 23, 2000

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION (*Deferred from the June 28, 2000, Meeting*)

E. D. Lewis & Associates for Gaskins Centre, L.C.: Request for approval of a plan of development and special exception for buildings exceeding three stories in height as required by Chapter 24, Sections 24-106 and 24-94 of the Henrico County Code to construct two eight-story, condominiums with a total of 80 units and a two-level parking deck. The 6.72 acre site is located at the northwest intersection of Gaskins Road and Castile Drive on part of parcel 99-A-12. The zoning is R-6C, One-Family Residence District (Conditional). County water and Sewer. **(Tuckahoe)**

POD-44-00
Gaskins Centre Towers
- Gaskins Road

As of the preparation date of this agenda, the staff has not completed its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The right-of-way for widening of Gaskins Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the

County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

26. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

27. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

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

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

31. Refuse pickup from the property shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Saturday, with no refuse pickup permitted on Sunday.

32. The developer shall use his best effort to ensure that construction traffic does not use Derbyshire Road while coming to or leaving the site.

33. The proffers approved as a part of zoning case C-3C-95 shall be incorporated in this approval.

34. The owners shall not begin clearing of the site until the following conditions have been met:

(a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.

(b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.

(c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Planning Office and the Department of Public Works.

(d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for Planning Commission approval.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Doran Forest
(July 2000 Plan)

E. D. Lewis & Associates, P.C. for N. K. D. Development and Doran Development Co., L.L.C.: The 45.8 acre site is located on Doran Road and Four Mile Run Parkway on parcel 227-A-2A. The zoning is R-2AC, One-Family Residence District (Conditional), C-1, Conservation District and ASO, (Airport Safety Overlay District). County water and sewer. **(Varina)** 64 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivision served by public utilities and the following additional conditions:

12. Each lot shall contain at least 13,500 square feet, exclusive of floodplain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
14. Prior to requesting recordation, the developer shall furnish a letter from Virginia Power stating that this proposed development does not conflict with its facilities.
15. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Doran Road and within the 25-foot-wide planting strip easement along the Virginia Power easement shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
16. The proffers approved as a part of zoning case C-74C-99 shall be incorporated in this approval.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Elko Meadows
(July 2000 Plan)

Engineering Design Associates for Royster Construction Company:
The 3.641 acre site is located on the north line of Elko Road (State Route 156), approximately 0.2 mile northwest of White Oak Road on parcel 199-A-8. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Varina)** 3 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivision served by public water and individual septic tank/drainfield and the following additional condition:

11. Each lot shall contain at least one acre. **(Staff Report by Michael Kennedy)**



ACTION: Approved

SUBDIVISION

Chickahominy Hills
(July 2000 Plan)

Engineering Design Associates for Major D. and Catherine P. Major, Jr. and Lee Conner Realty: The 17.835 acre site is located on the north line of Old Williamsburg Road, approximately 900 feet west of White Oak Road on parcel 178-A-9B. The zoning is A-1, Agricultural District. Individual well, and septic tank/drainfield. (**Varina**) 7 Lots

Staff recommends conditional approval subject to the standard conditions for subdivisions not served by public utilities, the annotations on the plans, and the following additional conditions:

5. **DELETE THIS STANDARD CONDITION.**

10. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."

11. The detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement along Williamsburg Road (U. S. Route 60) shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-25-00
Refuge Church - 520
Whiteside Road

Bay Design Group for Refuge Church: 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 and one-half story, 4,000 square foot church building with a 364-seat sanctuary. The 2.505 acre site is located at 520 Whiteside Road, 300 feet north of its intersection with Nash Road on parcels 175-A-34, 35 and 40. The zoning A-1, Agricultural District and ASO (Airport Safety Overlay District). Individual well and Septic Tank/Drainfield. (**Varina**)

On June 22, 2000, the Board of Zoning Appeals granted a variance for parking in the front yard serving a church in an A-1 District. The variance permits a 10-foot yard, which is provided. The one outstanding issue is the Department of Public Work's requirement for an off-site drainage area map for the BMP prior to recommending approval. As of the preparation date of the agenda, the map had not been received. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

1A. 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.

1B. 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.

23. The right-of-way for widening of Whiteside Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way

dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

24. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

25. 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.

26. The applicant shall furnish proof to the Planning Office that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project prior to the issuance of a building permit.

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

28. When public water is available to the site, fire hydrants shall be installed by the property owner to meet existing ISO - Needed Fire Flow requirements and Division of Fire commercial property minimum hose lay requirement which is 350 feet.

29. All buildings when constructed shall include a fire detection alarm system. The alarm system shall be designed and installed to provide immediate notification to the Fire Division in the event of an alarm situation at the facility. A twenty-four hour monitoring company must be utilized for this service.

30. The conditions approved as part of the Board of Zoning Appeals, variance A-42-2000, shall be incorporated in this approval.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-62-00
Sunbelt Rentals

Joseph, Cox & Associates, Inc. for 8066 W. Broad Street Property Inc. and Browder - Harris Company: 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, 10,070 square foot display area and shop building. The 2.34 acre site is located at 5421 Eubank Road on the south line of Eubank Road approximately 250 feet west of Lewis Road on parcel 173-A-10B. The zoning is M-2C, General Industrial District (Conditional) and ASO (Airport Safety Overlay District). County water and sewer. **(Varina)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. There are several minor issues which need to be addressed with a revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

24. The proffers approved as a part of zoning case C-27C-00 shall be incorporated in this approval.

25. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
26. 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.
27. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
28. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
29. Prior to building permit approval, the applicant shall take all reasonable steps to gain concurrence from the property owner of parcel 173-A-11 in a joint request to abandon the western portion of Ferncroft Road not needed for public use and travel.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the June 28, 2000, Meeting*)

<p>POD-54-00 SunTrust Bank - Short Pump Crossing Shopping Center (POD-73-90 Revised)</p>	<p>Resource International, Ltd. for Pruitt Associates, LLC and SunTrust Bank: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 1,528 square foot bank addition and a one-story, 579 square foot detached bank drive thru with a canopy in an existing shopping center. The 1.91 acre site is located at the southwest corner of W. Broad Street (U. S. Route 250) and Pump Road on parcels 46-A-14D and 46-A-4F. The zoning is B-2C, Business District (Conditional) and WBSO (West Broad Street Overlay District). County water and sewer.</p> <p>Three Chopt</p>
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As of the preparation date of this agenda, the staff has not received a revised architectural and site plans, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type and the following additional conditions are recommended:

23. 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.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. A standard concrete sidewalk shall be provided along the west side of Pump Road.
26. Outside storage shall not be permitted.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the utilities plans and

contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

29. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

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

32. The proffers approved as a part of zoning case C-20C-88 and C-63C-88 shall be incorporated in this approval

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION (*Deferred from the June 28, 2000, Meeting*)

Oak Hill Manor
(June 2000 Plan)

Schmidt & Associates for English Street Development, L.L.C.: The 5.021 acre site is located at the western terminus of Tonoka Road and the northern terminus of Johnson Road on parcel 128-A-55 and part of parcel 128-A-44A. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield)** 19 Lots

This proposed subdivision represents a partial revision to the Oak Hill Manor (March 1999 Plan). That plan granted approval for a total of 40 lots. The original layout called for the widening and improvement of Johnson Road to current County standards. However, there is a question whether Johnson Road was ever dedicated to the County as public right-of-way. The developer's proposed revision calls for no improvements to existing Johnson Road and actually results in the creation of two additional lots. The staff has requested additional information on the current status of Johnson Road and will make its recommendation at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to September 27, 2000

SUBDIVISION

Lakeside Gardens
(July 2000 Plan)

Tom Hardyman, Inc. and Lampkin Homes, Inc. for Ruby K. Hubbard: The .470 acre site is located on the northeast corner of Overton Road and Carmel Road, 2820 Overton Road on parcel 83-13-A-1. The zoning is R-4, One-Family Residence District. County water and sewer. **(Brookland)** 2 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities and the following additional condition:

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

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION (*Deferred from the June 28, 2000, Meeting*)

POD-59-00
Airport Homewood
Suites Hotel
(POD-92-98 Revised)

Dean E. Hawkins, ASLA for Shamin RIC Hospitality, L. C.:

Request for approval of a revised plan of development and a special exception for a building exceeding 45 feet in height as required by Chapter 24, Sections 24-106 and 24-94 of the Henrico County Code to construct a 67-foot-high, six-story, 90,744 square foot, 125-room hotel with a 2,800 square foot conference center and a future one-story, 4,000 square foot restaurant. The 5.00 acre site is located on Audubon Drive approximately 550 feet east of S. Airport Drive (State Route 156) on parcel 163-A-19D. The zoning is M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay District). County water and Sewer. **(Varina)**

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
23. 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.
24. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
26. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
27. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
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. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
32. The proffers approved as a part of zoning case C-73C-99 shall be incorporated in this approval.
33. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All Subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
34. Prior to issuance of a building permit, the developer must furnish a letter from the F.A.A. (Federal Aviation Administration) stating that this proposed development does not conflict with their facilities.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT *(Deferred from the June 28, 2000, Meeting)*

POD-41-00 Hue Quang Buddhist Temple - 8535 Hungary Road (POD-30-93 Revised)	Mayton & Associates, Inc. for Richmond Buddhist Associates : Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 4,480 square foot temple. The 3.107 acre site is located at 8535 Hungary Road, 430 feet east of Everville Drive on parcel 50-A-15. The zoning is A-1, Agricultural District and R-3AC, One-Family Residence District (Conditional). County water and sewer. (Brookland)
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The staff recommends approval subject to the annotations on the plans, the standard conditions for development of this type, and the following additional conditions:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
24. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
25. 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.
26. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

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

(Staff Report by Ted McGarry)

 ACTION: Approved

SUBDIVISION

Steven B. Kent & Associates, P.C. for John B. Buhrman: The Buhrman Estates, Section A (July 2000 Plan) 143.106 acre site is located on the east side of Carters Mill Road, approximately 1.10 miles south of Willis Church Road on parcel 281-A-2. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 2 Lots

The staff recommends conditional approval subject to the standard conditions for subdivisions not served by public utilities and the annotations on the plans.

(Staff Report by Ted McGarry)

 ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

Hulcher & Associates, Inc. for Hermitage Road Church of Christ Trustees: Request for approval of a plan of development and special exception for building height, as required by Chapter 24, Sections 24-106 and 24.95(a)(1)(a) of the Henrico County Code to construct a one-story, 10,675 square foot church addition with a church spire exceeding 50 feet in height. The 7.88 acre site is located on the north line of Three Chopt Road, approximately 450 feet west of Sweetwater Lane on parcel 68-A-40. The zoning is R-3, One-Family Residence District. County water and sewer. (**Three Chopt**)

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. The applicant is responsible for making his case for granting the special exception for this church spire. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. 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.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. Outside storage shall not be permitted.
26. 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.

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

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

29. The single-family dwelling located on parcel 68-9-F-S shall only be used as a parish house or residence and not for any other church related activity without approval from the Planning Commission and/or Board of Zoning Appeals.

(Staff Report by Kevin Wilhite)



ACTION: Approved

REVISED SPECIAL EXCEPTION & ARCHITECTURAL PLANS

POD-84-97
Highwoods IV

Foster & Miller, P.C. for Innsbrook North Associates and Highwoods/Forsythe, L. P.: Request for approval of a revised special exception and architectural plans, as required by Chapter 24, Sections 24-106 and 24-94(b) of the Henrico County Code to construct a five-story, 120,000 square foot office building. The 23.4 acre site is located approximately 300 feet north of the terminus of Lake Brook Drive on part of parcel 28-1-B-100 and 28-1-B-1. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

The Planning Commission approved the plan of development for this project on August 26, 1997. That approval authorized the construction of three office buildings totaling 228,000 square feet. A special exception was granted to allow one four-story building, while the other two buildings were three stories in height as permitted by code in an M-1 district. The applicant is proposing that the approved four-story building be increased in height to five stories. The floor area of this building would increase from 90,000 square feet to 120,000 square feet, but the total square footage of this project would remain at 228,000 square feet. The applicant is responsible for making his case for the new special exception. The original conditions of approval would remain unchanged.

(Staff Report by Kevin Wilhite)



ACTION: Approved

APPROVAL OF MINTUES: June 28, 2000



ACTION: Approved

BRIEFING: Presentation Describing the Revised POD Review and Approval Process
(Staff Presentation by John Marlles)

ADJOURNed at 12:35 p.m.