

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

AGENDA

January 24, 2001

The submission deadline for this hearing date was December 8, 2000.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:

(Presented by Ted McGarry)

EXPEDITED AGENDA: (Presented by Ted McGarry)

(FOR INFORMATIONAL PURPOSE ONLY)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: (Presented by Kevin Wilhite)

Subdivision	Magisterial District	Original No. of Lots	Remaining	Previous Extensions	Year(s) Extended
Carrington (January 2000 Plan)	Three Chopt	35	35	0	1 Year - 01/23/02
Carrington North (January 2000 Plan)	Three Chopt	108	108	0	1 Year - 01/23/02
Chartwood (January 1998 Plan)	Varina	88	38	2	2 Years - 01/22/03
Mill Place West (January 1997 Plan)	Brookland	44	23	3	1 Year - 01/23/02
Sterling Forest (January 2000 Plan)	Fairfield	175	175	0	1 Year - 01/23/02

FOR PLANNING COMMISSION APPROVAL

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

Subdivision	Magisterial District	Original No. of Lots	Remaining	Previous Extensions	Year(s) Extended
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Almond Creek Estates
(January 1993 Plan)

Varina 101 21 7 1 Year - 01/23/02

 **ACTION:** Approved for one year

TRANSFER OF APPROVAL

POD-48-88, POD-66-86 and POD-57-82
Hawthorne Motor Company

Hirschler, Fleischer, Weinberg, Cox & Allen for Page Imports L.C.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from G. William Carneal to Page Imports L.C. The 12.7 acre site is located along the south line of W. Broad Street (U.S. Route 250), opposite its intersection with West End Drive on parcel 59-A-28. The zoning is B-3C, Business District (Conditional). **(Three Chopt)**

The staff recommendation will be made at the meeting.
(Staff Report by Kevin Wilhite)

 **ACTION:** Approve

TRANSFER OF APPROVAL

POD-98-95
Cameron at Wyndham

Hirschler, Fleischer, Weinberg, Cox & Allen for Addison Associates, L.C.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Security Capital Atlantic, Inc. to Addison Associates L.C. The 22.3 acre site is located at the northwest corner of Nuckols Road and Old Nuckols Road on parcel 10-A-19N. The zoning is R-6C, General Residence District (Conditional). **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommendation will be made at the meeting.

(Staff Report by Kevin Wilhite)

 **ACTION:** Approve

TRANSFER OF APPROVAL

POD-84-96
New Market Square Shopping Center

Hunton & Williams for ERT Varina, Inc.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Wilton Partners and Citizens and Farmers Bank to ERT Varina, Inc. and Citizens and Farmers Bank. The 12.7 acre site is located at the southwest corner of the intersection of Strath Road and New Market Road (State Route 5) on parcels 237-A-96, 95 and 95B. The zoning is B-1C, Business District (Conditional), A-1, Agricultural

District, and ASO (Airport Safety Overlay) District. (**Varina**)

The new owner has been notified of minor landscape deficiencies, which must be corrected, and is in the process of addressing these items. The staff recommendation will be made at the meeting.

(Staff Report by Leslie News)



ACTION: Approve

TRANSFER OF APPROVAL

POD-86-96
Blockbuster Square
(POD-37-87 Revised)

Theodore and Faye Kefalas for Marpisa LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Brookside Property Associates L.P. to Marpisa LLC. The 1.8 acre site is located at the southwest corner of W. Broad Street (U.S. Route 250) and Tanelorn Drive on parcel 59-3-A-2A. The zoning is B-2C, Business District (Conditional). (**Three Chopt**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommendation will be made at the meeting.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to February 28, 2001

SPECIAL EXCEPTION FOR A HELISTOP (*Deferred from the December 13, 2000, Meeting*)

POD-110-00
First Union National
Bank Expansion at
Innsbrook

TIMMONS for First Union National Bank: Request for approval of a special exception for a helistop, as required by Chapter 24, Section 24-50.12(c) of the Henrico County Code. The 51.93 acre site is located at 4340 Innslake Drive, Innslake Drive and Dominion Boulevard on part of parcel 37-2-E-1, 37-2-E-1A, 37-A-47, 48, 52, 52A and 53. The zoning is O-3C, Office District (Conditional). County water and sewer. (**Three Chopt**)

As of the agenda preparation date of this agenda, the staff has not had an opportunity to complete its review of the application. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Approve

PLAN OF DEVELOPMENT (*Deferred from the November 15, 2000, Meeting*)

POD-95-00
Superstar, Inc. Service
Center - 9999 Brook
Road

Foster & Miller, P.C. for Superstar, Inc.: 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, 969 square foot service bay addition. The 1.316acre site is located at 9999 Brook Road at

(POD-3-96 Revised) the southeast corner of Brook Road (U.S. Route 1) and J.E.B. Stuart Parkway on parcel 33-A-3C. The zoning is B-3C, Business District (Conditional).County water and sewer.(Fairfield)

The applicant has requested this case be deferred until the March 28, 2001, meeting.

(Staff Report by Ted McGarry)

 **ACTION:** Deferred to March 28, 2001

PLAN OF DEVELOPMENT (*Deferred from the December 13, 2000, Meeting*)

POD-109-00
Air, Water & Soil
Laboratories @ Villa
Park

Jordan Consulting Engineers, P.C. for Air, Water & Soil Properties, 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, 15,000 square foot (with a future 14,200 square foot addition) office/warehouse building. The 4.214 acre site is located on the south side of Villa Park Drive, approximately 1,800 feet west of Brook Road (U.S. Route 1) on part of parcel 62-11B-1D.The zoning is O/SC, Office/Service District (Conditional). County water and sewer.
(Brookland)

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan.The plan has been revised for two reasons. First, it would provide proper screening of the loading area and second it would provide screening of the proffered buffer along Villa Park Drive and the transitional buffers abutting Lakeside Hills and the Lakeside County Club. 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 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 Planning Office review and Planning Commission approval.
23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. The proffers approved as a part of zoning case C-87C-86 shall be incorporated in this approval.
25. 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.
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 plans and 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 issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
30. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97 (b) and Section 24-50.22(g) of the Henrico County Code.
31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approve prior to issuance of a certificate of occupancy for this development.
(Staff Report by Ted McGarry)



ACTION: Approve

SUBDIVISION

Portugee Industrial Center
 (A Dedication of Portugee Drive and Portugee Place)
 (January 2001 Plan)

Engineering Design Associates for Kenneth W. and Cynthia G. Evans: The 1.905 acre site is located on the north side of Portugee Road and approximately 1,000 feet west of LaFrance Road on part of parcel 196-A-18. The zoning is M-2, General Industrial District and ASO (Airport Safety Overlay) District. **(Varina)** 0 Lots

These road dedications would permit public road access to an industrial building approved in September 2000. In addition, other sites within this parcel would have direct road access when developed.

The staff recommends conditional approval subject to the annotations on the plan and the standard conditions for subdivisions not served by public utilities, excluding conditions Nos. 10 and 11.

(Staff Report by Ted McGarry)



ACTION: Approve

SUBDIVISION *(Deferred from the December 13, 2000 Meeting)*

Oak Hill Manor
 (June 2000 Plan)

Schmidt & Associates for English Street Development, L.L.C.: The 5.021 acre site is located on Tonoka Road and Tonoka Court, approximately 200 feet west of the intersection on parcels 128-A-55 and part of 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, it has been discovered that Johnson Road is not public right-of-way as originally believed. 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 received additional information on the current status of Johnson Road and is trying to determine the possibility for its improvement and dedication to the County. Meetings have been held with adjacent property owners to this purpose. The staff recommendation will be made at the meeting. Should the Commission act on this request, the

standard conditions for subdivisions served by public utilities and the following additional condition is recommended:

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

13. Prior to final subdivision approval, the applicant shall provide evidence satisfactory to the County Attorney of its legal right to dedicate a public road over and to record lots upon the 30-foot-wide private right-of-way.

(Staff Report by Kevin Wilhite)

 **ACTION:** Deferred to February 28, 2001

SUBDIVISION

Magnolia Pointe
(January 2001 Plan)

Michael E. Doczi & Associates, PLLC for Donnie, Mike, Ann, Ed Lowery and Club Crossings, LLC: The 11.03 acre site is located at the intersection of Francis Road and Virginia Center Parkway on parcels 32-A-114-a, 32-A-117, 32-A-122, 32-A-102N. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)** 66 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 is recommended:

13. The proffers approved as part of zoning case C-66C-0 shall be incorporated in this approval.

(Staff Report by Michael Kennedy)

 **ACTION:** Approve

SUBDIVISION

Corrugated Road
(A Dedication of a
Portion of Corrugated
Road) (January 2001
Plan)

Engineering Design Associates for Richmond Cold Storage Company: The 2.1 acre site is located on the south line of Eubank Road and extends southwardly approximately 1,500 feet to a terminus on part of parcel 173-A-9A. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay) District. **(Varina)** 0 Lots

This plan would dedicate for public use an existing private road serving an industrial area. It would also dedicate and construct a turnaround at its southern terminus. There is one minor issue. The required Environmental Site Assessment (ESA) has not been submitted and the Department of Public Works cannot recommend approval until it has been received.

Should the Commission act on this request, the staff can recommend conditional approval subject to the annotations on the plans and the standard conditions for subdivisions served by public utilities, excluding conditions Nos. 10 and 11.

(Staff Report by Ted McGarry)



ACTION: Approve

SUBDIVISION

Malvern Hill Manor and a Resubdivision of Buhrman Estates Section A, Lot 2 (January 2000 Plan) **E. Delmonte Lewis for Robert Bluford & Malvern Hill Manor:** The 237 acre site is located on the east side of Carter's Mill Road approximately 3,100 feet south of Willis Church Road on parcel 281-A-2 and part of 272-A-5. The zoning is A-1, Agricultural District. Private central water system and septic tank/drainfield. (**Varina**) 121 Lots

The 143-acre Buhrman farm was recently subdivided into two lots in October 2000. The southern lot contains the farm buildings and 33 acres. The northern lot contains 110 acres. That lot has been combined with a 203-acre portion of parcel 272-A-5 and the combined acreage submitted for conditional subdivision approval.

The only issue with this plan is the Department of Public Utilities requirement that each dwelling be served with either public water or an individual well. The private central water system cannot be approved. The applicant is in agreement.

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

11. Each lot shall contain at least one acre, exclusive of floodplain areas.
12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Carters Mill Road and lots 1-13, Block B, shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

(Staff Report by Ted McGarry)



ACTION: Approve

SUBDIVISION

Foster & Miller, P.C. for Fred T. Mayers, Sr. and others and Viking Builders, L.L.C.: The 4.26 acre site is located on the west line of Old Washington Place (January 2001 Plan) Washington Highway, approximately 1,056 feet to the north line of Mountain Road on parcels 31-A-14 and 55. The zoning is R-2A, One-Family Residence District. County water and sewer. (**Brookland**) 10 Lots

As of the preparation date of this agenda, the staff cannot recommend approval of the plan as submitted. An original signature of the current owner has not been submitted and staff has determined that a stub road at the northern most property line is necessary to remedy a zoning violation concerning lot road frontage between the current owner and an adjacent parcel owner. The applicant, Viking Builders, states that the adjacent lot with no frontage has frontage through

an adjoining parcel thus, the stub road is unnecessary. Also, the applicant is still in discussion concerning the required temporary road improvements. Curb and gutter will be escrowed with the Department of Public Works. 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. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
13. A 25-foot landscape strip planted with an evergreen buffer (4 large and 2 small trees per 100 linear feet) will be provided at the rear of all lots adjacent to M-2 zoning.
14. No stub road shall be located within 150 feet of an existing public road.
15. Legal status for the abandoned roadbed must be provided. Staff recommends that the existing private road be held in reserve unless all parties having legal interest give consent for road to be removed or provide a quick claim deed.

(Staff Report by Christina Goggin)



ACTION: Approve

SUBDIVISION

Vial, Section 1
(January 2001 Plan)

Jordan Consulting Engineers, P.C. for Gerald W., Otha B., Jr. and Ellis L., Sr. Vial: The 1.98 acre site is located on the east line of Staples Mill Road approximately 134 feet south of Lanceor Drive on part of parcel 40-A-24. The zoning is R-2, One-Family Residence District. Private well and County sewer. **(Brookland)** 2 Lots

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

(Staff Report by Michael Kennedy)



ACTION: Approve

PLAN OF DEVELOPMENT

POD-3-01
The Carriage Homes @
Crossridge

Jordan Consulting Engineers, P.C. for Staples Mill, L.C. and Courtney, L.C.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 76, one and two-story condominium units for a retirement community. The 23.97 acre site is located at 3500 Lanceor Drive on part of 40-A-1A. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Brookland)**

The staff recommends approval subject to the annotations on the plans, 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 and Division of Fire.

25. The proffers approved as a part of zoning case C-17C-00 shall be incorporated in this approval.

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

27. 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.

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. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Planning Office - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.

30. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

31. 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 approval.

32. 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.

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.

(Staff Report by Michael Kennedy)



ACTION: Approve

LANDSCAPE PLAN

LP/POD-22-00

The Goddard School -
Town Center @ Twin
Hickory

Katherman & Company for Balzer & Associates: 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 1.43 acre site is located along the south line of Old Nuckols Road approximately 600 feet west of Nuckols Road on part of parcel 18-A-22E. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

As of the agenda preparation date of this agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Approve

PLAN OF DEVELOPMENT

POD-105-00

Telegraph Car Wash -
Brook Road (U.S.
Route 1)

Balzer & Associates for East Coast Oil Corporation and Superwash: 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, 4,426 square foot, car wash with 8 self service bays and 1 automatic bay. The 1.25acre site is located on the east line of Brook Road (U.S. Route 1), approximately 210 feet north of Mountain Road on parcel 53-A-24A. The zoning is B-3, Business District and A-1, Agricultural District. County water and sewer. **(Fairfield)**

As of the preparation date of this agenda, the Department of Public Works has not received information for water quantity and quality, as requested. Currently, staff is waiting for information on the existing soils and swale design details to insure a continuing standard of environmental protection within the County. Also, the Planning Department has recommended a perimeter fence as a condition of approval and is waiting for the applicant to submit details of the proposed fence. 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 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 entrances and drainage facilities on Brook Road (State Route 1) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office

prior to any occupancy permits being issued.

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

27. A standard concrete sidewalk shall be provided along the west side of Brook Road (State Route 1).

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 plans and 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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

31. The owner or manager on duty shall be responsible for temporarily closing the car 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. 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.

32. A 42" fence shall be placed around the development area. The front (west) property line on Brook Road and sides extending east from Brook Road (approximately 200 linear feet) shall be decorative in design while the rear area (east of the proposed curb and gutter) can be vinyl coated chain link. The fence detail will be submitted and approved within the final Plan of Development construction plans for signature.

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 build the future automatic car wash bay may be administratively review and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Christina Goggin)



ACTION: Approve

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-4-01
Citizens & Farmers
Bank - Williamsburg
Road

**Engineering Design Associates for Oscar S. and Joyce C. Rickman;
Gregg L. Conner; W. D. Cobb and Citizens & Farmers Bank:**

Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a two-story, 3,600 square foot bank and future office space. The 1.00 acre site is located at 104 Williamsburg Road (U. S. Route 60). The zoning is B-1, Business District 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 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 entrances and drainage facilities on (State Route) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
29. Insurance Services Office (ISO) calculations must be included with the plans and 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 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.

(Staff Report by Michael Kennedy)



ACTION: Approve

SUBDIVISION

Estates of Hampshire
(January 2001 Plan)

Bay Design Group, P.C. for Richard C. & Doris Brown and Wilton Real Estate & Development Corporation: The 12.00 acre site is located on the south line of Nuckols Road opposite its intersection with Dominion Hills Boulevard on part of parcels 10-A-12, 14 and 17C. The zoning is R-2C, One-Family Residence District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer. **(Three Chopt)** 18 Lots

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. 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. Each lot shall contain at least 18,000 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. The detailed plant list and specifications for the landscaping to be provided within the 30-foot-wide planting strip easement along Nuckols Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. A County standard sidewalk shall be constructed along the south side of Nuckols Road.
16. The proffers approved as part of zoning cases C-39C-00 and C-48C-90 shall be incorporated in this approval.
17. 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.
18. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to February 15, 2001


SUBDIVISION

<p>Hampshire (January 2001 Plan)</p>	<p>Bay Design Group, P.C. for Dudley A. and May N. Brill, Kenneth V. & Nancy B. Amo, W. O. Jones, Jr., Barbara L. Smith, Gordan W. and B. L. Smith and Wilton Real Estate & Development Corporation: The 35.10 acre site is located on the south line of Nuckols Road and the west line of Shady Grove Road on parcels 10-A-12, 13, 14, 14A, 14B, 15, 16, 17A and 17B. The zoning is R-2AC, One-Family Residence District (Conditional) and A-1, Agricultural District. County water and sewer. (Three Chopt) 79 Lots</p>
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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. 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. The detailed plant list and specifications for the landscaping to be provided within the 30-foot-wide planting strip easement along Nuckols Road and Shady Grove Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. A County standard sidewalk shall be constructed along the south side of Nuckols Road and the west side of Shady Grove Road.
14. The proffers approved as part of zoning cases C-39C-00 and C-71-C-00 shall be incorporated in this approval.
15. 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.
16. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.

(Staff Report by Kevin Wilhite)

 **ACTION:** Deferred to February 15, 2001

LANDSCAPE PLAN

LP/POD-9-00
Lakeland Townes,
Section C

Peace Nurseries for Laurel Lakes Associates: 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 8.025 acre site is located on the southeast corner of the intersection of Hungary Road and Hungary Spring Road on parcels 50-21-R-1 through 50-21-AA-6 (including 60 parcels) and 50-21-C. The zoning is RTHC, Residential Townhouse District (Conditional) and C-1C, Conservation District (Conditional).(Brookland)

Staff recommends approval of the landscape plan subject to the annotations on the plan and the standard conditions for landscape plans.

(Staff Report by Leslie News)

 **ACTION:** Approve

PLAN OF DEVELOPMENT

POD-2-01
Emerywood Office Park
- Emerywood Parkway

TIMMONS for Pruitt Properties, Inc. and Pruitt & Associates: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct two, three-story office buildings totaling 133,560 square feet total. The 9.82 acre site is located on the south line of Emerywood Parkway, approximately 800 feet west of W. Broad Street (U. S. Route 250) on parcel 81-8-B-2. The zoning is M-1, Light Industrial District. County water and sewer. (Three Chopt)

As of the preparation date of this agenda, staff has not received a revised plan, 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, 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 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 and Division of Fire.

26. Outside storage shall not be permitted.
27. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans
28. 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.
29. 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 plans and approved by the Department of Public Utilities prior to the issuance of a building permit.

(Staff Report by Kevin Wilhite)



ACTION: Approve

RESOLUTION - To Amend the Zoning Ordinance to Allow by Provisional Use Permit an Increase in Certain Building Heights in The B-3 Business District.

(Staff Presentation by Dave O'Kelly)



ACTION: Approve

APPROVAL OF MINUTES: December 13, 2000



ACTION: Approve

ADJOURNed at 11:00 a.m.