

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

June 27, 2001

The submission deadline for this hearing date was May 11, 2001.

For questions about the agenda, contact [Diana Carver](#), 501-4606.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:
(Presented by [Kevin Wilhite](#))

EXPEDITED AGENDA: (Presented by [Kevin Wilhite](#))

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL
(Presented by [Kevin Wilhite](#))

(FOR INFORMATIONAL PURPOSE ONLY)

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Bell Tower (June 2000 Plan)	Three Chopt	38	10	0	1 Year 06/26/02
Berkeley (June 1999 Plan)	Three Chopt	137	44	1	3 Years 06/23/04
Harvest Crest (January 2000 Plan)	Fairfield	47	47	1	1 Year 06/26/02
Reconsideration Hunton Estates (June 1999 Plan)	Brookland	165	115	1	3 Years 06/23/04
Hunton Park Townhouses (May 2000 Plan)	Brookland	245	166	0	1 Year 06/26/02
Westerre Parkway (June 1999 Plan)	Three Chopt	0	0	1	1 Year 06/26/02

Wyndham Forest, Three Chopt 51 6 1 3 Years
Section 7 06/23/04
(June 1999 Plan)

BROOKLAND:

Deferred from the June 14, 2001 Meeting:

C-23C-01 J. W. Keith for F. Cristiano Attempts: Request to conditionally rezone from B-2C Business District (Conditional) to O-2C Office District (Conditional), Parcel 70-10-1-1, containing 9.097 acres, located on the north line of Shrader Road approximately 520 feet north of Fountain Avenue. An office development is proposed. The Land Use Plan recommends Office.

(Staff Report by [Lee Householder](#))

 **ACTION: Approved**

PLAN OF DEVELOPMENT RECONSIDERATION

(Deferred from the May 23, 2001, Meeting)

POD-111-77

Swann Oil Company -
Fuel Oil Storage
Terminal - New Market
Road

IMTT-Richmond: Request for a reconsideration of a previously approved plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to approve a change in condition No. 18 (POD-111-77) to allow a change in paint color of above ground storage tanks. The 5.8 acre site is located on the southeast corner of Osborne Turnpike (State Route 5) and Bickerstaff Road on parcel 170-A-9. The zoning is M-3, Heavy Industrial District. County water and sewer. **(Varina)**

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

(Staff Report by [Jim Strauss](#))

 **ACTION: Approved**

TRANSFER OF APPROVAL

POD-7-76

Huntington Village
Apartments (Formerly
Westminister Commons
Apartments)
(POD-38-73 and POD-
40-74 Revised)

Morton G. Thalhimer, Inc. for SLSM, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Westminister Commons Association to SLSM, LLC, Inc. The 21.83 acre site is located at the northeast corner of U.S. Route 301 and Crenshaw Road Extended on parcel 84-A-25. The zoning is R-5, One-Family Residence District and R-6, General Residence District. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. As of the preparation date of this agenda, staff is still working with the new owner to correct the deficiencies on the site. The staff recommendation will be made at the meeting.

(Staff Report by [Christina Goggin](#))

 ACTION: Deferred to July 25, 2001

TRANSFER OF APPROVAL

POD-51-86

Granville Square,
Phase 1

Joseph P. Marchetti, Jr. for C. B. Richard Ellis of Virginia: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Earl Thompson, Inc. to Philip J. Kennedy Estate/Wachovia Bank Trustee. The 0.959 acre site is located at 11051 Three Chopt Road on parcel 57-A-57A. The zoning is B-1, Business District and 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. As of the preparation date of this agenda, staff is still working with the new owner to correct the deficiencies on the site. The staff recommendation will be made at the meeting.

(Staff Report by [Christina Goggin](#))

 ACTION: Approved

TRANSFER OF APPROVAL *(Deferred from the May 23, 2001, Meeting)*

POD-34-73

Days Inn - 5500
Williamsburg Road

Kantilal M. Patel: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Day Realty of Richmond, Inc. and Cecil Associates Limited Partnership to Kantilal M. Patel. The 2.06 acre site is located at 5500 Williamsburg Road, on the northeast corner of Williamsburg Road (U.S. Route 60) and Sanburne Parkway on parcel 163-0F-B-9. The zoning is B-3, Business District and ASO (Airport Safety Overlay) District. County water and Sewer. **(Varina)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approvals. The staff recommends approval of this transfer.

(Staff Report by [Leslie News](#))

 ACTION: Approved

TRANSFER OF APPROVAL

POD-14-96

Spaghetti Warehouse
@ Virginia Center
Commons

Hill City Chop House @ Virginia Center Commons (Formerly Spaghetti Warehouse Restaurant): Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from North Park Peripheral Associates, LP to Chickahominy Group, LLC. The 1.752 acre site is located 350 feet east of the east line of Brook Road (U.S. Route 1) approximately 500 feet north of J.E.B. Stuart Parkway on parcel 24-A-7L. The zoning is B-3C, Business District. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approvals. The staff recommends approval of this transfer.

(Staff Report by Mike Kennedy)

 ACTION: Approved

LANDSCAPE & LIGHTING PLAN *(Deferred from the May 23, 2001, Meeting)*

LP/POD-42-00

Springfield Commons -
Springfield Road

Higgins Gerstenmaier: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 4.29 acre site is located along the west line of Springfield Road (State Route 157) approximately 900 feet north of W. Broad Street (U.S. Route 250) on parcel 48-A-23B. The zoning is O-2C, Office District (Conditional). **(Three Chopt)**

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

(Staff Report by Jim Strauss)

 ACTION: Deferred to July 25, 2001

LANDSCAPE & LIGHTING PLAN *(Deferred from the May 23, 2001, Meeting)*

LP/POD-93-00

Capitol Floors &
Decorations

TIMMONS: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.0 acre site is located along the east side of Brookriver Drive on part of parcels 37-4-A-2B and 47-4-A-2. The zoning M-1C, Light Industrial District (Conditional) and WBSO (W. Broad Street Overlay) District. **(Three Chopt)**

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

(Staff Report by Jim Strauss)

 ACTION: Deferred to July 25, 2001

PLAN OF DEVELOPMENT *(Deferred from the May 23, 2001, Meeting)*

POD-36-01

First Union National
Bank - Westgate @
Wellesley

TIMMONS for Westgate Centre L.C. and First Union National Bank: 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, 4,410 bank building with drive thru facilities. The 2.56 acre site is located at 11647 W. Broad Street (U.S. Route 250), approximately 700 feet west of Spring Run Drive on part of parcels 36-A-49A and 50. The zoning is B-1C, Business District (Conditional) and B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not completed its review of the additional architectural and wall details recently submitted. 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 W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
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 proffers approved as a part of zoning case C-5C-01, C-59C-00 and C-69C-95 shall be incorporated in this approval.
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.
30. 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.
31. 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.
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.

(Staff Report by Kevin Wilhite)

 ACTION: Deferred to July 25, 2001

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-41-01

Windsor Business Park
- West Buildings 5, 6,
and 7
(POD-3-00 Revised)

TIMMONS and John Frost for Robert B. Ball, Sr., Edna H. Ball, Robert B. Ball, Jr., Roberta B. Rivers and Windsor Business Park, LLC: Request for approval of a revised 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 three office/warehouse buildings totaling 165,797 square feet. The 16.66 acre site is located on the west line of Magellan Parkway, approximately 450 feet north of Parham Road on parcel 54-A-1A and part of 54-A-2. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The outstanding issues include screening of building No. 7 loading docks from Magellan Parkway, submission of schematic landscape plan for BMP No. 3, handicap parking distribution, and receipt of updated master 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 and Division of Fire.
24. The proffers approved as a part of zoning case C-90C-87 shall be incorporated in this approval.
25. 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.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
29. The master plan and summary table required by proffers for this project shall be updated with each request for POD approval. The summary table at a minimum, shall include site coverage percentages, gross square footage of all buildings, and percentages of restricted uses.

30. Prior to landscape plan approval, the developer shall provide a sight line plan, which would provide details of the berms and walls necessary for the screening of all loading dock facilities. Further, with the construction of future phases, any remedial screening necessary to meet proffer No. 8 shall be completed by the property owner.
31. A second point of access to a public road shall be provided in a manner acceptable to the Traffic Engineer, prior to issuance of a certificate of occupancy for building No. 5 and/or building No. 7.

(Staff Report by [Ted McGarry](#))

 **ACTION: Deferred to July 25, 2001**

PLAN OF DEVELOPMENT

POD-46-01 **Vanase Hangen Brustlin, Inc. (VHB) for Virginia Center Ventures, LLC and EDC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code for a master plan and construction of a first phase bank, consisting of a two-story, 3,750 square foot infrastructure improvements and internal roadways. The 11.2 acre site is located on the northeast corner of the intersection of Brook Road (U.S. Route 1) and Virginia Center Parkway on parcels 33-A-53, 54, 56, 56A and 57. The zoning is M-1C, Light Industrial District (Conditional) and M-1, Light Industrial District. County water and sewer. **(Fairfield)**

Commerce Bank at
Virginia Center Station -
Brook Road

This is the first of two related plans and companion to POD-44-01, Silver Finance & Retail Building. As of the preparation date of this agenda, the staff has not received a revised plan, as requested. There are several outstanding issues including lack of a revised plan, revised site master plan, design of the BMP, VDOT approval of Route 1 access points, and internal access road design.

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 and Division of Fire.
24. 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.
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 plans and 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.
28. The proffers approved as a part of zoning case C-40C-97 shall be incorporated in this approval.
29. Proof of ownership of the existing 25 foot-wide private drive shall be submitted to the County Attorney and accepted prior to construction plan approval.
30. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
31. 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.

(Staff Report by Ted McGarry)

 **ACTION: Approved**

PLAN OF DEVELOPMENT

<p>POD-44-01 Silver Finance & Retail Building - Brook Road</p>	<p>TIMMONS for Virginia Center Ventures, L.L.C. and Tricounty Commercial L.P.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 6,628 square foot office building and a one-story, 9,800 square foot, retail building. The 1.56 acre site is located at the southeast corner of Brook Road (U.S. Route 1) and Technology Park Drive on part of parcel 33-A-58. The zoning is M-1, Light Industrial District. County water and sewer. (Fairfield)</p>
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This is the second of two related plans and companion to POD-46-01, Commerce Bank, at Virginia Center Station. As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the 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 and Division of Fire.
24. 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.

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 plans and 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.
28. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
29. 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.

(Staff Report by Ted McGarry)
 ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the May 23, 2001, Meeting*)

POD-35-01 Gayton Baptist Church - N. Gayton Road (POD-98-90 Revised)	C. E. Duncan & Associates, for Gayton Baptist Church: 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 two-story, 12,000 square foot classroom addition (phase 1), a one-story, 12,000 square foot sanctuary with 900 seats (phase 2), and a two-story, 20,800 square foot gymnasium and fellowship hall (phase 3) at an existing church. The 11.75 acre site is located along the east line of Gayton Road, approximately 1,200 feet south of W. Broad Street (U.S. Route 250) on parcel 35-A-28A. The zoning is A-1, Agricultural District. County water and sewer. (Three Chopt)
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Since the case was deferred at the Planning Commission meeting on May 23, staff has received a request from the applicant to remove the two future buildings, the sanctuary and the gymnasium and fellowship hall, from consideration at this time due to the lack of complete architectural plans. The applicant requests that all other site improvements for all phases shown on the plans be approved at this time. As of the preparation date of this agenda, staff had still not received any information concerning a meeting between the applicant and adjacent property owners as was 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. 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.

(Staff Report by Kevin Wilhite)

 ACTION: Deferred to July 25, 2001

SUBDIVISION

Cobblestone Landing @ Twin Hickory (June 2001 Plan) **Youngblood, Tyler & Associates, P.C. for HHHunt Corporation: The 50.97 acre site is located on the southeast side of Twin Hickory Lake Drive** approximately 2,300 feet east of Pouncey Tract Road and across from Hickory Woods subdivision on part of parcels 27-A-7, 8, and 9A and part of 37-A-1, part of 2, 10, 11, 12 and part of 13. The zoning is R-5AC, General Family Residence District (Conditional), R-3AC, One-Family Residence District (Conditional) and R-2AC, One-Family Residence District (Conditional). County water and sewer **(Three Chopt)** 138 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the 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:

12. The detailed plant list and specifications for the landscaping to be provided within the 35-foot-wide planting street easement along I-295 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

13. The proffers approved as part of zoning case C-19C-01 shall be incorporated in this approval.
14. Prior to requesting the 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 Michael Kennedy)

 ACTION: Approved

SUBDIVISION

Parsons Walk @ Twin Hickory
(June 2001 Plan) **Youngblood, Tyler & Associates, P.C. for HHHunt Corporation:** The 28.66 acre site is located on the southeast side of Twin Hickory Lake Drive approximately 1,300 feet east of Pouncey Tract Road and across from Hickory Woods subdivision on part of parcels 37-A-1, and 37-A-2 and part of parcel 27-A-7. The zoning is R-5AC, General Family Residence District (Conditional) and R-3C, One-Family Residence District (Conditional). County water and sewer **(Three Chopt)** 117 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the 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:

12. The detailed plant list and specifications for the landscaping to be provided within the 35-foot-wide planting street easement along I-295 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. The proffers approved as part of zoning case C-19C-01 shall be incorporated in this approval.
14. Prior to requesting the 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 Michael Kennedy)

 ACTION: Approved

SUBDIVISION

Waters Edge @ Twin Hickory **Youngblood, Tyler & Associates, P.C. for HHHunt Corporation:** The 25.52 acre site is located on the southeast

(June 2001 Plan)

side of Twin Hickory Lake Drive approximately 3,000 feet east of Pouncey Tract Road and across from Hickory Woods subdivision and next to Twin Hickory Lake on part of parcels 27-A-9A, 27-A-10, and part of 37-A-13. The zoning is R-3C, One-Family Residence District (Conditional), R-2AC, One-Family Residence District (Conditional) and C-1, Conservation District. County water and sewer **(Three Chopt)** 56 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the 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:

- 12. The detailed plant list and specifications for the landscaping to be provided within the 35-foot-wide planting street easement along I-295 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
- 13. The proffers approved as part of zoning case C-19C-01 shall be incorporated in this approval.
- 14. Prior to requesting the 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 Michael Kennedy)

 **ACTION: Approved**

SUBDIVISION *(Deferred from the May 23, 2001, Meeting)*

Keaton Estates
(May 2001 Plan)

Foster & Miller, P. C. for James E. Keaton: The 1.246 acre site is located on the northeast corner of Birch Brook Road and Wistar Road on parcel 71-5-C-6 and part of 71-A-28. The zoning is R-2, One-Family Residence District. County water and sewer **(Brookland)** 3 Lots

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

- 12. Each lot shall contain at least 18,000 square feet.
- 13. The plan must provide at least the 100 foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.


14. Portions of parcel "B-2" will be dedicated to provide ultimate 60' right-of-way (30' from centerline) along Wistar Road and 8' utility and drainage easements along the west and north property line, prior to plat recordation.

(Staff Report by Christina Goggin)
 ACTION: Approved

TRANSFER OF APPROVAL

POD-10-97 **Foster & Miller for Motiva Enterprises:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Davis Investments LLC to Motiva Enterprises. The 1.6 acre site is located on the northeast corner of Staples Mill Road and Aspen Avenue on parcel 82-11-D-22. The zoning is B-2C, Business District (Conditional). (Brookland)


The new owners accepts and agrees to be responsible for continued compliance with the conditions at the original approvals. The staff recommends approval of this transfer.

(Staff Report by Leslie News)
 ACTION: Approved

SUBDIVISION

Grove Park, Section B **Foster & Miller, P.C. for Staples Mill South Associates and Motiva Enterprises, LLC:** The 0.137 acre site is located on the northern terminus of School Avenue 117 feet north of the intersection of School and Aspen Avenues on part of parcel 82-A-41. The zoning is M-1, Light Industrial District and B-2C, Business District (Conditional). County water and sewer (Brookland) 0 Lot
(June 2001 Plan)
(A Dedication of an Extension of School Avenue, north of Aspen)

The staff recommends conditional approval subject to the annotations on the plans and the standard conditions or subdivisions.

(Staff Report by Leslie News)
 ACTION: Approved

PLAN OF DEVELOPMENT *(Deferred from the May 23, 2001, Meeting)*

POD-95-00 **Foster & Miller, P. C. and Harry Pradham 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, two service bay addition to an existing convenience store with fuel pumps. The 1.316 acre site is located at 9999 Brook Road at the southeast
Superstar, Inc. Service Center - 9999 Brook Road
(POD-3-96 Revised)

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)**

This plan was deferred from the May Planning Commission meeting at the applicant's request. As of the preparation date of this agenda, there are two outstanding issues. First, STI Properties (Formerly Virginia Center, Inc.) which has approval authority under private covenants, has not approved the changes. Secondly, there is neighborhood opposition from several residents of Holy Glen. The applicant, Mr. Harry Pradham, has met with both STI Properties and the neighborhood and there is no agreement. A revised plan which lengthens the service bay addition in order to provide internal storage is included. Revised architectural drawings and floor plan are included. 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.
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. 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. 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. 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.
29. 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.

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. 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.
32. Refuse containers or refuse storage facilities shall be serviced only between the hours of 6:00 a.m. and 6:00 p.m.
33. The car wash located on the property shall be closed at the close of business.
34. The owner or manager on duty shall be responsible for temporarily closing the car wash facility to prevent backup of vehicles onto the public right-of-way when the on-site stacking space is inadequate to serve customer demand.
35. The proffers approved as a part of zoning case C-116C-88 shall be incorporated in this approval.
36. All repair and service work shall be conducted entirely within the enclosed building, the doors of which shall remain closed during repair or service operations.
37. The two service bays shall be located on the J.E.B. Stuart Parkway side. There will be only two, 12-foot-wide overhead doors in the addition.
38. The owner or manager on duty shall be responsible for temporarily closing the service bay facility to prevent vehicles being services from blocking access to adjacent properties.

(Staff Report by [Ted McGarry](#))



ACTION: Deferred to September 26, 2001

LANDSCAPE PLAN

LP/POD-68-00

O Charley's Restaurant
- Mayland Drive

Foster & Miller P.C.: 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 2.06 acre site is located on the southwest corner of Gaskins Road and Mayland Drive on parcel 48-A-68C. The zoning is M-1C, Light Industrial District (Conditional). **(Three Chopt)**

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

(Staff Report for by [Jim Strauss](#))



ACTION: Approved

LANDSCAPE & LIGTING PLAN *(Deferred from the May 23, 2001, Plan)*

LP/POD-81-00 **Bay Design Group:** Request for approval of a landscape and
Extra Attic Mini Storage lighting plan, as required by Chapter 24, Sections 24-106 and
- Springfield Road 24-106.2 of the Henrico County Code. The 4.33 acre site is
located at the northeast intersection of Springfield Road (State
Route 157) and Huron Avenue on parcel 49-A-33. The zoning
is M-1C, Light Industrial District (Conditional). **(Brookland)**

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

(Staff Report by Jim Strauss)

 **ACTION: Deferred to July 25, 2001**

PLAN OF DEVELOPMENT

POD-40-01 **Engineering Design Associates for Alliant Foodservice,**
Showbest Fixture **Inc. and Showbest Fixture Corporation:** Request for
Corporation - Sarellen approval of a plan of development as required by Chapter 24,
Road Section 24-106 of the Henrico County Code to construct a one-
(POD-15-97 Revised) story, 22,260 square foot addition to an existing manufacturing
facility. The 5.67 acre site is located on the northeast corner of
Sarellen Road and Klockner Drive on parcel 172-3-D-3. The
zoning is M-1, Light Industrial District. County water and
sewer. **(Varina)**

As of the preparation date of this agenda, the staff has not received revised water quality calculations, 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
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 plans and approved by the Department of Public Utilities prior to the issuance of a building permit.

(Staff Report by [Kevin Wilhite](#))

 ACTION: Approved

SUBDIVISION

Hollybrook Townhouses

(Formerly Parkview
Townhouses)
(June 2001 Plan)

Balzer & Associates, Inc. and Skip Gelletly for Marvin F. Cole and EJD Associates, Inc.: The 6.42 acre site is located 2,200 feet east of Mechanicsville Turnpike (U.S. Route 360) on St Clair Lane on parcel 139-A-10. The zoning is RTH, Residential Townhouse District. County water and sewer. **(Fairfield) 58 Lots**

As of the preparation date of the agenda, the staff has not had an opportunity to complete 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 residential townhouses, the following additional conditions are recommended:

13. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

(Staff Report by [Michael Kennedy](#))

 ACTION: Deferred to July 25, 2001

PLAN OF DEVELOPMENT

POD-43-01

Lewis Road
Office/Warehouse

Balzer & Associates, Inc. for Aragon Group: 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, 9,400 square foot, office/warehouse building. The 8.1 acre site is located along the west line of Lewis Road, approximately 750 feet south of Williamsburg Road on parcel 173-A-4. The zoning is M-1, Light Industrial District. County water and sewer. **(Varina)**


As of the preparation date of this agenda, the staff has not received revised water quality calculations, 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. 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.
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.

(Staff Report by [Kevin Wilhite](#))

 **ACTION: Approved**

SUBDIVISION

Scandia Lake
(June 2001 Plan)

E. D. Lewis & Associates and Henry Wickham for Kenny Wilborne Realty & Construction Company: The 2.24 acre site is located at the intersection of Scandia Road and Somerton Place adjacent to 5286 Scandia Road on parcel 200-A-5E. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Varina)** 2 Lots

The staff recommends approval subject to the annotations on the plans and the standard conditions for subdivisions served by public water and on site disposal sewage systems.

(Staff Report by [Ted McGarry](#))

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-55-01
Ingenco
(POD-116-86 Revised)

Draper Aden Associates for Rowin Plant Properties LLC and Ingenco: 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, 11,250 square foot generating plant and a tank farm with 5, 50,000 gallon fuel oil tanks and 2, 22,000 gallon fuel oil tanks with maximum height of 40 feet. The 5.70 acre site is located at the

intersection of Tomlin and Dabney Road on parcel 116-A-5.
The zoning is M-2, General Industrial District. **(Brookland)**

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 developments of this type, the following additional conditions are recommended:

23. 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.
24. 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.
25. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
26. 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.
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. 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.

(Staff Report by [Michael Kennedy](#))

 **ACTION: Deferred to July 25, 2001**

PLAN OF DEVELOPMENT

POD-39-01

The Wright Buildings -
W. Broad Street
(Formerly Virginia
Paper Company)

Mozingo & Associates and John Tighe for 8066 W. Broad St. Property Inc.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 4,608 square foot office building. The 1.121 acre site is located on the south line of W. Broad Street (U.S. Route 250), 91.50 feet west of the west line of Gaskins Road on parcel 48-4-B-1. The zoning is M-1C, Light Industrial District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer.
(Three Chopt)

As of the preparation date of this agenda, the staff has not received a revised plan addressing comments from the Department of Public Works requesting delineation of Resource Management areas (RMA) and Resource Protection areas (RPA) on site. Traffic also requested a 9' x 9' turnaround for the parking lot to prevent vehicles from backing out onto W. Broad Street. 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 entrances and drainage facilities on W. Broad Street (U. S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
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 south side of W. Broad Street (U. S. Route 250).
28. Outside storage shall not be permitted.
29. The proffers approved as a part of zoning case C-7C-81 shall be incorporated in this approval.
30. Before the final plan is approved, the developer shall submit to the Department of Public Works and the Planning Office a report prepared by a qualified professional engineer specifying the proposed treatment of mine shafts and scars.
31. 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.
32. 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.

33. 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.
34. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
35. 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.
36. 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 [Christina Goggin](#))

 ACTION: Approved

APPROVAL OF MINUTES: April 25, 2001

 ACTION: Approved

ADJOURNed at 10:40 a.m.