

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**ACTIONS**

**September 22, 2004**

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**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:**

**EXPEDITED AGENDA:**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**

**FOR INFORMATIONAL PURPOSES ONLY**

**Subdivision:** The Cottages @ Crossridge, Section 2 Revised and Section 3 (September 2002 Plan)

**Magisterial District:** Brookland

**Original No. of Lots:** 92

**Remaining Lots:** 14

**Previous Extensions:** 1

**Year(s) Extended:** 3 years

**Subdivision:** Eagle's Nest (September 2003 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 77

**Remaining Lots:** 72

**Previous Extensions:** 0

**Year(s) Extended:** 1 year

**VARINA:**

*Deferred from the September 9, 2004 Meeting:*

P-8-04

**Omnipoint Communications CAP Operations LLC:** Request for a Provisional Use Permit under Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct a 140-foot communications tower, on part of Parcel 833-716-9203, containing 2,500 square feet, located between I-64 and Old Williamsburg Road, 2,000 feet west of Drybridge Road. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Planned Industry. The site is in the Airport Safety Overlay District.

**(Staff Report by Tom Coleman)**



**ACTION: Deferred to October 14, 2004**

**TRANSFER OF APPROVAL**

**POD-10-92**

Valcom Building  
4120 Cox Road

**Robert E. Hazelton for Grace Holdings, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Whitlock Group to Grace Holdings, LLC. The 1.65-acre site is located along the west line of Cox Road at 4120 Cox Road within the Lakepointe Shopping Center on parcel 748-761-5133. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request, with the following condition:

1. The site deficiencies, as identified in the inspection report dated September 9, 2004, shall be corrected by December 22, 2004.

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

**PLAN OF DEVELOPMENT** *(Deferred from the July 28, 2004 Meeting)*

**POD-47-04**

Retail Buildings – Town Center @ Twin Hickory – Nuckols Road

**Will Goode, P.E. for Twin Hickory (E&A), LLC.:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two (2) one-story retail buildings totaling approximately 12,600 square feet, and associated parking. The 1.61-acre site is located at the southwest intersection of Old Nuckols Road and Nuckols Road in the Town Center @ Twin Hickory Shopping Center on parcel 745-773-9641. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has not received a revised plan as requested. Staff has several concerns regarding the original plan. One, the proposed impervious coverage exceeds 65 percent of the total site area, which is the proffered limitation for the shopping center and may limit future development potential. Two, building elevations have not been provided for building #2. Three, the proposed elevations for building #1 should be revised to more closely match the current buildings in the shopping center. Finally, the conceptual master plan appears to exceed the proffered impervious coverage limitations for the entire shopping center. 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 Department of Planning 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 Department of Planning review and Planning Commission approval.
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. A standard concrete sidewalk shall be provided along the south side of Old Nuckols Road.
26. The proffers approved as a part of zoning cases C-19C-94, C-56C-94, C-49C-96 and C-68C-99 shall be incorporated in this approval.
27. No merchandise shall be displayed or stand outside of the buildings or on sidewalks.
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. The ground area covered by all buildings shall not exceed in the aggregate 25 percent of the total site area.
30. 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.
31. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Michael Cooper)**



**ACTION: Deferred to November 17, 2004**

**PLAN OF DEVELOPMENT** (*Deferred from July 28, 2004*)

**POD-60-04**

Lee Conner Realty Office Building – 245 East Williamsburg Road

**Engineering Design Associates for Lee Conner Realty Associates:** 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, 5,280 square foot office building and associated parking. The 0.94-acre site is located at 245 E. Williamsburg Road (U.S. Route 60), approximately 500 feet east of the intersection of Williamsburg Road (U.S. Route 60) and Raines Avenue on parcel 828-715-6950. The zoning is B-1, Business District. County water and sewer. (**Varina**)

As of the preparation date of the agenda, staff has not had an opportunity to complete its review of the revised plan. The revised plan was submitted to address staff concerns associated with the original plan. Incorrect right of way dedication, inadequate stormwater outfall, and no information regarding the exterior building colors are the outstanding issues. 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 right-of-way for widening of Williamsburg 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 entrances and drainage facilities on Williamsburg Road (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.

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

27. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

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

29. A standard concrete sidewalk shall be provided along the south side of Williamsburg Road.

30. 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.

31. 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.

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

**(Staff Report by Michael Cooper)**



**ACTION: Deferred to October 27, 2004**

## **PLAN OF DEVELOPMENT RECONSIDERATION**

### **POD-27-90**

Wyndham Foundation Nature Trail

**John E. McDonald for Wyndham Foundation, Inc.:** Request for approval of a revision to a previously approved plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to delete a nature trail from Wyndham Foundation common area. The 20-acre site is located parallel to the Chickahominy River and part of Millrace Creek on parcel 743-781-6506. The zoning is C-1, Conservation District. County water and sewer. **(Three Chopt)**

The Planning Commission originally approved POD 27-90, The Dominion Club at Wyndham, on April 17, 1990. At that time the plans authorized the dedication of certain common areas to the Wyndham Foundation containing nature trails that were constructed generally along Old Millrace Creek and the Chickahominy River. The nature trail begins at Otter Pond Park and runs through wetlands along Old Mill Race Creek behind the Brookmeade Subdivision, the southeast side of the Dominion Club Golf Course 6th hole to the Chickahominy River, then along the river behind the Cherry Hill Subdivision to the Dominion Club Golf Course 4th hole, then along the 4th hole and behind the New Harvard, Ivy Bend and Wexford Subdivisions, ending at the northern terminus of Dominion Club Drive. The nature trail was constructed in partial satisfaction of the proffers for Zoning Case Number C-29C-89, which required pedestrian and bicycle access ways to be provided within major project areas at the time of Plan of Development and/or subdivision approval.

Since that time, the Wyndham Community has been completed and additional pedestrian and bicycle access ways have been constructed along: Old Wyndham Drive, Wyndham Park Drive, Wyndham Lake Drive, Dominion Club Drive and Nuckols Road, which satisfy the zoning case proffers by providing pedestrian and bicycle access ways within major project areas.

During September of last year, Hurricane Isabel destroyed a majority of the man made structures that comprised the nature trail. In particular the section that begins at Otter Pond Park and runs through wetlands along Old Mill Race Creek was completely destroyed. The trailhead at Otter Pond Park was the major public access point to the trail. The other two public access points in the New Harvard Subdivision at the northern terminus of Dominion Club Drive do not have public parking.

The trails were originally constructed in conjunction with the construction of the sewer main serving the Wyndham Community located along Old Millrace Creek and the Chickahominy River. The trail area is now overgrown and significant wetlands impact would occur during the reconstruction of the trail. In addition, the Wyndham Foundation estimates that reconstruction of the trail would exceed \$300,000.

Due to the excessive replacement costs, limited access, limited security and wetlands impacts, as well as the availability of other pedestrian and bicycle access ways, the Wyndham Foundation is now requesting Planning Commission authorization to delete the nature trail from their Master Plan for pedestrian and bicycle access ways. The Foundation would remove all of the destroyed boardwalk and bridge structures along the trail. All work would be done by hand to eliminate wetlands impacts. The Foundation would continue to own and maintain the common areas affected and homeowners within the community would still be permitted to hike within those areas, although formal trails would no longer be provided. The Foundation has provided direct notice of their request to all of their Homeowners and members on two occasions and held a public meeting on June 8, 2004, which was attended by staff, where the Board of Directors adopted a resolution to delete the Nature Trail from the Pedestrian Access Plan.

Staff expresses no objection to the request since other pedestrian and bicycle access ways are available and wetlands impacts would be avoided. Staff notes the trail had limited public access, posed security risks to users due to its limited visibility, and would be expensive to replace.

Should the Commission act on this request, staff recommends the following condition:

1. The Foundation shall post a removal bond in the amount of \$20,000 within 30 days and shall remove all trail markers and all structures deemed hazardous by the Department of Public Works within one year.

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-65-04**

Shrader Office Condos – Shrader Road

#### **Balzer and Associates for F. Cristiano Attems and Gibson Property Company, LLC:**

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two (2) one-story medical office buildings totaling 19,700 square feet. The 2.11-acre site is located on the north side of Shrader Road approximately 180 feet west of Hungary Spring Road on parcel 765-752-2564. The zoning is 0-2C, Office District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff had not had an opportunity to complete its review of the revised plan. The plan has been revised to preserve the proffered rear buffer. The staff's 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-23C-01 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 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. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
30. Refuse collection and parking lot cleaning shall occur between the hours of 8:00 p.m. and 8:00 a.m.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-66-04**

The Townes @ Hunton Park, Section D (Rev. POD-50-02)

**Foster and Miller, P.C. for Hunton RTH Development Corp.:** Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 34, three-story townhouse units. The 7.522-acre site is located along the north line of Hunton Park Boulevard approximately 300 feet east of Abbots Cross Lane (private) on parcel 765-774-0172. The zoning is RTHC, Residential Townhouse 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 to shift the lots away from the wetlands and closer to Hunton Park Boulevard. 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-69C-01 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. 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 Department of Planning - 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.
  28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
  29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
  30. The subdivision plat for The Townes @ Hunton Park, Section D, shall be recorded before any building permits are issued.
- (Staff Report by Ted McGarry)**



**ACTION: Approved**

**PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION  
POD-67-04**

Westerre Commons Office Condominiums – (POD-87-99 Rev.)

**Jordan Consulting Engineers for Retlaw 100, LLC, Walter T. Brashier and Westerre Commons, LLC:** Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code, to construct 10, one-story, office condominiums totaling 99,840 square feet. The 10.09-acre site is located on the northern line of I-64, southeast of the intersection of Cox Road and Westerre Parkway, on part of parcels 748-758-5169 and 748-759-6017. The zoning is B-2C, Business District (Conditional) and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

A rezoning case (C-45C-04) has been filed on this property to adjust the existing boundaries between the B-2C and O-3C Districts and to amend the proffers of the original zoning case (C-63C-98). The Planning Commission recommended approval of this case on September 9, 2004, but action by the Board of Supervisors is still pending. Staff is still reviewing the plan to make sure that the proposed zoning changes do not have any substantial impact on the plan of development application 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Outside storage shall not be permitted.
26. The proffers approved as a part of zoning cases C-63C-98 and C-45C-04 shall be incorporated in this approval.
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.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
33. The property owner shall provide to the Department of Planning a copy of the business



owner's restrictive covenants that will govern this site prior to their recordation and prior to the issuance of a certificate of occupancy for this development.

34. Evidence of the vacation of the existing access easements to parcel 748-758-1935 shall be provided to the Department of Planning prior to the approval of any building permits impacted by said easements.

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION POD-68-04**

CVS Pharmacy at Lauderdale Square Shopping Center – Lauderdale Drive and Church Road

### **Kimley-Horn and Associates for Wilton Family Partnership, III and The Rebkee Company:**

Request for approval of a plan of development and a transitional buffer deviation, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code, to construct a two-story 12,730 square foot retail pharmacy with drive-thru facilities in an existing shopping center. The 1.024-acre site is located at the northeast intersection of Lauderdale Drive and Church Road on parcels 733-756-8273 and 734-757-5648 (part). The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff is not in a position to recommend approval of this development due to the southernmost exit from this out parcel not meeting County policy for shopping centers. This exit, located near the drive-thru window, is too close to the Church Road ingress/egress point for the shopping center. County policy requires a 150-foot setback to the first point of contact. The staff is still in the process of trying to resolve this issue with the applicant prior to the Planning Commission 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. Outside storage shall not be permitted.

26. The proffers approved as a part of zoning case C-55C-85 shall be incorporated in this approval.

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

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

29. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as

determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

30. The ground area covered by all 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 or on sidewalks.

32. The existing drainage and utility easement in conflict with the building footprint shall be vacated prior to approval of any building permit for this development.

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-69-04**

Townes @ Bickerstaff – Bickerstaff Road

**Bay Design Group for Prospect Homes:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 33 two-story residential townhouse units for sale. The 5.07-acre site is located at the corner of Bickerstaff Road and Okano Road on parcel 804-708-1236. The zoning is R-5, General Residence District. County water and sewer. **(Varina)**

As of the preparation date of the 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:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
23. The subdivision plat for Townes @ Bickerstaff shall be recorded before any building permits are issued.
24. The right-of-way for widening of Bickerstaff 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.
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 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. 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 Department of Planning - 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. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

32. 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.

33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Michael Kennedy)**



**ACTION: Deferred to October 27, 2004**

## **SUBDIVISION**

**Hillcrest Farms** (September 2004 Plan)

**Bay Design Group for Barbara A. Moss and Prospect Homes:** The 63.82-acre site proposed for a subdivision of 114 single-family homes is located on the north line of Creighton Road approximately 300 feet east of the intersection of Cedar Fork Road on part of parcels 813-733-7603, 817-732-6992, 815-733-7603 and 815-733-2040. The zoning is R-2A, One-Family Residence District (Conditional) and R-2, One-Family Residence District. County water and sewer. **(Fairfield)** 114 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 conditions:

12. Each lot shall contain at least 18,000 square feet for R-2 and 13,500 for R-2A.

13. The developer shall submit one set of the architectural plans to the Department of Planning for review prior to final approval of the plat.

14. Detailed construction plans shall be submitted to the Department of Planning before the final plats are submitted for final approval.

15. The detailed plant list and specifications for the landscaping to be provided within the 30-foot-wide planting strip easement along Creighton Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

16. A County standard sidewalk shall be constructed along the north side of Creighton Road.

17. A plan shall be submitted prior to recordation of the plat showing the buildable area for each lot to properly recognize the limitations for dwelling unit dimensions and setbacks. Buildable area is that area within which a dwelling unit may legally be located considering the front yard, side yard, and rear yard setback requirements of Chapter 24, of the Henrico County Code.

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

19. The proffers approved as part of zoning case C-7C-04 shall be incorporated in this approval.

20. 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 Department of Planning 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.

21. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

**(Staff Report by Jim Strauss)**



**ACTION: Deferred to October 27, 200**

## **SUBDIVISION**

**Kain Estates** (September 2004 Plan)

**Bay Design Group for Carolyn H. Leake, Trustee, and The Breeden Company, Inc.:** The 175.442-acre site proposed for a subdivision of 113 single-family homes is located on the south line of Kain Road approximately 1,800 feet east of the Goochland-Henrico County boundary on parcels 734-769-4535, 733-770-2133, and 732-770-5049. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Three Chopt)** 113 Lots

As of the preparation date of the agenda, the staff has not received a revised plan as requested. The layout submitted does not show the location of Concept Road 26-2, a minor collector on the Major Thoroughfare Plan, which cuts through the middle of this proposed subdivision. The plan also lacks information on the location of all Virginia Power easements, Chesapeake Bay Preservation areas, 100-year floodplain, stream protection areas and wetlands. A substantial redesign of this subdivision is necessary. The adequacy of Kain Road to serve a development of this size is also being reviewed. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the conditions for subdivisions not served by public utilities the following additional conditions are recommended:

11. 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.

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

13. A County standard sidewalk shall be constructed along the south side of Kain Road.

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 Department of Planning 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.

15. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform

Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

**(Staff Report by Kevin Wilhite)**



**ACTION: Deferred to October 27, 2004**

## **PLAN OF DEVELOPMENT**

### **POD-70-04**

SunTrust Bank – Glen Lea Branch – Mechanicsville Turnpike

**Resource International, Ltd. for SunTrust Real Estate Corporation:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a new entrance and revised parking for an existing bank. The 0.276-acre site is located at the southwest corner of the intersection of Rescue Avenue and Mechanicsville Turnpike (U.S. Route 360) on parcel 802-735-7608. The zoning is B-1, Business District. County water and sewer. **(Fairfield)**

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

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 U. S. Route 360 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 Department of Planning 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. 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. 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.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. 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.
32. 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.

33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Michael Cooper)**



**ACTION: Deferred to October 14, 2004**

**SUBDIVISION** (*Deferred from July 28, 2004*)

**Woodman Terrace**, Section O (July 2004 Plan)

9501 Bonanza Street and 2106 Hungary Road

**Paul Jalbert for Robert C. Stone, Et.Als and Atack-Walker Construction, LLC:** The 1.75-acre site proposed for a subdivision of 1 single-family home is located at 9501 Bonanza Street/2106 Hungary Road, approximately 958 feet to the southeast intersection of Bonanza Street and Waterbury Drive on parcels 774-759-7846 and 774-759-8071. The zoning is R-3, One-Family Residence District County water and sewer. **(Fairfield)** 1 Lot

As of the preparation date of this agenda, the applicant has still not cleaned up the refuse and debris from 2106 Hungary Road. 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 11,000 square feet.

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

14. All refuse and debris will be bonded or removed for all parcels associated with the subdivision application to the satisfaction of the Director of Planning prior recordation of the plat.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

**SUBDIVISION**

**Arbill Acres** (September 2004 Plan)

**Foster and Miller, P.C for Arlene P. and William E. Elmore and Atack Properties, Inc:** The 68.21-acre site proposed for a subdivision of 43 single-family homes is located along the north line of Mill Road, approximately 1,500 feet east of Chickahominy Branch Drive, on parcels 767-777-9367 and 768-774-4492 (part). The zoning is A-1, Agricultural District and R-2, One-Family Residence District. County water and septic tank/drainfield. **(Brookland)** 43 Lots.



As of the preparation date of the agenda, the staff had 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 subdivisions served by public utilities, and subdivisions not served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 43,560 sq. ft. exclusive of the flood plain 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 & Utilities Easement."
14. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **SUBDIVISION**

**Ivy Springs, Section B (September 2004 Plan)**

**Foster and Miller, P.C. for Charles R. Johnson, D.F. Trust and Viking Builders:** The 2.772-acre site proposed for a subdivision of 10 single-family homes is located on the east line of Ivy Avenue, approximately 1,500 feet north of the intersection of Ivy Avenue and Washington Street on parcel 825-727-8663. The zoning is R-3 One-Family Residence District. County water and sewer. **(Varina)** 10 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 conditions:

12. Each lot shall contain at least 11,000 square feet.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

**(Staff Report by Michael Cooper)**



**ACTION: Approved**

## **SUBDIVISION AND SPECIAL EXCEPTION**

**Gill Dale Forest** (September 2004 Plan)

**Engineering Design Associates for Darbytown Road Associates, LLC:** The 60-acre site proposed for a subdivision of 34 single-family homes is located on the northern line of Darbytown Road, approximately 1,400 feet east of the intersection of Darbytown Road and Gill Dale Road on parcels 842-690-2249 and 840-689-7281. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 34 Lots

As of the preparation date of the agenda, staff has not received a revised plan as requested. The original plan submitted has several outstanding issues. One, the correct right of way dedication along Darbytown Road is not properly shown. Two, the correct wetlands and floodplain limits should be accurately delineated on the plans. Three, the buildable area for Lot 2 does not appear to be large enough for a house to be constructed.

Additionally, the proposed cul-de-sac road "B" exceeds 1,320 feet in length, the maximum length of a cul-de-sac street permitted by the subdivision ordinance. Because the adjacent property to the east is currently landlocked, staff has asked the developer to stub the proposed road "B" to the eastern property line. If the road is not stubbed, an exception to be approved by the Planning Commission is required for a cul-de-sac street exceeding 1,320 feet in length.

Finally, Concept Road 230-1, as shown on the Major Thoroughfare Plan, extends from Gill Dale Road to Darbytown Road and cuts through a parcel associated with this subdivision. The location of the Concept Road appears to conflict with the proposed subdivision layout.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

11. Each lot shall contain at least one acre exclusive of the flood plain areas.
12. 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 & Utilities Easement."
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Darbytown Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
15. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
16. Prior to requesting final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lot 2 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

**(Staff Report by Michael Cooper)**





**ACTION: Approved**

## **SUBDIVISION AND SPECIAL EXCEPTION**

**Britton Oaks, Section 1 (September 2004 Plan)**

**Engineering Design Associates for Pruitt Properties, Inc. and Loftis Real Estate and Development, Inc.:** The 34.37-acre site proposed for a subdivision of 26 single-family homes is located at the southeast intersection of Britton Road and Charles City Road on parcels 827-699-5035 and 827-699-6197. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 26 Lots

As of the preparation date of the agenda, staff has not received a revised plan as requested. There are several issues related to the original plan submitted. One, the correct right of way dedication and road widening along Charles City Road and Britton Road is not shown on the original plan. Two, a small strip of reserved land is proposed, which staff feels should be eliminated and included in the proposed road or an adjacent lot. Staff has also recommended that proposed road "A" be extended to the eastern property line. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

11. Each lot shall contain at least one acre.
  12. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
  13. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
- (Staff Report by Michael Cooper)



**ACTION: Approved**

## **SUBDIVISION**

**Britton Oaks, Section 2 (September 2004 Plan)**

**Engineering Design Associates for Pruitt Properties, Inc. and Loftis Real Estate and Development, Inc.:** The 7.85-acre site proposed for a subdivision of five single-family homes is located on the northern line of Charles City Road, approximately 1,500 feet east of the intersection of Charles City Road and Beulah Road on parcel 829-700-0713. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield (**Varina**) 5 Lots

The 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:

11. Each lot shall contain at least one acre.
12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Charles City Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.  
**(Staff Report by Michael Cooper)**



**ACTION: Approved**

## **SUBDIVISION**

**Hidden Haven** (September 2004 Plan)

**Engineering Design Associates for R. H. Nelson, IV:** The 84.20-acre site proposed for a subdivision of 50 single-family homes is located at the northwest intersection of Wilton Road and Pocahontas Parkway (State Route 895) on parcels 800-688-0634 and 798-689-9387. The zoning is A-1, Agricultural District. Well and septic tank/drainfields. **(Varina)** 50 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 subdivisions not served by public utilities, the following additional conditions are recommended:

11. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
12. The existing VDOT service road shall be dedicated to the County with the recordation of the subdivision plat.  
**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **SUBDIVISION**

### **Lake Zehler Estates, Section B**

3815 New Market Road (September 2004 Plan)

**Engineering Design Associates for Albert C. Nolan, Jr. and Prospect Homes of Richmond, Inc.:** The 8.18-acre site proposed for a subdivision of four single-family homes is located along the south line of New Market Road (State Route 5) approximately 600 feet east of its intersection with Turner Road on parcel 827-681-9523. Individual well and septic tank/drainfield. (**Varina**) 4 Lots

As of the preparation date of this agenda, the Department of Public Works Environmental Division cannot recommend approval of the plan as submitted. A revised plan has been requested to show adequate buildable area on lots 2 and 4. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

11. Each lot shall contain at least 43,560 sq. ft. exclusive of the flood plain areas.
12. Prior to requesting final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lots 2 and 4 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.
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 & Utilities Easement."
14. The plan must be redesigned to provide at least the 150 foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.
15. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along New Market Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
16. A plan shall be submitted prior to recordation of the plat showing the buildable area for each lot to properly recognize the limitations for dwelling unit dimensions and setbacks. Buildable area is that area within which a dwelling unit may legally be located considering the front yard, side yard, and rear yard setback requirements of Chapter 24, of the Henrico County Code.
17. The applicant shall consult with the Division of Recreation and Parks on any historical findings as development progresses. A copy of any study identifying and protecting historic resources, which may be required by a state or federal agency through its permitting process, shall be submitted to the Department of Planning and Division of Recreation and Parks prior to final approval of the construction plans.
18. If historical resources are identified on site, the developer shall make best efforts to coordinate the timing of construction activities with the Director of Recreation and Parks to allow mapping and photo documentation.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

## **SUBDIVISION**

### **Majestic Meadows (September 2004 Plan)**

**Engineering Design Associates for Reginald H. Nelson, IV and Phyllis Marie Nelson:** The 180.94-acre site proposed for a subdivision of 130 single-family homes is located at 9421

Osborne Turnpike at the northeast corner of the intersection of Osborne Turnpike and Kingsland Road on parcel 808-672-3167. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 130 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.

(Staff Report by Jim Strauss)

#### **SUBDIVISION**

Bridleton Landing(formerly Dorey Mill)(September 2004 Plan) Engineering Design Associates for Pruitt Properties and Loftis Real Estate and Development, Inc.: The 250.69-acre site proposed for a subdivision of 158 single-family homes is centered between Charles City and Darbytown Roads and Gill Dale and Yahley Mill Roads on parcels 840-692-7093; 836-695-0386; 837-695-5661, 837-693-5764 and part of 839-691-4296. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 158 Lots

This plan would add an additional 30.16-acre parcel to the Dorey Mill plan approved by the Commission in April and change the development's name to Bridleton Landing. Dorey Mill proposed 134 lots with access to two major roadways. One access would be to Gill Dale Road and the second to Darbytown Road via Bradbury Road. This plan would authorize 158 lots with two access roads, both to the same minor arterial, Gill Dale Road. For this reason, staff recommends the Bradbury Road connection be retained. This is the one issue on which staff and the developer are not in agreement. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

11. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement on Gill Dale Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
12. On Lot 80, Block B, convey the 50 foot by 850 foot strip to the abutting three parcels with an access easement.
13. On Lot 60, Block B, convey the 50 foot by 800 foot strip to the abutting parcels with an access easement.
14. Provide connection to Bradbury Road.

(Staff Report by Ted McGarry)



**ACTION: Deferred to November 17, 2004**

#### **SUBDIVISION**

**Early Meadows** (September 2004 Plan) (A Resubdivision of Fair Oaks Park, Lots 4-7)

**TIMMONS Group for Rogers-Chenault, et al:** The 17.43-acre site proposed for a subdivision of 14 single-family homes is located on the east line of Hanover Road between Early Street and Meadow Road, approximately 1,400 feet north of Nine Mile Road. The zoning is A-1, Agricultural District. County water and sewer. (**Varina**) 14 Lots

As of the preparation date of this agenda, the staff had not received a revised plan as requested. There are two issues. First, Hanover Road is a major collector and Meadow Road is a minor collector. The Departments of Public Works and Planning recommend a redesign which would

avoid fronting lots on these two roads. Second, there is also an issue with the alignment of the intersection of existing Meadow and Hanover Roads. The staff's 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. Prior to final approval, a mortgage survey shall be provided for any lot on which a dwelling remains.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

### **SUBDIVISION**

**Fairlawn Subdivision** (September 2004 Plan)

**TIMMONS Group for The Tetra Company:** The 14.04-acre site proposed for a subdivision of 56 single-family homes is located along undeveloped Meadow Lane between Hanover Road and Airport Road on parcels 827-721-4474 and 828-721-1721. The zoning is R-4A, One-Family Residence District, (Conditional) and R-4, One Family Residence District. County water and sewer. **(Varina)** 56 Lots

The applicant has requested deferral to the October 27, 2004 Planning Commission meeting.

**(Staff Report by Ted McGarry)**



**ACTION: Deferred to November 17, 200**

### **SUBDIVISION**

**King's Landing** (September 2004 Plan)

**TIMMONS Group for Paul H. Sweeney, Jr. and Rogers-Chenault, Inc.:** The 45.90-acre site proposed for a subdivision of 11 single-family homes is located at 4201 New Market Road, (State Route 5) approximately 1,450 feet east of Long Bridge Road. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 11 Lots

The 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:

11. Each lot shall contain at least 43,560 square feet exclusive of the flood plain areas.
12. 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 & Utilities Easement."
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along New Market Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
15. The applicant shall consult with the Division of Recreation and Parks on any historical

findings as development progresses. A copy of any study identifying and protecting historic resources, which may be required by a state or federal agency through its permitting process, shall be submitted to the Department of Planning and Division of Recreation and Parks prior to final approval of the construction plans.

16. If historical resources are identified on site, the developer shall make best efforts to coordinate the timing of construction activities with the Director of Recreation and Parks to allow mapping and photo documentation.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

### **SUBDIVISION**

**Fair Oaks Park** (September 2004 Plan)

**Alley, Sadler and Alley, Inc. for Groome Brothers Realty Company, Inc., James and Debra Norby and Bruce W. Taylor:** The 2.55-acre site proposed for a subdivision of two (2) single-family homes is located between Early Street and Mary Street, approximately 1,900 square feet east of the intersection of Mary Street and Hanover Road on parcels 829-719-5041 and 4304. The zoning is A-1, Agricultural District. County water and sewer. **(Varina)** 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 conditions:

12. Each lot shall contain at least one acre.

13. 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 Cooper)**



**ACTION: Approved**

### **SUBDIVISION**

**Gayton Oaks**

9200 Gayton Road (September 2004 Plan)

**Hulcher and Associates for River of Life Church Trustees and J. M. Zeigler, Inc.:** The 6.22-acre site proposed for a subdivision of 17 single-family homes is located along the north line of Gayton Road at the corner of Mapleton and Bowden Roads on parcel 749-743-6042. The zoning is R-3, One-Family Residence District. County water and sewer. **(Tuckahoe)** 17 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 conditions:

12. Each lot shall contain at least 11,000 square feet exclusive of the flood plain 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 & Utilities Easement."

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

15. 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 Department of Planning 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. If the proposed common area is incorporated into lot #1, a 25 foot no ingress/egress landscape strip will be provided along Gayton Road.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

## **SUBDIVISION**

### **Oakland Trace**

1831 Darbytown Road (September 2004 Plan)

QMT Corporation for Darbytown Partners, LLC: The 8.6-acre site proposed for a subdivision of 13 single-family homes is on the southwest corner of Oakland and Darbytown Roads on parcel 802-707-6551. The zoning is R-2AC, One-Family Residence District, (Conditional) and C1-C, Conservation District (Conditional). County water and sewer. **(Varina)** 13 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 conditions:

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

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

14. The proffers approved as part of zoning case C-17C-04 shall be incorporated in this approval.

15. 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 Department of Planning 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 Christina Goggin)**



**ACTION: Approved**



## **LIGHTING PLAN**

### **LP/POD-1-04**

Glenside Commons (Glenside Drive and Bethlehem Road)

**KBS, Inc. for Larry Page:** Request for approval of a lighting plan as required by Chapter 24, Sections 24-106 of the Henrico County Code. The 3.62-acre site is located at the northwest corner of the intersection of Bethlehem Road and Glenside Drive on parcel 768-747-2537. The zoning is O-2C, Office District (Conditional) (**Brookland**)

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

**(Staff Report – Jim Strauss)**



**ACTION: Approved**

## **LANDSCAPE AND LIGHTING PLAN AND TRANSITIONAL BUFFER DEVIATION**

### **LP/POD-33-03**

Victory Nissan – West Broad Street

**Bay Design Group for Victory Nissan of Richmond:** Request for approval of a landscape and lighting plan and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 5.03-acre site is located at 11401 West Broad Street on parcel 740-761-8451. The zoning is B-3C, Business District (Conditional). (**Three Chopt**)

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.

**(Staff Report by Jim Strauss)**



**ACTION: Approved**

## **LANDSCAPE PLAN**

### **LP/POD-34-03**

Parc Place @ Short Pump Town Center

**McKinney and Company for SBRD No. 4 LP:** Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 106.2 of the Henrico County Code. The 8.87-acre site is located at 11736 West Broad Street on parcel 739-763-1874. The zoning is B-3C, Business District (Conditional) and WBSO (West Broad Street Overlay District). (**Three Chopt**)

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

**(Staff Report by Jim Strauss)**



**ACTION: Deferred to October 27, 2004**



## **LANDSCAPE AND LIGHTING PLAN**

### **LP/POD-48-03**

Dominion Chevrolet Parking Deck – West Broad Street

**Daniel and Company, Inc. for The Linhart Company, Inc.:** Request for approval of a landscape and lighting plan as required by Chapter, Section 24-106 of the Henrico County Code. The .67-acre site is located at 12050 West Broad Street on parcel 734-764-5375. The zoning is B-3C, Business District, (Conditional). **(Three Chopt)**

The staff recommends approval subject to the annotations on the plans, the standard conditions for landscape and lighting plans and the following additional condition:

6. A six-foot high screen fence shall be constructed as indicated on the plan and a cut sheet for the fence shall be submitted for staff review and approval prior to construction.

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## **ALTERNATIVE FENCE HEIGHT PLAN**

### **POD-59-03**

The Villas @ Innsbrook – Nuckols Road

**Higgins and Gerstenmaier, CLA, for Atack/Kornblau Coles Investments, L.C.:** Request for approval of an alternative fence height plan as required by Chapter 24, Sections 24-95(1)6c and 24-102.2 of the Henrico County Code. The 7.89-acre site is located at 1081 Nuckols Road on parcel 751-766-9555. The zoning is R-5C, General Residence District (Conditional). **(Three Chopt)**

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

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## **LANDSCAPE AND LIGHTING PLAN**

### **POD-68-03**

Brook Run Shopping Center – Parcel 4A

**TIMMONS Group for New Richmond Properties, LLC:** 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 0.83-acre site is located at Brook Run Shopping Center, Brook Road (U. S. Route 1), on parcel 784-748-8322. The zoning is B-3C, Business District (Conditional). **(Fairfield)**

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

**(Staff Report by Michael Kennedy)**

 **ACTION: Approved**

**LANDSCAPE PLAN**

**LP/POD-72-03**

Hickory Grove- Section II – Shady Grove Road

**Koontz-Bryant, P.C. for Carol Gacra:** 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 5.26-acre site is located at 11501 Old Nuckols Road on parcel 744-773-8230. The zoning is RTHC, Residential Townhouse District (Conditional). **(Three Chopt)**

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

**(Staff Report by Michael Kennedy)**

 **ACTION: Approved**

**APPROVAL OF MINUTES:** July 28, 2004

 **ACTION: Approved**

**RESOLUTION: SIA-02-04 Northwest Elementary School #8 Site –**

Substantially in Accord with the County Comprehensive Plan **(Three Chopt District) – Staff: Jean Moore**

 **ACTION: Approved**

**SET A PUBLIC HEARING:** Amendment to the zoning ordinance to provide A-1 Zoning for parcels and lots that become part of the County on January 1, 2005 pursuant to a boundary line adjustment.

 **ACTION: Approved for Public Hearing On October 27, 2004**

**WORK SESSION** - Amendment to the A-1 District of the Zoning Ordinance for increase in lot size and lot widths and amendments to the zoning and subdivision ordinances regarding public water and sewer requirements.  
**(Report by Lee Tyson)**



**ACTION: Approved for Public Hearing on October 27, 2004**

**ADJOURN**ed at 12:20 p.m.