

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

January 26, 2005

TRANSFER OF APPROVAL

POD-12-04

Darby House (Formerly The Meadows at Victoria Park)

Nancy S. Rose for Darbytown Meadows, LLC: Request for approval of a transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Interfaith Housing Corporation to Darbytown Meadows, LLC. The 8.92-acre site is located at the southern terminus of Shirleydale Avenue, approximately 790 feet south of the intersection of Shirleydale and Darbytown Roads on parcel 807-710-5328. The zoning is R-5, General Residence District. County water and sewer. (**Varina**)

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.

(Staff Report by Michael Kennedy)



ACTION: Approved

TRANSFER OF APPROVAL

POD-70-80

Enterprise Car Rental (Formerly Bojangles)

7919 W. Broad Street

Edward M. Farley, IV for 1st Commonwealth Properties: Request for approval of a transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Broad Street Corporation to 1st Commonwealth Properties. The 0.85-acre site is located along the south line of W. Broad Street (U.S. Route 250) approximately 450 feet east of Enterprise Parkway on parcel 764-751-1299. The zoning is B-3, Business District. 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.

(Staff Report by Michael Kennedy)



ACTION: Approved

TRANSFER OF APPROVAL

POD-39-02

Cost Plus World Market @ The Shoppes at Best Buy – 11198 W. Broad Street

Mr. Hugh Tierney for Ruby Restaurant, Inc.: Request for approval of a transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Glenbrook-Brookriver, LLC to Ruby Restaurant, Inc. The 2.697-acre site is located on the north side of W. Broad Street (U.S. Route 250) approximately 300 feet west of the intersection of W. Broad Street and Brookriver Drive on parcel 743-761-3546. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, 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 Michael Cooper)

 **ACTION: Approved**

LANDSCAPE & LIGHTING PLAN

LP/POD-67-02

Millspring Townes, Section 3 – Hungary Springs Road

Bay Design Group, P.C. for Wilton Development Corporation: 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 5.49-acre site is located along the west line of Hungary Springs Road, approximately 200 feet north of Olde West Drive on parcel 765-757-8865. The zoning is RTHC, Residential Townhouse District (Conditional) and C-1, Conservation District. **(Brookland)**

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-78-02

Three Chopt Village Phase 2

Three Chopt Road

James River Nurseries for Three Chopt Village, LLC: 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 32.6-acre site is located on the north line of Three Chopt Road, approximately 1,400 feet west of Gaskins Road at 10700 Three Chopt Road on parcels 749-755-4576 and 6396. The zoning is R-6C, General Residence 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**

PLAN OF DEVELOPMENT – ARCHITECTURAL PLANS (*Deferred from the December 15, 2004, Meeting*)

POD-47-04

Retail Building & Bank – Town Center @ Twin Hickory – Nuckols Road

Hankins & Anderson for Twin Hickory (E&A), LLC: Request for approval of architectural plans, as required by Chapter 24, Section 24-106 of the Henrico County Code, for a 4,000 square foot retail building and a 3,700 square foot bank with drive-thru facilities. 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 elevations for the Bank of America building 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.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and 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.
34. 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.

(Staff Report by Michael Cooper)



ACTION: Deferred to February 23, 2005

PLAN OF DEVELOPMENT

POD-92-04

Goddard School Expansion - Town Center @ Twin Hickory

Hankins & Anderson, Inc. for D & B Holdings, LLC, Salvatore Oliveri, Et Als and The Goddard School: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 4,500 square foot school building and associated parking as an addition to an existing shopping center. The 0.39-acre site is located along the south line of Old Nuckols Road, approximately 600 feet west of the intersection of Old Nuckols Road and Nuckols Road, between the existing Goddard School and Shady Grove Animal Clinic on parcel 745-773-8662 and part of 745-773-6955. 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 revised plans as requested. Staff has several concerns for the original plan submitted. First, the proposed building must be relocated out of the existing utility easement, as required by the Department of Public Utilities. Second, the plan does not satisfy the parking requirement, and therefore should be revised to provide five additional spaces. Third, the overall shopping center calculations are not correct. Finally, staff has asked the applicant to revise the side elevations to provide more windows.

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 installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and 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. 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. continue
29. 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.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by

Henrico County.

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

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT RECONSIDERATION – ARCHITECTURAL PLANS

POD-14-04

Gaskins Professional Offices - Gaskins Road

Balzer & Associates, Inc. for Kathermann & Company, Inc.: Request for reconsideration of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to reconsider the architectural design of eight previously approved, one-story buildings totaling 49,267 square feet for an office park. The 6.81-acre site is located at the southwest corner of Gaskins Road and Three Chopt Road on parcel 749-754-5736. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

The staff recommends approval subject to the annotations on the plans and the standard conditions for developments of this type.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT RECONSIDERATION

POD-117-98

Courtland @ Wyndham

(POD-116-96 Revised)

Youngblood, Tyler & Associates for Prospect Homes, Inc.: Request for reconsideration of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to authorize the elimination of internal sidewalks and the addition of a gazebo in conjunction with 75 previously approved and constructed, two-story townhouses for sale. The 4.9-acre site is located on the west line of Wyndham Park Drive at its intersection with Dominion Club Drive on parcel 740-776-1890. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

The staff recommends approval subject to the annotations on the plans and the standard conditions for developments of this type.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-1-05

Rejoice Christian Church - 1843 Darbytown Road

Hulcher & Associates, Inc. for Rejoice Christian Center and DeFoggi Development &

Construction: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 4,000 square foot church. The 4.00-acre site is located on the west side of Darbytown Road, approximately 600 feet south of Oakland Road on parcel 807-707-7004. The zoning is B-1C, Business District (Conditional). County water and sewer. (**Varina**)

As of the preparation date of the agenda, staff is still reviewing the architectural elevations. 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 Darbytown 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. 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.
27. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning case C-88C-88 shall be incorporated in this approval.
29. 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.
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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
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.
33. 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

**PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION
POD-2-05**

Moore Hummer –Dominion Boulevard and Sadler Road

Bay Design Group, P.C. for George & Irma Goldstein and Wilton Development Corporation:

Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2(e)(3) of the Henrico County Code, to construct a two-story, 24,386 square foot automotive dealership. The 3.46-acre site is located on the southwest corner of Dominion Boulevard and Sadler Road on parcel 747-761-2937. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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

23. The right-of-way for widening of Sadler Road and Dominion Boulevard 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 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 Sadler Road and the west side of Dominion Boulevard.
26. All repair work shall be conducted entirely within the enclosed building.
27. The proffers approved as a part of zoning cases C-42C-01 and C-43C-04 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. 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. 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 Christina Goggin)



ACTION: Approved

**PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION
POD-3-05**

Rainbow Station @ Wyndham–Wyndham Park
Drive and Nuckols Road

Balzer & Associates, Inc. for HHHunt Corporation and R. Earl Johnson: Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 106.2 of the Henrico County Code, to construct two, one-story buildings, totaling 19,534 square feet, to be used for a day care facility. The 6.80-acre site is located at the northeast corner of the intersection of Wyndham Park Drive and Nuckols Road on parcels 741-776-3595 and 740-777-8434. The zoning is O-1C, Office District (Conditional) and R-4AC, One-Family Residence 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 asked the applicant to revise the layout so that all development occurs within the O-1C portion of the property. The transitional buffer deviation would shift the required buffer to the edge of the property. Building Inspections and the Fire Department have asked the applicant to provide a separation of at least 20 feet between the two proposed buildings. Details for the proposed fire access between the two buildings is required as well. Finally, the proposed play area should be relocated so that it meets the required setbacks.

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 proffers approved as a part of zoning cases C-29C-89 and C-48C-90 shall be incorporated in this approval.
 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 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 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.
 31. The applicant shall consolidate both parcels associated with this plan into one, and provide sufficient evidence of such as determined by the Director of Planning, prior to construction plan approval.
- (Staff Report by Michael Cooper)**



ACTION: Deferred to February 23, 2005

PLAN OF DEVELOPMENT

POD-4-05

Best Buy @ Brook Road – Brook Road and Technology Park Drive

VHB, Inc. for Best Buy Stores, L.P., Bank of Essex, Riner Realty LLC, and RS Brook Road:

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, 45,000 square foot building, to include a 30,000 square foot retail use and four additional tenant spaces. The 5.59-acre site is located at the northeast corner of the intersection of Brook Road (U.S. Route 1) and Technology Park Drive on parcels 783-768-9476, 783-768-8493 and 783-769-9024. The zoning is B-3C, Business District (Conditional) and M-1, Light Industrial District and C-1C, Conservation District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, staff has not received a revised plan, as requested. There are several outstanding concerns regarding the original plan. First, the Traffic Engineer and VDOT are requiring a right turn lane to be constructed in the Brook Road right of way in this development. Second, the proposed loading dock at the rear of the retail building attached to Best Buy should be relocated to meet the proffered 300-foot setback requirement from Holly Glen subdivision. Third, calculations should be provided to demonstrate compliance with the proffered 20 percent open space requirement. Fourth, dumpster enclosure details should be provided for the retail building. Finally, floorplans and building elevations should be provided for the attached retail building.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the 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. The proffers approved as a part of zoning cases C-113C-88 and C-116C-88 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. 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 conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

34. 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 February 10, 2005

PLAN OF DEVELOPMENT MASTER PLAN

POD-8-05

Willow Lawn

Re-Development Phase 2 (POD-63-04 Revised)

VHB, Inc. for Federal Realty Investment Trust: Request for approval of a revised plan of development master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to redevelop an existing shopping center and retail strip center including demolition of a 47,250 square foot section of the existing shopping center, two additions totaling 19,550 square feet to the retail strip center, a 12,000 square foot addition to the shopping center and the addition of three outparcels. The sum total of all the proposed additions is 49,550 square feet. The 37.25-acre site is located at 1601 Willow Lawn Drive at the southeast corner of W. Broad Street (U.S. Route 250) and Willow Lawn Drive on part of parcels 773-736-2918 and 773-736-6272. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

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

23. Only retail business establishments permitted in a B-2 zone may be located in this center.

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

25. 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.

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

29. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

30. 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: Approved

PLAN OF DEVELOPMENT

POD-82-04

Family Dollar

421 Laburnum Avenue

Michael D. Hunkler, P.E. for Alan Waserstein, Lease Florida, Inc. and The Hutton Company:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 8,000 square foot retail building. The 0.72-acre site is located at 421 E. Laburnum Avenue at the southwest corner of the intersection of E. Laburnum Avenue and Waddey Street on parcel 794-738-0040. The zoning is B-1, Business District. County water and sewer.
(Fairfield)

The site is an abandoned, vandalized, service station on a small, shallow parcel near Essex Village. The neighborhood would greatly benefit from a redevelopment of this site. The BZA granted a variance in December which reduced the rear yard setback by 15 feet. Still, there are numerous outstanding issues with this plan. They include the width of the landscape areas along Laburnum Avenue and Waddy Street; lack of a raised landscape island; missing fire flow calculations; inadequate fire lane width and exterior building materials which include metal panels on three sides of the building.

As of the preparation date of the agenda, staff cannot recommend approval. 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 contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
27. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
28. 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.
29. Provide exterior walls of brick or split faced integral color CMU.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-5-05

Grayson Hill, Section 1 - Patterson Avenue and Gaskins Road

E. D. Lewis & Associates, P.C. for Gaskins Centre, LC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 50, two and three-story townhouses units for sale with a club house and swimming pool. The 14.836-acre site is located on the southeast corner of Patterson Avenue (State Route 6) and Gaskins Road on parcels 745-741-0907 (part), 745-740-9892 (part) and 746-741-3665. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review. 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 installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
23. The subdivision plat for Grayson Hill, Section 1, shall be recorded before any building permits are issued.
24. The entrances and drainage facilities on Patterson Avenue (State Route 6) 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. A standard concrete sidewalk shall be provided along the east side of Gaskins Road and the south side of Patterson Avenue.
28. Outside storage shall not be permitted.
29. The proffers approved as a part of zoning case C-35C-04 shall be incorporated in this approval.
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. 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. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
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.
33. 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.
34. 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.

35. 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.

36. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.

37. The unit house numbers shall be visible from the parking areas and drives.

38. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-6-05

King's Kids Christian Academy – 2210 Carter Street

Engineering Design Associates for Church of Greater Refuge: 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, 6,060 square foot church school. The 4.430-acre site is located at 2210 Carter Street at the northeast corner of Carter Street and Hargove Avenue on parcel 801-735-7255. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield)**

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

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

28. 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 Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-7-05

Tuckahoe Village Shopping Center – Eastern Shops Addition

Koontz-Bryant, P.C. for Tuckahoe Village Shopping Center, Corporation and Richard Johnson:

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, 6,378 square foot commercial retail building within an existing shopping center. The 16.09-acre site is located at 11204 Patterson Avenue (State Route 6) at the northwest corner of Patterson Avenue and Lauderdale Drive on parcel 737-742-5676. The zoning is B-2, Business District. County water and sewer. **(Tuckahoe)**

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

23. Only retail business establishments permitted in a B-2 zone may be located in this center.
24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
25. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
26. 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.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
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. 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.
30. 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: Approved

**PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION
POD-9-05**

Eudailey & Company Real Estate Office – 9012 Three Chopt Road
(POD-87-79 Revised)

Mozingo & Associates for William E. Eudailey, The B Group: Request for approval of a revised plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106, 24-106(3)(a) and 24-106.2 of the Henrico County Code, to construct a two-story, 4,000 square foot office building. The 0.478-acre site is located at 9012 Three Chopt Road on the east line of Three Chopt Road, approximately 400 feet south of the intersection of Three Chopt Road and N. Parham Road on parcel 754-747-5520. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

This plan would replace an existing residence converted to a branch bank in 1979 by removing only the building and keeping access, internal driveways, and parking unchanged. The site was rezoned last August to Office District, which would require a Transitional Buffer 10 on two sides. A Transitional Buffer Deviation has been requested. There is one outstanding issue on which the staff and the owner do not agree. That is the provision of a sidewalk along Three Chopt Road.

Tuckahoe Middle School and Ridge Elementary School are located one block south of the site and provide a sidewalk along Three Chopt Road to Pamela Drive. There is no sidewalk in front of the existing three residences between this site and Pamela Drive. However, in order to meet the County's policy of providing a sidewalk on the same side of a road as the school, staff recommends a sidewalk.

Staff recommends acceptance of the Transitional Buffer Deviation request for a 10 foot reduction in the transitional buffer 10 along the eastern and southern property lines for the following reasons. This would allow the existing drive way and existing six-foot board-on-board fence located near the property line to remain. Only the existing building would be replaced and the internal circulation would not have to change. Staff recommends enhanced landscaping in the existing 15-foot landscape strip abutting Three Chopt Road. This recommendation is in keeping with the spirit and intent of the ordinance by provision of the plant material required per the buffer in an alternate, more prominent location.

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-34C-04 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. A standard concrete sidewalk shall be provided along the north side of Three Chopt Road.
31. Details of the enclosure for trash receptacles in the rear of the building, in lieu of an enclosed dumpster, shall be included with the construction plans.
32. Prior to construction plan approval, provide a rear access isle width acceptable to the Fire Chief.
33. Prior to construction plan approval, provide 50-10 detention or a waiver from the Director of Public Works.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-10-05

Independent Insurance Agents of Virginia – 8600 Mayland Drive
(POD-75-77 Revised)

Koontz-Bryant, P.C. for Independent Insurance Agents of Virginia: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, for a one-story, 5,500 square foot addition to an existing office building. The 1.19-acre site is located on the east side of Mayland Drive, approximately 500 feet west of N. Parham Road on parcel 757-753-6144. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

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

23. The right-of-way for widening of Mayland Drive 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
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 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. 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.
31. 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.

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

33. Prior to final construction plan approval, a construction, ingress/egress and maintenance agreement shall be recorded and submitted to staff for the northern drive aisle connection to parcel 757-753-9760.

(Staff Report by Christina Goggin)



ACTION: Approved

ALTERNATIVE FENCE HEIGHT & LIGHTING PLAN (*Deferred from the December 15, 2004, Meeting*)

POD-78-04

The Village @ Willow Run

Wistar Road

Foster & Miller, P.C. for Verizon Virginia Inc. and Wilton Development Corporation: Request for approval of an alternative fence height and lighting plan, as required by Chapter 24, Sections 24-95(1)(6), 24-106 and 24-106.2 of the Henrico County Code. The 17.3-acre site is located on the north line of Wistar Road, approximately 413 feet east of Shrader Road on parcels 767-751-0480 and 5291, 767-752-3012, 5942 and 7623 and part of 766-752-5952. 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 received a revised plan, as requested. The staff recommendation will be made at the meeting.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Dominion Townes, Section 3 (January 2005 Plan)

Creighton Road Koontz-Bryant, P.C. for EJD Associates, Inc.: The 7.75-acre site proposed for a subdivision of 21 single-family townhomes is located on the western terminus of Mitchelltree Boulevard, along the western boundary of Mitchelltree Subdivision on part of parcel 810-728-3075. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)** 21 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:

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. 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."

15. The proffers approved as part of zoning case C-41C-04 shall be incorporated in this approval.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION (*Deferred from the December 15, 2004, Meeting*)
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 the agenda, the staff has not had an opportunity to review 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 subdivisions not served by public utilities, the following additional conditions are recommended:

4. **AMENDED** – This approval is the conditional plat only. Final approval of the plat shall not be granted until such time as the Virginia Department of Health has granted approval for sewage disposal on all lots or until a final plat is prepared that conspicuously indicates all lot(s) not receiving Virginia Department of Health approval for sewage disposal, and which states that there shall be no construction on lots without such approval. Details of approved sewage disposal systems and reserved areas for such systems shall be included with the final construction plan prior to construction plan approval.

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 the east side of Osborne Turnpike and the north side of Kingsland 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. 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.

(Staff Report by Jim Strauss)



ACTION: Deferred to February 23, 2005

SUBDIVISION

Kingsland Green (January 2005 Plan)
8950 Buffin Road

Engineering Design Associates for Ruth and John Yahley and Centex Homes: The 82.465-acre site proposed for a subdivision of 61 single-family homes is located at 8950 Buffin Road at the northwest corner of Buffin Road and Kingsland Road on parcel 821-678-7061. The zoning is A-1, Agricultural District. County water and sewer. **(Varina)** 61 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 Buffin Road and Kingsland Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

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.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Roundabout Estates (January 2005 Plan)
9421 Varina Road

Engineering Design Associates for Ralph & Judith Allen: The 88.14-acre site proposed for a subdivision of 61 single-family homes is located at 9421 Varina Road, approximately 2,000 feet south of Kingsland Road on parcels 817-674-9022 and 816-674-7114. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 61 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. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Varina Road and I-295 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

12. Each lot shall contain at least one acre.

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.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Seelman Estates (January 2005 Plan)
2355 New Market Road

Engineering Design Associates for Donald & Sandra Seelman: The 6.75-acre site proposed for a subdivision of 5 single-family homes is located along the south line of New Market Road (State Route 5) approximately 488 feet west of Mill Road on parcel 813-688-3947. The zoning is A-1, Agricultural District. County water and sewer. **(Varina)** 5 Lots

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

12. Provide underground utilities as suggested by the Route 5 overlay guidelines.
(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION (*Deferred from the December 15, 2004, Meeting*)

Wilton Parkway (December 2004 Plan)
New Market Road to Osborne Turnpike

Youngblood, Tyler & Associates, P.C. for Florence C. Garton et al., William R. & R. A. Pumphrey, Ronald B. Kiser, Life Int., Stirel M., Jr. & A. J. Paston, David B. & Barbara L. Kiser, James H., Jr. & V.H. Palmer, Interstate Construction Corp., Ralph H. Wigton, Kermit L., Sr. & B. J. Cephas, Eugene B. & Shirley S. Moyer, Jeffrey T. & J. L. K. White, Susan J. McDonald, Nathan E. & Dawne D. Jones, Glauson Investments Corp., and HHHunt Corp.: The 20.95-acre site proposed for a public road is located at its eastern terminus on New Market Road (State Route 5), approximately 300 feet north of Battlefield Park Road, to its western terminus, approximately 1100 feet west of the intersection of Osborne Turnpike and Mill Roads on parcels 809-692-4528, 809-691-6235, 809-691-2613, 808-690-7572, 808-690-3884, 808-690-0946, 808-690-1074, 808-690-9385, 805-688-7568, 803-687-7700, 803-686-8177, 803-686-8950, 803-686-7753, 803-686-6854, 803-686-5549, 803-686-4052, 803-686-2162, 803-686-1847, 803-686-9862, 802-686-9466, 802-686-7867, 803-686-2025, 803-686-0426 and 798-683-5459. The zoning is A-1, Agricultural District and R-2A, One-Family Residence District. **(Varina)** 0 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, the standard conditions for subdivisions served by public utilities are recommended.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to February 23, 2005

SUBDIVISION

Westin (January 2005 Plan) - Axe Handle Lane

Youngblood, Tyler & Associates, P.C. for HHHunt Corporation: The 49.91-acre site proposed for a subdivision of 34 single-family homes is located at the northern terminus of Axe Handle Lane on parcel 732-774-7514. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Three Chopt) 34 Lots**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. Staff would note that the approval of this subdivision would result in more than 50 lots on a single point of access at Kain Road and Axe Handle Lane. A possible second point of access does not appear possible at this point in time. In addition, the applicant has been asked to coordinate their proposed development with the Westridge East (January 2005 Plan), which also appears on this agenda.

Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional condition is 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 status of the existing "old roads" shown on the subdivision plat shall be resolved to the satisfaction of the County Attorney and the Director of Planning prior to the recordation of a plat containing any impacted lots.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Westridge East (January 2005 Plan) - Sawdust Drive

Engineering Design Associates for Neil A. and A.H.W. Sonenklar: The 12.649-acre site proposed for a subdivision of 9 single family homes is located at the eastern terminus of Sawdust Drive on parcels 733-773-6063, 1348 and 732-773-9849. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Three Chopt) 9 Lots**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Staff cannot recommend approval of the street design as shown on the original plan. The applicant has been asked to coordinate their proposed development with the Westin (January 2005 Plan), which also appears on this agenda. That subdivision proposes a stub street to this parcel.

Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional condition is 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.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to February 23, 2005

SUBDIVISION

Englewood (January 2005 Plan)

Three Chopt Road and Barrington Hills Drive E. D. Lewis & Associates for John J. Hanky, The JJH Corporation & Barrington Valley, John J. & Ima M. Liesfeld and Liesfeld Family LLC: The 5.69-acre site proposed for a subdivision of 5 single-family homes is located on the southwest corner of Three Chopt Road and Barrington Hills Drive on parcels 742-759-4953; 741-760-8628 (part); 741-759-9340; 742-759-0145 and part of 742-759-2727. The zoning is R-2C, One-Family Residence District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**
5 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. Prior to requesting recordation, the developer shall furnish a letter from Plantation Pipeline stating that this proposed development does not conflict with its facilities.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Three Chopt Road and the 15-foot-wide planting strip easement along Barrington Hills Drive 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 proffers approved as part of zoning case C-71C-03 shall be incorporated in this approval.
16. 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.
17. 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.
18. Prior to final approval, the engineer shall furnish the Planning staff with a plan showing a dwelling situated on lots Nos. 2 and 5 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

(Staff Report by Christina Goggin)



ACTION: Approved

SUBDIVISION

Frostick Hills (January 2005 Plan)
Wilkinson Road

QMT, Timothy L. Rohrmoser for Chamberlayne Rec. Association and Windsor Enterprises: The 2.5-acre site proposed for a subdivision of 3 single family homes is located at the intersection of Wilkinson Road and N. Wilkinson Road on parcel 792-753-4981. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Fairfield)** 3 Lots

The staff recommends conditional approval subject to the annotations on the plans and the standard conditions for subdivisions served by public utilities.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION (*Deferred from the December 15, 2004, Meeting*)

Morgan Pointe (October 2004 Plan)

Foster & Miller, P.C. for Andronikos and Evangelia Moudilos and Winterfield Road Development, LLC: The 29.683-acre site proposed for a subdivision of 20, single-family homes is located on the west line of Pouncey Tract Road, approximately 2,975 feet north of the intersection of Nuckols Road and Pouncey Tract Road on parcel 734-776-1774. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Three Chopt)** 20 Lots

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

5. **AMENDED** – This approval is of the conditional plat only. Final approval of the plat shall not be granted until such time as the Virginia Department of Health has granted approval for sewage disposal on all lots or until a final plat is prepared that conspicuously indicates all lot(s) not receiving Virginia Department of Health approval for sewage disposal, and which states that there shall be no construction on lots without such approval. Details of approved sewage disposal systems and reserved area for such systems shall be included with the final construction plan prior to construction plan approval.

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

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.

14. 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.

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 Jim Strauss)



ACTION: Approved

SUBDIVISION

Arbil Acres (January 2005 Plan) - Mill Road

Foster & Miller, P.C. for William E. Elmore, Sr., and Arbil Investments, L.C.: The 68.78-acre site proposed for a subdivision of 50 single-family homes is located approximately 1,500 feet east of Chickahominy Branch Drive along the north line of Mill Road on parcels 767-777-9367 and 768-774-4492. The zoning is R-1AC, One-Family Residence District (Conditional). County water and sewer. **(Brookland)** 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 served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 21,500 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. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Mill Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

15. The proffers approved as part of zoning case C-62C-04 shall be incorporated in this approval.

16. 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.

17. 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.

18. The existing dwelling on parcel 768-774-4492 shall be connected to public water and/or public sewer prior to the recordation of the subdivision plat.

19. The cul-de-sac at the end of the proposed street shall be designed large enough to accommodate any size Henrico County school bus.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Camp Hill (January 2005 Plan)

Foster & Miller, P.C. for Watkins-Varina L.C., Kornblau/Eagle CHW Investments, L.C. and Camp Hill Development, LLC: The 8.09-acre site proposed for a subdivision of 6 single-family homes is located 900 feet south of Darbytown Road on the north boundary line of proposed Camp Hill Subdivision on parcels 832-688-9219 and 833-686-7681. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 6 Lots

As of the preparation date of the agenda, staff has not completed its review of this plan. This request is for six lots on an eight-acre parcel of land adjacent to the previously approved Camp Hill Subdivision (October 2003 Plan). The proposed road would connect to a road approved with the first subdivision. A minor revision to the original plan to convert a cul-de-sac to a stub road is required.

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

4. **AMENDED** –This approval is of the conditional plat only. Final approval of the plat shall not be granted until such time as the Virginia Department of Health has granted approval for sewage disposal on all lots or until a final plat is prepared that conspicuously indicates all lot(s) not receiving Virginia Department of Health approval for sewage disposal, and which states that there shall be no construction on lots without such approval. Details of approved sewage disposal systems and reserved areas for such systems shall be included with the final construction plan prior to construction plan approval.

10. **AMENDED** - Prior to recordation of the plat, the developer shall provide a buildable area plan showing information for each lot within the subdivision. These plans shall be a part of the revised construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (front building line), the area of each lot found to be suitable for the location of the septic drainfield system and reserved drainfield area on the lot, or alternative system, and if applicable, the 100 year floodplain location, the area of each lot exclusive of floodplain, and Chesapeake Bay Act Preservation areas and setback dimensions when applicable.

12. Each lot shall contain at least 1 acre, exclusive of floodplain areas.

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

14. Prior to requesting 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. The covenants should establish conditions to provide

for perpetual upkeep of the historic fort/breastworks to be preserved within the common area, including interpretive signage or other facilities provided.

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. No more than 50 lots may be recorded on a single point of access, inclusive of lots approved with the Camp Hill (October 2003 Plan) and Camp Hill (May 2004 Plan).

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 Planning Office and Division of Recreation and Parks prior to final approval of the construction plans.

18. If a geologic exploration and a geo-technical study is performed by a geo-technical firm representing the applicant to determine if the proposed development may impact ground water quality and quantity at Camp Holly Springs, a copy of the study and recommendations shall be submitted to the Planning Office and the Health Department prior to final approval of the construction plans.

19. Lots approved as part of this subdivision shall be included in the overall phasing plan for the Camp Hill (October 2003 Plan), subdivision, which shall be submitted with the first application for final approval for either subdivision, and which shall be updated with each subsequent application.

20. Utility easements for future County sanitary sewer main extensions, including permanent and construction easements, shall be shown on the final construction plans in locations mutually acceptable to the applicant and the Director of Public Utilities. Such easements shall be shown on the subdivision plat prior to recordation.

21. Any application for final approval which does not substantially conform to the plat as approved for conditional approval as determined by the Director of Planning, shall be submitted for reconsideration by the Planning Commission.

22. Prior to final approval of the construction plans, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.

(Staff Report by Michael Cooper)



ACTION: Approved

SUBDIVISION

Shady Grove Meadows (January 2005 Plan)

Shady Grove Road

Foster & Miller, P.C. for William Leroy Ellis, Margie Dawson, Anne Nuckols; Jacqueline L. and Edward L. Disse, Jr. and BMJ, LLC: The 8.0-acre site proposed for a subdivision of 14 single-family homes is located along the west line of Shady Grove Road, approximately 550 feet south of the intersection of Shady Grove Road and Homes Lane on parcels 742-771-2730 and 742-771-5837. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 14 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 13,500 square feet.
 13. The detailed plant list and specifications for the landscaping to be provided within the 30-foot-wide planting strip easement along Shady Grove Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
 14. A County standard sidewalk shall be constructed along the west side of Shady Grove Road.
 15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
 16. The proffers approved as part of zoning case C-53C-04 shall be incorporated in this approval.
 17. 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.
 18. A cash proffer, in accordance with the requirement of proffer #12 of rezoning case C-53C-04, shall be paid by the developer to Henrico County prior to the issuance of any building permits.
- (Staff Report by Michael Cooper)**

 **ACTION: Approved**

SUBDIVISION

The Village @ Osborne (January 2005 Plan)
7101 Osborne Turnpike

Foster & Miller, P.C. for Finer Homes, Inc., John W. Nelson and Elizabeth N. Gottwald and WWLP Development, LLC: The 41.758-acre site proposed for a subdivision of 64 single-family homes on zero lot lines is located at 7101 Osborne Turnpike, approximately 4,500 feet north of Burning Tree Road on parcels 802-696-9269 and 803-696-6866. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Varina)** 64 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.
(Staff Report by Ted McGarry)

 **ACTION: Approved**

SUBDIVISION

Westhampton Glen (January 2005 Plan)
Patterson Avenue

Bay Design Group, P.C. for SCI Virginia Funeral Services, Inc. and Wilton Development Corporation: The 22.6061-acre site proposed for a subdivision of 37 single-family homes is located along the north side of Patterson Avenue (State Route 6) approximately 1,700 feet west of the intersection

of Patterson Avenue and Gaskins Road on part of parcel 744-742-5871. The zoning is R-2C, One-Family Residence District (Conditional). County water and sewer. **(Tuckahoe)** 37 Lots

As of the preparation date of the agenda, staff has not received revised plans, as requested. The original plan includes a lot that does not meet the required 100-foot lot width requirement. Also the applicant should work with the Traffic Engineer and VDOT to determine the final location of the proposed entrance to the subdivision. Any changes necessary in regard to this issue should be reflected on the revised plan as well.

Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 18,000 square feet.
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-73C-03 shall be incorporated in this approval.
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. The detailed plant list and specifications for the landscaping to be provided within the 100-foot-wide planting strip easement along Patterson Avenue shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
17. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along the eastern property line adjacent to the Westhampton Memorial Park shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
18. A cash proffer, in accordance with the requirement of proffer #12 of rezoning case C-53C-04, shall be paid by the developer to Henrico County, prior to the issuance of any building permits.
19. A tree survey for the trees to remain within the 10 and 20-foot proffered buffers shall be submitted to the Department of Planning for review and approval, prior to construction plan approval.
20. All trees to be preserved within the 10 and 20-foot buffers shall be clearly identified with a tree protection device, as determined by the Director of Planning, prior to any cleaning on the property.

(Staff Report by Michael Cooper)



ACTION: Deferred to February 23, 2005

SUBDIVISION

Millside (January 2005 Plan)

Mill Road and Chickahominy Branch Drive

A. G. Harocopos & Associates, P.C. and Ahsan Qureshi for Arshad Mahmood: The 1.19-acre site proposed for a subdivision of 2 single-family homes is located at the southwest corner of the intersection of Mill Road and Chickahominy Branch Drive on parcels 767-774-1547 and 2445. The zoning is R-2, One-Family Residence District. County water and sewer. **(Brookland)** 2 Lots

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

12. Each lot shall contain at least 18,500 square feet.
 13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Mill 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.
- (Staff Report by Michael Cooper)**

 **ACTION: Deferred to February 23, 2005**

SUBDIVISION

Old Washington Place, Section 2 (January 2005 Plan)

Old Washington Highway

Michael E. Doczi & Associates, PLLC for Alva F. Kinsey and Attack Properties: The 7.142-acre site proposed for a subdivision of 13 single-family homes is located on the west side of Old Washington Highway, approximately 200 feet north of Haley's Hollow Road on parcels 771-769-3917 (part), 4349 and 5669. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Brookland)** 13 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 subdivisions served by public utilities, the following additional conditions are recommended:

12. The plan must be redesigned to provide at least the 80-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along CSX Railroad and within the 25-foot-wide planting strip easement adjacent to M-2 zoning 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. A landscape strip planted with an evergreen buffer (4 large and 2 small trees per 80 linear feet) will be provided at the rear of all lots adjacent to M-2 zoning.
17. Prior to final subdivision approval, legal status for the abandoned roadbed must be provided to the

satisfaction of the County Attorney and the Director of Planning. The existing private road shall be held in reserved unless all parties having legal interest give consent for road to be removed or provide a quit claim deed.

(Staff Report by Christina Goggin)



ACTION: Approved

SUBDIVISION

Scandia Farms (January 2005 Plan)

Scandia Road Barthol Design Associates, P.C. for Scandia Farm LLC: The 19.77-acre site proposed for a subdivision of 14 single-family homes is located along the south line of Scandia Road, approximately 2,250 feet east of the intersection of Scandia Road and White Oak Road on parcel 859-702-4468. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)**
14 Lots

As of the preparation date of the agenda, staff has not received a revised plan, as requested. The original plan includes a lot that does not meet the 150-foot lot width requirement. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the standard conditions for subdivision 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

PUBLIC HEARING: Comprehensive Plan Amendment for the Brook Road Commercial Area
(Staff Presentation by John Marlles)



ACTION: Recommended to the Board of Supervisors

APPROVAL OF MINUTES: December 15, 2004 Day and Evening Minutes



ACTION: Approved

ADJOURNed at 12:05 p.m.