

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

January 25, 2006

**AGENDA**

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**9:00 A.M.**

**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:** Leslie News

**EXPEDITED AGENDA:** Leslie News

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL:** Ted McGarry

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**FOR INFORMATIONAL PURPOSES ONLY**

**Subdivision:** Arbil Acres (January 2005 Plan)  
**Magisterial District:** Brookland  
**Original No. of Lots:** 50  
**Remaining Lots:** 50  
**Previous Extensions:** 0  
**Year(s) Extended Recommended:** 1 Year - 1/24/07

**Subdivision:** Henley (January 2005 Plan)  
**Magisterial District:** Three Chopt  
**Original No. of Lots:** 80  
**Remaining Lots:** 80  
**Previous Extensions:** 0  
**Year(s) Extended Recommended:** 1 Year - 1/24/07

**Subdivision:** Kingsland Green (January 2005 Plan)  
**Magisterial District:** Varina  
**Original No. of Lots:** 61  
**Remaining Lots:** 61  
**Previous Extensions:** 0  
**Year(s) Extended Recommended:** 1 Year - 1/24/07

**Subdivision:** Malvern Hill Manor (January 2001 Plan)  
**Magisterial District:** Varina  
**Original No. of Lots:** 121  
**Remaining Lots:** 121

**Previous Extensions:** 4  
**Year(s) Extended Recommended:** 1 Year - 1/24/07

**Subdivision:** Roundabout Estates (January 2005 Plan)  
**Magisterial District:** Varina  
**Original No. of Lots:** 61  
**Remaining Lots:** 61  
**Previous Extensions:** 0  
**Year(s) Extended Recommended:** 1 Year - 1/24/07

**Subdivision:** Scandia Farms (January 2005 Plan)  
**Magisterial District:** Varina  
**Original No. of Lots:** 14  
**Remaining Lots:** 14  
**Previous Extensions:** 0  
**Year(s) Extended Recommended:** 1 Year - 1/24/07

**Subdivision:** Westin (January 2005 Plan)  
**Magisterial District:** Three Chopt  
**Original No. of Lots:** 34  
**Remaining Lots:** 34  
**Previous Extensions:** 0  
**Year(s) Extended Recommended:** 1 Year - 1/24/07

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## **TRANSFER OF APPROVAL**

### **POD-110-03**

Mulligan's (Formerly Bullwinkles Restaurant)

**Mega Office Furniture for YSJ, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RIC Capital Adventures, LLC and East Coast Oil Corporation to YSJ, LLC. The 2.871-acre site is located at 8006 W. Broad Street (U.S. Route 250) at the intersection of Fountain Avenue and Enterprise Parkway and W. Broad Street on parcel 764-752-4572. The zoning is M-1, Light Industrial District and B-3- Business District. County water and sewer. **(Brookland)**

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

1. The site deficiencies, as identified in the inspection report, dated December 6, 2005, shall be corrected by May 30, 2006.

**(Staff Report by Tony Greulich)**

 **ACTION: Approved**

**TRANSFER OF APPROVAL**

**POD-55-75 & POD-46-94**

Brookfield Commons

**Hirschler Fleischer for Direct Invest Ventures, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Chambertin, L.P. to Direct Invest – Brookfield Commons LLC; and Direct Invest –Brookfield Commons 1, LLC through and including Direct Invest – Brookfield Commons 14, LLC. The 6.822-acre site is located at 6600 W. Broad Street (U. S. Route 250) at the northeast corner of the intersection of W. Broad Street and Dickens Road on parcel 768-743-7194. The zoning is O-3, Office District. County water and sewer. **(Brookland)**

The site deficiencies, as identified in the inspectors report, dated July 5, 2005, have largely been satisfactorily addressed. The one outstanding issue of re-paving the site has still not been resolved, and as a result the staff recommendation will be made at the meeting.  
**(Staff Report by Tony Greulich)**

 **ACTION: Approved**

**TRANSFER OF APPROVAL**

**POD-44-01**

Silver Retail Building - 9851 Brook Road

**Mega Office Furniture for YSJ, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RIC Capital Adventures, LLC and East Coast Oil Corporation to YSJ, LLC. The 2.871-acre site is located at 8006 W. Broad Street (U.S. Route 250) at the intersection of Fountain Avenue and Enterprise Parkway and W. Broad Street on parcel 764-752-4572. The zoning is M-1, Light Industrial District and B-3- Business District. County water and sewer. **(Brookland)**

The new owner, Cedar – Virginia Commons, LLC has agreed to be jointly responsible for compliance with the conditions of approval for this retail building. Greengate Central Park Limited Partnership is also purchasing a portion of the property subject to the conditions of this plan of development. Staff recommends the approval of this transfer request.  
**(Staff Report by Ted McGarry)**

 **ACTION: Approved**

**TRANSFER OF APPROVAL**

**POD-44-01**

Silver Finance Office - 9853 Brook Road

**John W. Steele for Greengate Central Park Limited Partnership:** Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Virginia Center Ventures, LLC to Greengate Central Park Limited Partnership. The 0.947-acre site is located at 9853 Brook Road (U.S. Route 1) on parcel 783-768-8646. The zoning is M-1, Light Industrial District. County water and sewer. **(Fairfield)**

The new owner, Greengate Central Park Limited Partnership has agreed to be jointly responsible for compliance with the conditions of approval for this office building. Cedar – Virginia Commons, LLC is also purchasing a portion of the property subject to the conditions of this plan of development. Staff recommends approval of this the transfer request.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

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#### **TRANSFER OF APPROVAL**

##### **POD-56-74**

Commonwealth Tents (Formerly Bertozzi Warehouse)

**John Hodgson for W&H, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from A. Bertozzi, Inc. to W&H, LLC. The 3.076-acre site is located on the east line of Greendale Road between Irisdale Avenue and Greenway Avenue at 5603 Greendale Road on parcel 775-745-7650. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

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: Deferred to February 22, 2006**

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#### **TRANSFER OF APPROVAL**

##### **POD-38-97**

North Henrico Customer Service Center DMV

**Michael Rothermel, Esq. for Matthews Family, II, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Robert B. Ball, Sr. to Matthews Family, II, LLC. The 2.0-acre site is located on the east line of Brook Road (U.S. Route 1) 40 feet southeast of Georgia Avenue at 9015 Brook Road on parcel 784-760-4960. The zoning is B-3, General Business District. County water and sewer. **(Fairfield)**

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**

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**LANDSCAPE & LIGHTING PLAN**

**LP/POD-27-05**

River Road Church Baptist

Parking Addition – 8 N. Ridge Road

**William H. Spell, LLC for River Road Church Baptist, Trustees:** Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 0.66-acre site is located on the west line of N. Ridge Road, approximately 600 feet north of River Road on parcel 757-734-4720 and part of 757-734-4606. The zoning is R-1, One-Family Residence District. (**Tuckahoe**)

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 landscape and lighting plans are recommended.

**(Staff Report by Jim Strauss)**



**ACTION: Approved**

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**LANDSCAPE & LIGHTING PLAN**

**LP/POD-46-04**

Sifen Self Storage –

Laburnum Avenue and Creighton Road

**Balzer and Associates for Michael D. Sifen:** 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 6.67-acre site is located on the west side of Laburnum Avenue approximately 550 feet south of the intersection of Laburnum Avenue and Creighton Road on parcel 808-729-7538. The zoning is M-1C, Light Industrial District (Conditional). (**Varina**)

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The revised plan was requested to address outstanding issues regarding transitional buffer plantings. The staff recommendation will be made at the meeting. Should the Commission act on this request the standard conditions for landscape and lighting plans are recommended.

**(Staff Report by Tony Greulich)**



**ACTION: Approved**

## **SUBDIVISION**

**Ligon Estates** (January 2006 Plan)

Darbytown Road

### **Balzer & Associates, Inc. for McClure Family Realty, LLC and Windswept Development:**

The 56.11-acre site proposed for a subdivision of 29 single-family homes is located along the north line of Darbytown Road approximately 800 feet east of Carter's Mill Road on parcel 845-689-5462. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield.

**(Varina) 29 Lots**

The staff has asked the applicant to investigate providing stubs to adjacent parcels with potential for future development. As of the preparation of the agenda, staff has not received the requested information. Should the Commission act on this request, 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 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."
12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Darbytown Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
13. If Civil War Era earthworks are found on the site, the developer shall provide the Henrico Recreation & Parks Department the opportunity to document, photograph and map the earthworks.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

## **SUBDIVISION**

**Old Springfield Farm** (January 2006 Plan)

4133 Old Springfield Road

### **Balzer & Associates, Inc. for Virginia Craft Homes, Inc., Steven A. Serafim and Dilnessaw**

**Biten:** The 7.5325-acre site proposed for a subdivision of 15 single-family homes is located on the south line of Old Springfield Road approximately 430 feet east of Springfield Court on parcels 762-771-2433 and 762-771-7035 (part). The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Brookland) 15 Lots**

Currently, 66 lots have been approved on a single point of access in this area. This approval will create a total of 80 lots on this access point. The recent rezoning of the property contemplated this increase in 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. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Old Springfield Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. The proffers approved as part of zoning case C-48C-05 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.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

**PLAN OF DEVELOPMENT** (*Deferred from the December 14, 2005, Meeting*)

**POD-77-05**

Byrd Center Expansion – Phase 6 and 7  
2800 Charles City Road (POD-38-00 Revised)

**Engineering Design Associates for Medalist & Wre-Byrd LLC:** Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two, one-story, office/warehouses consisting of a 93,000 square foot Phase 6 and a 70,000 square foot Phase 7. The 19.792-acre site is located at 2800 Charles City Road, approximately 600 feet east of Laburnum Avenue on parcel 818-709-1325. The zoning is M-1, Lighting Industrial District. County water and sewer. (**Varina**)

There are two outstanding issues. First, the proposed sanitary sewer serving Phases 6 and 7 conflicts with a County force main sewer. Redesign is needed. Second, the fire flow calculations need revision. As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

30. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.

31. Provide dumpster pads and enclosures for the 15 dumpsters in the parking spaces located at the rear of the existing Byrd Center buildings. Include the enclosure details in the construction plans. All enclosure details shall be masonry except for the gates.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the December 14, 2005, Meeting*)

**Hoke Brady Farm** (October 2005 Plan)

Kingsland Road

**Engineering Design Associates for Charlie H. Purks, Sr. and D. P. Purks Trust and G & G Limited:** The 126.30-acre site proposed for a subdivision of 43 single-family homes is located on the north line of Kingsland Road between Varina Road and the U.S. Park Service property on parcel 812-674-1758 The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina) 43 Lots**

This revised plan was deferred from the Planning Commission's December 14, 2005 meeting, in order for the Varina Commissioner to meet with concerned citizens and the National Park Service.

The revised plan provides for a 40-foot planting strip easement along the National Battlefield Park property and includes the requirement that the dwellings on lots 12 through 16 be constructed with the dwellings' front facing the park land. Both design elements were requested by the Park Service. A hard surface walking trail within a 10-foot common area connecting Fort Brady Drive and the Park property is recommended abutting the north side of the Broaddus parcel.

Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

11. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.

12. The detailed plant list and specifications for the landscaping to be provided within the 40-foot-wide planting strip easement along the National Battlefield Park property and a 25-foot planting strip easement along Kingsland Road, shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

13. 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.

14. Walking trails shall be improved with a hard surface or packed gravel. Provide details in the subdivision construction plans.

15. Provide 10 feet of landscaped common area on the north side of the Broaddus parcel to connect Fort Brady Drive and the Richmond National Battlefield Park property. Provide an improved hard surface or packed gravel walking trail to the park property.

16. If a cemetery is found on the site, the developer shall provide the Henrico Recreation & Parks Department the opportunity to document, photograph and map the cemetery.

17. Lots 12 through 16 shall have dwellings constructed with a minimum of one architectural front facing the National Battlefield Park property.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

## **SUBDIVISION**

**Saint Claire Ridge Townhomes** (January 2006 Plan)

Mechanicsville Turnpike

**Engineering Design Associates for Russell R., Jr. & J. H. Thompson, Josephine and I.B. McGhee, Joann Turner and V. M. Little and Loftis Real Estate & Development:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 54, two-story townhomes. The 4.85-acre site is located on Mechanicsville Turnpike on part of parcels 800-730-7438 and 3223. The zoning is R-5, General Residence District. County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Currently, Planning and Public Works Design cannot recommend approval of the submitted plan. Planning needs a plan that provides the 30' rear yard setback from the individual lot lines and Public Works Design Division needs 50/10 water quantity calculations. Should the Commission act on this request, in addition to the standard conditions for residential townhouse subdivisions served by public utilities, the following additional conditions are recommended:

13. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide common area along Mechanicsville Turnpike 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 east side of Mechanicsville Turnpike.

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-58C-04 shall be incorporated in this approval.

17. 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.

18. 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 Christina Goggin)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-76-05**

St. Claire Ridge Condominiums – Elkridge Lane and 20th Street

**Engineering Design Associates for Joann Turner and V. M. Little and Loftis Real Estate & Development:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 37, two-story detached condominiums. The 6.981-acre site is located at the north intersection of Elkridge Lane and 20th Street, adjoining the northwest property line of the Oak Hill Subdivision on parcel 800-730-7438 (part). The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. Currently, Planning and Public Works Design cannot recommend approval of the submitted plan. Planning needs a plan that provides 18' x 18' driveways that do not overlap on the project sidewalks to provide required parking and Public Works Design Division needs 50/10 water quantity calculations. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
27. The proffers approved as a part of zoning case C-58C-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. 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.

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.

34. 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.

35. 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.

36. A 20-foot planting strip to preclude ingress or egress adjacent to Elkrige Lane, Binford Lane and Hobson Lane shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.

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.

39. The developer shall maintain a cumulative record of the amount of brick utilized on the front elevations and garage count and provide such record to the County with each building permit submission and issued building permit revision request to confirm conformance with the proffered conditions.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

## **SUBDIVISION**

**Shady Oaks Farm** (January 2006 Plan)

Yarnell Road

**Engineering Design Associates for Elizabeth M. and Raymond A., Jr., Powell:** The 25.467-acre site proposed for a subdivision of 16 single-family homes is located on the southwest side of Yarnell Road, approximately 1,050 feet south of the intersection of Willson Road and Yarnell

Road, on parcel 813-696-8421. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina) 16 Lots**

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

11. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
12. Each lot shall contain at least 43,560 square feet.
13. Prior to requesting recordation, the developer shall furnish a letter from Colonial Pipeline stating that this proposed development does not conflict with its facilities.
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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. 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 Tony Greulich)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-78-05**

Cole Run – Zero Lot Line - Cole Boulevard at I-295 and Brook Road

#### **Hulcher and Associates for RMA/Hunton, LC and Cole Boulevard Development, LLC:**

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 13 zero lot line detached single-family dwellings. The 2.77-acre site is located approximately 600 feet east of the intersection of Berrymeade Hills Terrace and Cole Boulevard on parcel 783-764-5602. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Fairfield)**

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

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. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
27. A standard concrete sidewalk shall be provided along the north side of Cole Boulevard.
28. A 10-foot planting strip to preclude ingress or egress along the building side of the sewer easement along the property line abutting I-295 shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
29. A 10-foot planting strip along the proposed Everson Terrace shall be shown on the approved plans. The details shall be included with the required landscape plan for review and approval.
30. A 10-foot planting strip easement along the west side of the development that abuts the Berrymeade Hills subdivision shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
31. The proffers approved as a part of zoning case C-5C-05 shall be incorporated in this approval.
32. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
33. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
34. 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.
35. The subdivision plat for Cole Run shall be recorded before any building permits are issued.

**(Staff Report by Tony Greulich)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-1-06**

Union Bank & Trust @ Hickory Park – Hickory Park Drive

#### **Jordan Consulting Engineers, P.C. for HHHunt Corporation and Union Bank & Trust**

**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, 3,132 square foot bank with drive through facilities. The 1.100-acre site is located at the southwest corner of the intersection of Nuckols Road and Hickory Park Drive on parcel 747-771-2430. The zoning is O-3C, Office District (Conditional). 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:

24. The right-of-way for widening of Nuckols Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The 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. A standard concrete sidewalk shall be provided along the south side of Nuckols Road and the east side of Hickory Park Drive.

28. The proffers approved as a part of zoning case C-13C-02 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. 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.

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

34. 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.

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.

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-2-06**

Collegiate Upper School Parking Lot – N. Mooreland Road

**Draper Aden Associates for The Collegiate 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 parking lot addition. The 12.18-acre portion of the 53.12 acre site is located at the southeast corner of N. Mooreland Road and Tarrytown Drive on parcels 747-735-6082, 748-736-1139 and 748-737-1411. The zoning is R-2, One-Family Residence District and R-1, One-Family Residence 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:

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
26. Outside storage shall not be permitted.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. 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 Kevin Wilhite)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & SPECIAL EXCEPTION POD-3-06**

Gayton Terrace Addition - Gayton Road  
(POD-24-97 Expired)  
(POD-92-99 Expired)  
(POD-77-82 Revised)

**E. D. Lewis & Associates, P.C. for Aspen Gayton Terrace, LLC:** Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-2, 24-94b and 24-106 of the Henrico County Code, to construct a four-story, 53-foot, 143,295 square foot addition to an existing assisted living/ adult care facility for seniors, for a total of 195 units. The special exception would authorize a building over three stories and 45 feet in height. The 9.874-acre site is located along the east line of Gayton Road at 12401 Gayton Road, approximately 600 feet south of the intersection of Ridgefield Parkway and Gayton Road on parcel 732-750-7894. The zoning is R-6C, General Residence District (Conditional). County water and sewer.

**(Tuckahoe)**

As of the preparation date of the agenda, the staff has not received revised architectural elevations, as requested. Revised elevations have been requested to add additional architectural features to the existing building to more closely resemble the treatment of the new addition. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for developments of this type and 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.
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. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
27. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning cases C-45C-05 and C-95C-96 in this approval.
29. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
30. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
31. Before the final plan is approved, the developer shall submit to the Department of Public Works and the Department of Planning a report prepared by a qualified professional engineer specifying the proposed treatment of mine shafts and scars.
32. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
33. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
34. 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.
35. 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.
36. 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 Tony Greulich/Jim Strauss)**



**ACTION: Approved**

**PLAN OF DEVELOPMENT & MASTER PLAN** (*Deferred from the January 12, 2006, Meeting*)

**POD-64-05**

Antioch Baptist Church



1384 New Market Road  
(POD-39-96 Revised)

**Engineering Design Associates for Antioch Baptist Church:** Request for approval of a revised plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a Phase 1, two-story, 546-seat sanctuary and a one-story, 8475 square foot education building, a Phase 2 parking lot and a Phase 3, 2400 square foot education building expansion. The 4.62-acre site is located at 1384 New Market Road along the east line of New Market Road (State Route 5) between Chatsworth Road and Freeless Street on parcels 804-700-1773, 3054 and 3543. The zoning is A-1, Agricultural District. County water and sewer. **(Varina)**

The Planning Commission deferred this request to January 25, 2006 from the January 12 Rezoning meeting. However, due to the holidays in this time period, there was not sufficient time to meet the legal notice requirements. The staff recommends deferral of this request to the February 22, 2006 Planning Commission hearing.

**(Staff Report by Ted McGarry)**



**ACTION: Deferred to the February 22, 2006**

**APPROVAL OF MINUTES:** November 16, 2005 Minutes



**ACTION: Approved**

**DISCUSSION ITEM:** Set Work Session for Briefing on Status of Update to the 2026 Comprehensive Plan for February 9, 2006 at 4:45 p.m.



**ACTION: Approved**

**ADJOURNed at 11:08 a.m.**