

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**March 22, 2006**

The submission deadline for this hearing date was February 3, 2006.

For questions about the agenda, contact Diana Carver, 501-4606.

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**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:** Jim Strauss

**EXPEDITED AGENDA:** Jim Strauss

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

**PLANNING COMMISSION APPROVAL**

**Subdivision:** Effinger Drive (A Ded. of a Port. of Effinger Drive) (June 1998 Plan)

**Magisterial District:** Fairfield

**Original No. of Lots:** 0

**Remaining Lots:** 0

**Previous Extensions:** 6

**Year(s) Extended Recommended:** 1 Year - 3/28/07

**FOR INFORMATIONAL PURPOSES ONLY**

**Subdivision:** Wilton Parkway (December 2004 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 0

**Remaining Lots:** 0

**Previous Extensions:** 0

**Year(s) Extended Recommended:** 1 Year - 3/28/07

**TRANSFER OF APPROVAL**

**POD-14-05**

Linden Pointe (Formerly Village Springfield)

**Robert Babcock for HHHunt:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Eagle Construct of Virginia, Inc. to HHHunt Homes. The 10.36-acre site is located at the southwest corner of the intersection of Staples Mill Road (U.S. Route 33) and Springfield Road on parcel 761-769-6447. The zoning is R-5AC, General Residence District (Conditional). 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)**  
(Applicant's Representative: Robert Babcock)



**ACTION: Approved**

**TRANSFER OF APPROVAL** (*Deferred from the February 22, 2006, Meeting*)  
**POD-56-74**

Commonwealth Tents (Formerly Bertozzi Warehouse)  
5603 Greendale Road

**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 with the following condition:

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated January 25, 2006, and such deficiencies shall be corrected by May 31, 2006.

**(Staff Report by Michael Kennedy)**  
(Applicant's Representative: John Hodgson)



**ACTION: Deferred to September 27, 2006**

**TRANSFER OF APPROVAL** (*Deferred from the February 22, 2006, Meeting*)  
**POD-14-02**

Long & Foster Office Building – 3991 Williamsburg Road

**Hirschler Fleischer for Wilton Development Corporation:** 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 Wilton Development Company to Wilton Family Investments II, L.C. The 3.15-acre site is located at 3991 Williamsburg Road on parcel 847-711-9746. The zoning is B-3, Business District. County water and sewer. **(Varina)**

A site inspection for compliance with the approved conditions is complete and only minor landscaping discrepancies have been found. The new owner Wilton Family Investments II, L.C. accepts and agrees to be responsible for continued compliance with the conditions of the original approval, and has agreed to correct the deficiencies as identified in the inspector's report dated November 11, 2005. As of the preparation date of this agenda, the staff had not received a timetable from the owner on the correction of the landscaping deficiencies on this transfer of

approval. The staff's recommendation will be provided at the meeting.

**(Staff Report by Ted McGarry)**

(Applicant's Representative: Brenda Kalimerakis)



**ACTION: Approved**

**LANDSCAPE & LIGHTING PLAN**

**LP/POD-14-04**

Gaskins Professional Offices

**Balzer & Associates for Katherman & Company, Inc.:** 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 6.81-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). **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard condition for landscape and lighting plans are recommended.

**(Staff Report by Michael Kennedy)**

(Applicant's Representative: Andrew Scher, C.L.A.)



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the February 22, 2006, Meeting*)

**North James Estates** (February 2006 Plan)

Midview and New Markets Roads

**Balzer & Associates, P.C. for Margaret Moore c/o Carl L. Moore, Anirav Swim Club and Hamlin Homes:** The 22.42-acre site proposed for a subdivision of 52 single-family homes is located on the northeast corner of New Market Road (State Route 5) and Midview Road on parcel 803-702-3640 and part of 804-702-0772. The zoning is R-3, One-Family Residence District. County water and sewer. **(Varina)** 52 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of revised conditional plan. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
13. Each lot shall contain at least 11,000 square feet.
14. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along New Market Road and Midview Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

15. A County standard sidewalk shall be constructed along the east side of New Market Road and the north side of Midview Road.

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

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.

**(Staff Report by Christina Goggin)**

(Applicant's Representative: Brandon Sovick)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-11-06**

Settlers Ridge, Section B

**Balzer & Associates for Settlers Ridge LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 49 detached dwellings for sale with zero lot lines. The 15.165-acre site is located at the southwest intersection of Burning Tree Road and S. Laburnum Avenue, adjacent to Pocahontas Parkway (State Route 895) on parcels 806-692-0994 and part of 805-692-4564. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. (**Varina**)

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

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.

24. The subdivision plat for Settlers Ridge, Section B shall be recorded before any (building permits/occupancy permits) are issued.

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

26. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.

27. The proffers approved as a part of zoning case C-74C-03 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. 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 developer shall provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.

33. 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.

**(Staff Report by Tony Greulich)**

(Applicant's Representative: Matt Lillis)



**ACTION: Approved**

## **LIGHTING PLAN**

### **LP/POD-47-04**

Retail Building at the Town Center at Twin Hickory

**Jared Wilson and Ray Weston of Edans & Avant:** Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 1.61-acre site is located at the southwest corner of the intersection of Old Nuckols Road and Nuckols Road in the Town Center at Twin Hickory Shopping Center on parcel 745-773-9641. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

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

**(Staff Report by Jim Strauss)**

(Applicant's Representative: Jared Wilson)



**ACTION: Approved**

## LANDSCAPE & LIGHTING PLAN

### LP/POD-61-04

Greendale Road Warehouse

**Tommy Cullather:** 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 .757-acre site is located at the northwest corner of Briar Lane and Greendale Road on parcel 775-746-2420. The zoning is M-1, Light Industrial, District. **(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. Should the Commission act on this request, the standard condition for landscape and lighting plans are recommended.

#### **(Staff Report by Michael Kennedy)**

(Applicant's Representative: Tommy Cullather)



**ACTION: Approved**

## SUBDIVISION RECONSIDERATION

**Cedar Grove** (June 1998 Plan)

Reconsideration as Cedar Grove (March 2006 Plan)

**Timothy L. Rohmoser and QMT for Gregory Windsor:** An undeveloped section was granted conditional approval in 1998. The 6.87-acre section proposed for a subdivision of 22 single-family homes is located at the northwest corner of Hungary Road and Cedar Grove Way on parcel 777-760-8255. The zoning is R-3AC, One-Family Residence District (Conditional). County water and sewer. **(Fairfield)** 22 Lots

This reconsideration has been requested by the developer of Cedar Grove to relieve him of his commitment to connect road C1-1 (Leslie Lane) to the western property line of his development adjacent to the Kibler property.

In 1998, Windsor Enterprises, LLC purchased an 83.6 acre parcel along the north line of Hungary Road approximately 1000 feet east of Electra Lane in the Woodman Terrace subdivision. The Planning Commission granted conditional approval of the subdivision Cedar Grove June 1998 Plan at its June 30, 1998 meeting. The approval authorized 191 lots. All but 22 lots have been developed.

During this time the applicant attempted to purchase the Kibler property but was unsuccessful. Windsor Enterprises now wishes to complete the development and he asks to not stub Leslie Lane to his property line.

He has asked for reconsideration in order to delete the condition which requires extension of Leslie Lane to the property line. He has two reasons for this request. First, when the Kibler parcel is developed, the Cedar Grove Homeowners Association would have no control over the architectural standards within their boundaries. Second, he is concerned any connection to the Kibler parcel would encourage enjoyment of the Cedar Grove tot lot and nature trail by outside parties without the obligation of financial support.

There are no design issues with block length, number of lots or second points of access.

The Planning staff has no objection to the removal of the Leslie Lane stub road at this time.

A copy of both the 6-30-98 staff plan and the revised plan with no stub roads is included in your packet.

**(Staff Report by Ted McGarry)**

(Applicant's Representative: Timothy L. Rohrmoser)



**ACTION: Approved**

## **SUBDIVISION**

**Glasswyck** (March 2006 Plan)

**Hulcher & Associates for Clarendon Associates, LLC and Nora Investments, L.C.:** The 5.70-acre site proposed for a subdivision of 9 single-family homes is located on the south side of Mountain Road, approximately 0.3 mile west of Courtney Road on parcel 765-769-5497. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer.  
**(Brookland) 9 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 proffers approved as part of zoning case C-64C-05 shall be incorporated in this approval.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Mountain Road on Lot 1 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
14. Prior to construction plan approval, the owner shall provide proof that a quit claim deed has been recorded which would relinquish his rights, if any, to Good Oak Lane (private).
15. At the terminus of Glasswyck Court, provide proper access to Good Oak Lane (private).

**(Staff Report by Ted McGarry)**

(Applicant's Representative: Wayne E. Mayton)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT, MASTER PLAN & TRANSITIONAL BUFFER DEVIATION**

**POD-14-06**

Faith Community Baptist Church  
(POD-74-02 Revised)  
1903 Cool Lane

**Hulcher & Associates for Faith Community Baptist Church:** Request for approval of a revised plan of development, master plan 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 one-story,

10,000 square foot multipurpose building for church use. The 3.10-acre site is located approximately 400 feet east of Mechanicsville Turnpike (U.S. Route 360) on parcel 798-726-9359. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

This plan is a resubmission of POD-74-02. The parcel is zoned B-3 and is adjacent to R and A zoning on the southern, eastern and northern property lines. The applicant is requesting transitional buffer deviations to reduce the buffer from 35 feet to 6 feet on the eastern and southern property lines and 15 feet on the northern property line. The applicant requested the same deviations for POD-74-02 and granted was by the Planning Commission at that time. The applicant is providing a simulated wrought iron fence to be supplemented with landscaping per Commission's and Police request in 2002.

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.
24. The right-of-way for widening of Cool Lane 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 drainage facilities on Mechanicsville Turnpike (State Route 360) shall be approved by the Virginia Department of Transportation and the County.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. A standard concrete sidewalk shall be provided along the south side of Cool Lane.
29. Outside storage shall not be permitted.
30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
31. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
32. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
33. 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.
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 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.

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.

37. 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.

**(Staff Report by Christina Goggin)**

(Applicant's Representative: Charles Hankins)



**ACTION: Approved**

**SUBDIVISION**

**Mansfield Woods** (March 2006 Plan)

**Bay Design Group, P.C. for Virgil and Evelyn D. Mansfield; O. Woodland Hogg, Jr. and Pam M. Hogg:** The 224.29-acre site proposed for a subdivision of 98 single-family homes is located at the southwestern intersection of Darbytown and Carters Mill Roads, approximately 2,000 feet westward along Darbytown Road and 2,600 feet southward along Carters Mill Road on parcel 842-686-7289. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 98 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

11. 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. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Darbytown Road and Carters 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.

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 Tony Greulich)**  
(Applicant's Representative: Gary Webster)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & SPECIAL EXCEPTION**

### **POD-16-06**

Avington Townhouses

**Bay Design Group, P.C. for Pouncey Tract Development, LLC:** Request for approval of a plan of development and special exception, as required by Chapter 24, Sections, 24-2, 24-94(b) and 24-106 of the Henrico County Code, to construct 52, three and four story townhouse units. The special exception would authorize buildings exceeding 2 ½ stories in height. The 11.7575-acre site is located at 4501 Pouncey Tract Road (State Route 271) on parcel 740-764-5065. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. (**Three Chopt**)

Avington Townhouses is a proposed residential townhouse community located on the east side of Pouncey Tract Road (State Route 271) north of I-64. 52 units are proposed and approximately 125 parking spaces would be provided.

Staff has requested a revised plan that would provide additional open space around the proposed water feature, which would be improved with a fountain and a gazebo. At the time this agenda was prepared; staff had not yet received the revised plan. A formal recommendation will be made at the meeting. In the meantime the following background information is provided for the Planning Commission's consideration:

The subject property was zoned RTHC, Residential Townhouse District (conditional) in November of last year with zoning case C-66C-05. The proposed development would result in a density of 4.42 units per acre. The RTH District permits construction with a maximum nine dwelling density of units per acre.

Pouncey Tract Road is designated as a major collector on the 2010 Major Thoroughfare Plan. This section of Pouncey Tract Road is currently scheduled to be improved in conjunction with construction of the Route 288 connection to I-295. VDOT plans provide that Pouncey Tract Road would be improved with curb and gutter and sidewalks where it abuts the property.

The plan satisfies the applicable zoning requirements and multi-family design standards. The applicable proffers including: unit size and density, buffers, architectural design, amenities, sidewalks and height have also been satisfied. A proffered 25-foot wide landscape buffer will be provided adjacent to Twin Hickory subdivision. The facades of the buildings would be 100 % brick or stone excluding openings or features.

Due to the grade difference at the rear of the property, three of the proposed buildings would be four stories in height on the downhill side and three stories in height on the uphill side, the remaining nine buildings would be three stories in height.

A special exception is required to permit construction of a building in excess of 2½ stories. Due to the grade change on the property staff has no objection to the proposed exception request. Should the Planning Commission approve the Special Exception request, Additional Conditions Numbers 40 and 41 are recommended. Additional Condition Number 40 requires the buildings to have fire sprinklers and Condition Number 41 requires the buildings to have high quality roof materials.

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.
24. The right-of-way for widening of Pouncey Tract Road (State Route 271) 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 entrances and drainage facilities on Pouncey Tract Road (State Route 271) shall be approved by the Virginia Department of Transportation and the County.
27. 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.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. A standard concrete sidewalk shall be provided along the east side of Pouncey Tract Road.
30. The proffers approved as a part of zoning case C-66C-05 shall be incorporated in this approval.
31. 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.
32. 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.
33. 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.

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

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.

37. 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.

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

39. 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.

40. All residential buildings shall have fire sprinkler systems in accordance with the requirements of the Fire Marshall.

41. All residential building roofs shall be finished with shingles having a 50-year and 110-MPH warranty.

**(Staff Report by Michael Kennedy)**

(Applicant's Representative: Gary Webster)



**ACTION: Approved**

## **SUBDIVISION**

**Mason Park** (March 2006 Plan)

**AES Consulting Engineers for Centex Homes:** The 29.32-acre site proposed for a subdivision of 39 single-family homes is located on the north side of Shady Grove Road, approximately 1,100 feet east of the intersection of Shady Grove Road and Pouncey Tract Road on parcel 740-770-5728 and part of parcel 740-770-0883. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Three Chopt)** 39 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 25-

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. The detailed plant list and specifications for the landscaping to be provided within the variable width planting strip easement between proposed lot 36 and the Davis property as shown on the conceptual plan provided with C-13C-05 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

15. A County standard sidewalk shall be constructed along the north side of Shady Grove and along one side of all interior roads.

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

17. The proffers approved as part of zoning case C-13C-05, shall be incorporated in this approval.

18. 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.

19. 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.

20. Prior to the recordation of the plat, the applicant must provide evidence that the 20-foot ingress/egress easement referred to by DB 1502, PG 367 has been abandoned by all parties who retain rights to it.

**(Staff Report by Tony Greulich)**

(Applicant's Representative: Steve Worthington)



**ACTION: Approved**

## **SUBDIVISION**

**Purcell Manor** (March 2006 Plan)

**Koontz-Bryant, P.C. for David C. & Susan G. Landin and Peter Cole:** The 1.73-acre site proposed for a subdivision of 5 single-family homes is located on the west side of Purcell Road, north of the Laurel Square subdivision and between Chariot Street and Maurice Walk Court, approximately 4,200 feet south of the intersection of Mountain Road and Purcell Road on parcel 770-763-7835. The zoning is R-3, One-Family Residence District. County water and sewer.

**(Brookland) 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. Each lot shall contain at least 11,000 square feet.

13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Purcell 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.

**(Staff Report by Christina Goggin)**

(Applicant's Representative: Bill Hestand)



**ACTION: Approved**

## **SUBDIVISION**

**Townsend** (March 2006 Plan)

**Foster & Miller, P.C. for Dominion Land & Development Partnership and The County of Henrico School Board:** The 12.03-acre site proposed for a subdivision of 14 single-family homes on zero lot lines is located on the west line of Francistown Road to the rear of 5180 Francistown Road abutting the south side of Echo Lake Elementary School on parcels 759-768-2312, 759-767-5161 (part) and 2638 and 758-767-8413. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Brookland)** 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. A County standard sidewalk shall be constructed on one side of the interior streets, with the exception of cul-de-sac streets, and along the west side of Francistown Road.

13. The proffers approved as part of zoning case C-82C-05 shall be incorporated in this approval.

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. 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 Ted McGarry)**

(Applicant's Representative: Chris Sims)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-13-06**

Mayland Court (POD-42-03 Revised)

**Foster & Miller, P.C. for Little General Store, Inc. and The Standard Group, 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 a one-story, 3,352 square foot restaurant and retail building. The 0.763-acre site is located on the northwest corner of Mayland Road and Gaskins Road on parcel 751-758-8938. The zoning is M-1C, Light Industrial 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 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. A standard concrete sidewalk shall be provided along the east side of Gaskins Road.
27. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
28. Outside storage shall not be permitted.
29. The proffers approved as a part of zoning case C-7C-81 shall be incorporated in this approval.
30. 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. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
32. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
33. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
34. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-thru facilities, the owner/occupant shall close the drive-thru facilities until a solution can be designed to prevent traffic backup.
35. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
36. 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.
37. 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.
38. 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)**  
(Applicant's Representative: Chris Sims)



**ACTION: Approved**

## **SUBDIVISION**

**Tree of Life, Section 3**

Gayton Road & Favero Road (March 2006 Plan)

**Kevin L. Floyed and M. S. Zasler for Tree of Life, LLC:** The one-acre site proposed for a subdivision of 3 single-family homes is located at the northwest corner of N. Gayton Road and Favero Road on parcels 732-760-3368, 1550 and 0240. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt) 3 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 43,560 square feet.
13. The plan must be redesigned to provide at least the 150-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.
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 Christina Goggin)**  
(Applicant's Representative: Kevin L. Floyd)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

**POD-15-06**

South River Compounding Pharmacy @ Gaskins Place (POD-20-04 Revised)

**McKinney & Company for Commonwealth Foundation for Cancer Research and RBRMOB LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 13,369 square foot, pharmacy and retail building. The 1.64-acre site is located at the southeast corner of Gaskins Road and Mayland Drive on part of parcel 752-757-0556. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this



request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

24. 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.

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 Mayland Drive.

28. Outside storage shall not be permitted.

29. The proffers approved as a part of zoning case C-7C-81 shall be incorporated in this approval.

30. 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. 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.

32. 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.

33. 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.

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 Kevin Wilhite)**

(Applicant's Representative: Stacey Burcin)



**ACTION: Approved**

**APPROVAL OF MINUTES:** February 22, 2006 Minutes



**ACTION: Approved**

**ADJOURNed** at 10:36 a.m.