

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**July 25, 2007**

The submission deadline for this hearing date was June 8, 2007.

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

---

**ROLL CALL:**

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

**EXPEDITED AGENDA:** Leslie News

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL:** Christina Goggin

**FOR PLANNING COMMISSION APPROVAL**

**Subdivision:** Trivett Woods (May 2002 Plan)

**Original No. of Lots:** 8

**Remaining Lots:** 8

**Previous Extensions:** 4

**Magisterial District:** Fairfield

**Year(s) Extended Recommended:** 1 Year - 7/23/08

**FOR INFORMATIONAL PURPOSES ONLY**

**Subdivision:** Boundary @ Edgehill (July 2006 Plan) (Formerly Ivy Hills Estates)

**Original No. of Lots:** 14

**Remaining Lots:** 14

**Previous Extensions:** 0

**Magisterial District:** Varina

**Year(s) Extended Recommended:** 1 Year - 7/23/08

**Subdivision:** Morgan Run (July 2006 Plan)

**Original No. of Lots:** 3

**Remaining Lots:** 3

**Previous Extensions:** 0

**Magisterial District:** Three Chopt

**Year(s) Extended Recommended:** 1 Year - 7/23/08

**Subdivision:** Prosperity Estates (July 2006 Plan)

**Original No. of Lots:** 19

**Remaining Lots:** 19

**Previous Extensions:** 0

**Magisterial District:** Varina  
**Year(s) Extended Recommended:** 1 Year - 7/23/08

**TRANSFER OF APPROVAL** (*Deferred from the June 27, 2007 Meeting*)

TOA  
POD-52-03  
Virginia Center Station – Kim Property – Brook Road

**Jeffrey Meyer for Kim Won Kim and Boo Ok Kim (The Kims):** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Virginia Center Inc. and VC Silver, LLC to Kim Wan Kim and Boo Ok Kim. The 2.439-acre site contains Building B and is a portion of the overall 7.324 acre site. It is located at the northeast corner of Brook Road (U.S. Route 1) and Virginia Center Parkway on parcel 784-768-2228. The zoning is M-1, Light Industrial District. County water and sewer. **(Fairfield)**

As of the preparation date of this agenda, staff has not received a statement by the representative or the owner that states he or she accepts and agrees to continued compliance with the conditions of the original approval. Therefore, a recommendation will be made at the meeting.

Should the new owner accept and agree to be responsible for continued compliance with the conditions of the original approval. Staff can recommend approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspection report, dated June 11, 2007, shall be corrected by October 1, 2007.

The deficiencies include missing and dead landscaping.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Jeffrey Meyer)**



**ACTION: Deferred to September 26, 2007**

**TRANSFER OF APPROVAL**

**POD-72-85**  
The Park @ Innsbrook, Phase IV – 4112 and 4120-4130 Innslake Drive

**Hirschler Fleischer for Clarendon Associates, L.L.C.:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from CUNA Mutual Life Insurance Company to Clarendon Associates, L.L.C. The 2.83-acre site is located along the east line of Innslake Drive, approximately 1,480 feet northeast of Cox Road, on parcel 749-761-9443. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the

conditions of the original approval. The staff recommends approval of this transfer request. Upon inspection, no site deficiencies were identified.

**(Staff Report by Aimee Berndt)**  
**(Applicant's Representative: Brenda Kalimerakis)**



**ACTION: Approved**

**TRANSFER OF APPROVAL**  
**POD-54-93**

Outback Steakhouse – 7919 W. Broad Street

**Jamie Butler for Private Restaurant Properties, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Young Walter H. III and Etal and Outback Steakhouse of Florida to Private Restaurant Properties, LLC. The 2.09-acre site is located on the south side of W. Broad Street (U.S. Route 250), approximately 640 feet west of Hungary Spring Road, on parcel 764-751-1479. The zoning is B-3, Business District. County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, staff has not received an agreement for continued compliance with POD-54-93 from the new property owner. Therefore, a recommendation will be made at the meeting.

Should the new owner accept and agree to be responsible for continued compliance with the conditions of the original approval, staff can recommend approval of this transfer request with the following conditions:

1. The site deficiencies, as identified in the inspection report, dated July 3, 2007, shall be corrected by October 1, 2007.
2. Evidence of a shared parking easement between owners shall be submitted by October 1, 2007.

The deficiencies include missing and dead landscaping, and removal of trash and debris from the site.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Jamie Butler)**



**ACTION: Deferred to September 26, 2007**

**TRANSFER OF APPROVAL**  
**POD-10-00**

Creative Office Environments – 1101 E. Laburnum Avenue

**Wilfred E. Smith for Smith-Thompson:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Virginia DEQ LLC to Sovereign Holdings,

LLC. The 4.257-acre site is located at the intersection of Vawter and E. Laburnum Avenues on parcel 798-737-6288. The zoning is M-1, Light Industrial District. County water and sewer. **(Fairfield)**

A site inspection was performed by staff and there are no known deficiencies on the site. The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Staff is in review of the existing agreement between the neighborhood and the original tenant. The staff recommendation will be made at the meeting.

**(Staff Report by Anthony Greulich)**  
**(Applicant's Representative: Wilfred E. Smith)**



**ACTION: Approved**

### **PLAN OF DEVELOPMENT & SPECIAL EXCEPTION** **POD-50-07**

Hampton Inn @ Glenside Commons (POD-1-04 Revised) - Glenside Drive

**Balzer & Associates, Inc. JLW Associates LLC and Innkeepers USA:** Request for approval of a plan of development and special exception as required by Chapter 24, Sections 24-106 and 24-2 of the Henrico County Code, to construct a four-story, 121 room hotel. The special exception would authorize a building exceeding 45 feet in height. The 3.02-acre site is located along the north line of Glenside Drive, approximately 325 feet west of Bethlehem Road, on parcel 767-747-9244. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff has not received a revised site plan addressing the setbacks to the existing office building in Glenside Commons or the provision of required buffers along the eastern property line, as requested. Also, additional information is needed to determine the required number of parking spaces for this hotel. The staff recommendation will be made at the meeting.

In addition, the applicant is requesting the approval of a special exception to allow for a parapet wall to be constructed to a height of 54 feet. The ordinance allows a maximum height of 49 feet for this type of architectural element in a B-2 district. The applicant is responsible for making his case for the special exception.

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. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-11C-07 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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

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

32. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

33. Ingress and egress of construction traffic on the site shall only be by way of Bethlehem Road.

34. A truck wash shall be utilized to reduce the tracking of mud onto the adjacent public streets.

**(Staff Report by Kevin Wilhite)**

**(Applicant's Representative: Simon Mueller)**



**ACTION: Approved**

## **LANDSCAPE & LIGHTING PLAN**

### **LP/POD-24-06**

The Shops @ John Rolfe Retail Center – Ridgefield and John Rolfe Parkways

**The Wilton Companies for Beverly Hills, 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 3.80-acre site is located at the northeast corner of Ridgefield Parkway and John Rolfe Parkway on parcels 737-750-3281 and 3695. The zoning is B-2C, Business District (Conditional). **(Tuckahoe)**

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

6. Dead plant material in the tree save area shall be removed and replaced no later than the next planting season.

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: Hunter Cockrell)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT RECONSIDERATION**

### **POD-3-07**

Country Inn & Suites (POD-110-83 Revised)  
8007 W. Broad Street

**Dean E. Haskins, ASLA for YSJ, LLC and Monument Hospitality, LLC:** Request for approval of a reconsideration of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a three-story, 43,854 square foot, 71-room hotel. The 1.33-acre site is a portion of the total 2.871 acre site and located in the rear of 8007 W. Broad Street (U.S. Route 250) adjacent to Schrader Road, approximately 900 feet northwest of the intersection of Schrader and Hungary Spring Roads, on part of parcel 764-752-4572. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

Staff has not received comments from the Department of Public Works regarding the proposed revised parking lot layout. The recommendation will be made at the meeting. Should the Commission act on this request, it is recommended that the conditions as previously approved by the Planning Commission on March 28, 2007, should be carried over with one small change; condition No. 38 should be deleted as it refers to this reconsideration before the Planning Commission.

**(Staff Report by Anthony Greulich)**  
**(Applicant's Representative: Dean E. Hawkins)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-39-07**

Cranemasters – Phase III – Williamsburg Road

**Youngblood, Tyler & Associates, P.C. for B&B Properties, LC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 8,000 square foot office and maintenance building with a fueling area for an existing heavy vehicle maintenance facility. The 9.588-acre site is located on the south side of Williamsburg Road (U. S. Route 60), approximately 1,000 feet east of Charles City Road, at 3001 Williamsburg Road on parcel 809-713-6877. The zoning is M-2C, General Industrial District (Conditional) and ASO (Airport Safety Overlay) District. 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.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities

and Division of Fire.

26. The proffers approved as a part of zoning case C-26C-07 shall be incorporated in this approval.

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

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

**(Staff Report by Michael Kennedy)**

**(Applicant's Representative: Anne W. Tignor)**



**ACTION: Approved**

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

### **POD-44-07**

Mt. Vernon Baptist Church Phase 3A and 3B – Nuckols Road and Twin Hickory Road  
(POD-33-01 and POD-24-95 Revised)

#### **Youngblood, Tyler & Associates, P.C. for Trustees of Mount Vernon Baptist Church:**

Request for approval of a plan of development and special exception as required by Chapter 24, Sections 24-106, 24-2 and 24-95(a)(1) of the Henrico County Code, to construct a two-story, 95,729 square foot addition to an existing church for a 1500-seat church sanctuary, offices, classrooms and a spire exceeding 100 feet in height. The special exception would authorize a spire to be placed on top of the sanctuary with a height of 180 feet. The 46.52-acre site is located on Nuckols Road, 390 feet south of Twin Hickory Road, on parcels 748-773-0602 and 748-772-1536. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt)**

As of preparation date of this agenda, staff has not received approval of the proposed BMP location. A special exception is required to construct a 180-foot spire on top of the sanctuary. Staff has researched heights of other steeples throughout the County. Three churches were found to exceed the height of 100 feet permitted by code. These include River Road Baptist Church at 190 feet in an R-1 zoning district, Grove Avenue Baptist Church at 140 feet in an A-1 zoning district, and First Union Baptist Church with a 101 feet tall steeple in an R-4 zoning district.

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, and annotations on the plan, 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. A concrete sidewalk meeting County standards shall be provided along the east side of Nuckols Road.

27. All modular units and the existing brick house must be removed 60 days after any certificate of occupancy permits are issued.
28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
32. Outside storage shall not be permitted.

**(Staff Report by Matt Ward)**  
**(Applicant's Representative: Anne W. Tignor)**



**ACTION: POD - Approved**



**ACTION: Special Exception - Deferred to September 26, 2007**

## **PLAN OF DEVELOPMENT**

### **POD-41-07**

Pouncey Place Shopping Center, Phase 1 – Twin Hickory Lake Drive and Pouncey Tract Road  
(POD-57-86 Revised)

**Bay Design Group, P.C. for Pouncey Place, 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 shopping center with two one-story buildings for a total of 27,630 square feet. The 5.25-acre site is part of a 10.10 acre parcel and is located on the southeast corner of Pouncey Tract Road (State Route 271) and Twin Hickory Lake Drive on part of parcel 740-765-2150. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of preparation date of the agenda, Planning staff has not received a site plan showing the existing parking conditions for current businesses or a master plan showing each phase. The master plan should be similar to the concept plan presented at time of rezoning.

Also, the architectural plans are substantially different from what was proffered. The buildings are required to be generally consistent in quality and style with the architecture of Belgrade Shopping Center as shown in the slideshow.



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, and the annotations on the plan, the following additional conditions are recommended:

24. The right-of-way for widening of Twin Hickory Lake 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 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 concrete sidewalk meeting County standards shall be provided along the east line of Pouncey Tract Road and the south line of Twin Hickory Lake Drive.

30. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.

31. Outside storage shall not be permitted.

32. The proffers approved as a part of zoning case C-027C-05 shall be incorporated in this approval.

33. 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.

34. 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.

35. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

36. 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.

37. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

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

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

40. The owner shall provide evidence before construction approval that access is allowed onto the Virginia Department of Transportation property.

41. No more than 20,000 square feet of leased area can be given a permanent certificate of occupancy until substantial completion (as determined by the Director of Public Works) of widening of Pouncey Tract Road.

42. 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.

43. 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 Matt Ward)**

**(Applicant's Representative: Kenneth Barnes)**



**ACTION: Deferred to September 26, 2007**

## **SUBDIVISION RECONSIDERATION**

### **SUB-26-05**

Kingsland Pointe (January 2005 Plan) – Varina Road

#### **Bay Design Group, P.C. for Ralph and Judith Allen and Williams Realty & Development**

**Corporation:** The 88.24-acre site proposed for a subdivision of 48 single-family homes is located on the east line of Varina Road, opposite its intersection with Patricia Road, and along the west line of Interstate I-295, on parcels 816-674-7144 and 817-674-9022. The zoning is A-1, Agricultural District. County water and sewer. (**Varina**) 48 Lots

Kingsland Pointe was originally approved under the name Roundabout Estates as a 61-lot subdivision by the Planning Commission at their January 26, 2005 meeting. Since that time, wetlands have been identified on the property; and the configuration of lots has been changed and the number of lots has been reduced. An exception to subdivision design standards is requested for a block exceeding 1,320 feet in length. Proposed Barrett Place extends as a cul-de-sac 1,500 feet from its proposed intersection with Grinn Court. Staff has no objection to the request as the property is zoned A-1. The previous version of this subdivision required an exception for two cul-de-sac streets. The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities and the following additional conditions:

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

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

**(Staff Report by Michael Kennedy)**

**(Applicant's Representative: Joseph Faudale)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-43-07**

Broad Street Retail @ Reynolds Crossings – W. Broad Street and Forest Avenue

**Rummel, Klepper & Kahl, LLP for Reynolds Holdings, 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, 10,625 square foot daycare facility with 11 classrooms, a one-story, 5,985 square foot restaurant “A,” and a one-story, 6,683 square foot restaurant “B.” The 6.50-acre site is located on the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Forest Avenue on parcel 767-744-9052. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The staff is recommending approval of the plan of development; however, the staff has recommended some revisions to the architectural design of the restaurants. Staff recommends that the exterior façade facing west towards the entrance to the Westin Hotel have additional brick or stone treatment. 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 concrete sidewalk meeting County standards shall be provided along the north side of Forest Avenue.
27. The proffers approved as a part of zoning case C-13C-07 shall be incorporated in this approval.
28. 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.\
29. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Jim Strauss)**  
**(Applicant's Representative: Malachi Mills)**



**ACTION: Approved**

**PLAN OF DEVELOPMENT**  
**POD-45-07**

Westport Health Care Center Addition – Forest Avenue and Bayberry Court

**Timmons Group for Westport Operations, 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, 7,939 square foot addition to an existing convalescent home, with additional parking. The 6.85-acre site is located on the north side of Forest Avenue, approximately 1,200 feet east of Skipwith Road, on parcel 763-745-0565. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has not received approval from the Department of Public Works regarding right-of-way dedication along Forest Avenue. 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 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 concrete sidewalk meeting County standards shall be provided along the north line of Forest Avenue.
27. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning case C-19C-91 shall be incorporated in this approval.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Joseph Vilseck III)**



**ACTION: Approved**

**PLAN OF DEVELOPMENT**  
**POD-46-07**

Mac Chevron – Eastridge Road

**Mozingo & Associates for PMIG 1014, LLC and Pritipal S. Mac:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story building for a 1,620 square foot convenience store with a 1,620 square foot dwelling above, on a site containing existing fuel pumps. The 0.468-acre site is located on the north side of Eastridge Road, 350 feet east of Parham Road at 1504 Eastridge Road on parcel 754-744-5118. The zoning is B-1, Business District. County water and sewer. **(Three Chopt)**

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

24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Outside storage shall not be permitted.
26. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
27. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
28. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
29. The building shall be constructed of red brick and the brick shall not be painted at any time.
30. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
31. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

**(Staff Report by Michael Kennedy)**  
**(Applicant's Representative: Michael P. Mozingo)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-47-07**

Touchfree Carwash – 10015 W. Broad Street  
(POD-60-81 Revised)

**Mozingo & Associates and Stewart Partners, 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, 2,200 square foot two-bay automatic carwash on a site with an existing office building. The 1.12-acre site is located on the south line of W. Broad Street (U.S. Route 250), approximately 300 feet west of Gaskins Road, on parcel 752-759-1538. 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 limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
26. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) 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 concrete sidewalk meeting County standards shall be provided along south of W. Broad Street (U.S. Route 250).
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-7C-81 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. Deviation from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
34. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
35. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
36. The owner or manager on duty shall be responsible for temporarily closing the car facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
37. 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.

38. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Michael P. Mozingo)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-48-07**

Henrico Doctors Hospital MOB – 1528 Honeygrove Drive  
(POD-8-07 Revised)

**Foster & Miller, P.C. for Henrico Doctor's Hospital-Forest Campus Property, LLC and Trammel Crow 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 four-story, 95,040 square foot medical/office building. The 8.85-acre site is located on the south line of Forest Avenue, approximately 1,300 feet west of Skipwith Road, on parcel 760-744-1480. 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, the following additional conditions:

24. The right-of-way for widening of Forest Avenue 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. Outside storage shall not be permitted.

28. The proffers approved as a part of zoning case C-48C-08 shall be incorporated in this approval.

29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.

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

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

32. Insurance Services Office (ISO) calculations must be included with the plans and contracts

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

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

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.

36. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Alexander A. Grinblat)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-49-07**

Pouncey Tract Daycare – 4683 Pouncey Tract Road

**Balzer & Associates, Inc. for BTR TLEI, LLC and CSG Commercial Builders:** 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, 14,961 square foot daycare facility and a one-story, 9,000 square foot office building. The 3.21-acre site is located on the east line of Pouncey Tract Road (State Route 271), approximately 1,000 feet north of Twin Hickory Lake Drive, on parcel 739-766-7487. The zoning is O-1C, Office District (Conditional) and WBSO, West Broad Street Overlay District. (County water and sewer). **(Three Chopt)**

As of the preparation date of this agenda, staff has not received revised architectural renderings, as requested. Staff has requested and the developer has agreed to increase the amount of brick provided to the roof line and increase the number of columns and gables on both buildings. 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 and annotations on the plans, the following additional conditions are recommended:

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 concrete sidewalk meeting County standards shall be provided along east line of Pouncey Tract Road (State Route 271).
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-48C-98 shall be incorporated in this approval.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
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 Aimee Berndt)**  
**(Applicant's Representative: Andrew Bowman)**



**ACTION: Approved**

**PLAN OF DEVELOPMENT & LIGHTING PLAN** (*Deferred from the June 27, 2007 Meeting*)

**POD-35-07**

McDonalds @ Staples Mill Square – Staples Mill Road

**Carter Design for Staples Mill Square Associates, LLC and McDonald's USA, LLC:**  
Request for approval of a plan of development and lighting plan as required by Chapter 24,

Section 24-106 of the Henrico County Code, to construct a one-story, 4,382 square foot restaurant with drive-thru facilities in an existing shopping center. The 1.321-acre site is located on the north line of Staples Mill Road (U.S. Route 33), approximately 1,100 feet east of Hungary Spring Road, on parcel 768-757-2542 and part of parcel 769-757-1082. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of this agenda, staff is working with the applicant to resolve issues relating to the coordination of the proposed lighting plan with the approved lighting plan for the overall shopping center. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

25. The entrances and drainage facilities on Staples Mill Road (U.S. Route 33) shall be approved by the Virginia Department of Transportation and the County.

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

27. Outside storage shall not be permitted.

28. 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.

29. The proffers approved as a part of zoning cases C-77C-94 and C-35C-97 shall be incorporated in this approval.

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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

33. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.

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. 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.

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 painted to match the building and 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. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

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

**(Staff Report by Matt Ward)**

**(Applicant's Representative: Michelle Carter)**



**ACTION: Approved**

## **SUBDIVISION**

### **SUB-44-07**

John Rolfe Square (July 2007 Plan)

11840 Church Road

**Balzer & Associates, Inc. for Tascon – Pump LLC:** The 12.4-acre site proposed for a subdivision of 40 semi-detached dwellings for sale with zero lot lines is located at the southeastern corner of Pump and Church Roads on parcels 740-755-3511 and 739-755-9019. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Tuckahoe)**  
40 Lots

As of the preparation date of this agenda, the staff has not received any information regarding the status of the proposed entrance feature alteration. Staff has requested that the applicant send notice to all adjacent property owners and attendees of past community meetings pertaining to John Rolfe Square for feedback regarding the proposed change in layout. The newly proposed entrance feature would replace the proffered roundabout entranceway with a community clubhouse, pedestrian walkways, and decorative pavers. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities and annotations on the plan, the following additional conditions are recommended:

12. The proffers approved as a part of zoning case C-50C-06 shall be incorporated in this approval.

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 a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

**(Staff Report by Christina Goggin)**

**(Applicant's Representative: Aaron Breed)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-52-07**

Poplar Springs Baptist Church Sanctuary Addition – 270 Charles City Road  
(POD-40-92 Revised)

**Carter Design for Poplar Springs Baptist Church:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 15,412 square foot, 400-seat sanctuary on an existing church site. The 28.72-acre site is located on the east line of Charles City Road, approximately 1,370 feet south of Fisher Crest Lane, on parcels 842-696-7185, 843-696-3185, 842-697-3510, 842-697-1720, 842-696-5086. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay) District. Individual well and septic tank/drainfield (**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:

24. The right-of-way for widening of Charles City 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 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.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire once public water is available.
28. Outside storage shall not be permitted.
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 applicant shall furnish proof to the Department of Planning that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Lee Pambid)**

**(Applicant's Representative: Michelle Carter)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT RECONSIDERATION**

### **POD-58-06**

The Shops @ White Oak Village – J.C. Penney - S. Laburnum Avenue

**Vanasse Hagen Brustlin, Inc. for Forest City Commercial Group, Inc:** Request for approval of revised architectural plans for the proposed J. C. Penny Store in the Shops @ White Oak Village Shopping Center, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 136.5-acre site is located in a shopping center at the southeast corner of the intersection of S. Laburnum Avenue and I-64, west of the intersection with Audubon Drive on part of parcel 815-718-5710. The zoning is B-3C, Business District (Conditional). County water and sewer.  
**(Varina)**

The applicant has requested approval of a revised architectural design for the J.C. Penney store. As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The recommendation will be made at the meeting. Should the Commission act on the request, the standard conditions for developments of this type are recommended.

**(Staff Report by Jim Strauss)**

**(Applicant's Representative: Jim Richardson)**



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the April 25, 2007 Meeting*)

### **SUB-25-07**

Carters Green (April 2007 Plan) – Meadow Road

**Austin Brockenbrough & Associates, L.L.P. for Rusty Acres:** The 23.8-acre site proposed for a subdivision of 41 single-family zero lot line homes is located on the south line of Meadow Road, approximately 0.70 mile east of Hanover Road (Route 156), on parcels 832-719-2212 and 832-718-1235. The zoning is R-5AC, General Residence District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. (Varina) 41 Lots

The applicant has requested deferral until the September 28, 2007 meeting.

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Ashley Williams)**



**ACTION: Deferred to September 26, 2007**

**SUBDIVISION** (*Deferred from the June 27, 2007 Meeting*)

### **SUB-39-07**

Hanover Meadows (June 2007 Plan) – Hanover Road

**Parker Design Group, Inc. for Raj Prasad and Randy Powers:** The 15.93-acre site proposed for a subdivision of 11 single-family homes is located on the east line of Hanover Road, approximately 65 feet northeast of Midage Road, on parcels 830-721-1453, 5808 and part of 830-720-7285. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)** 11 Lots

As of the preparation date of the agenda, staff has not received a revised plan to show stub street connections to adjacent properties, 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 subdivisions served by public utilities, the following additional conditions are recommended:

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

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Clay Grogan)**



**ACTION: Approved**

## **SUBDIVISION**

### **SUB-42-07**

Brilland West July 2007 Plan)  
Mountain Road and Brilland Court

**Ed Hofmann for Robert P. Bain, LLC:** The 1.19-acre site proposed for a subdivision of 5 single-family homes is located on the north line of Brilland Court, approximately 800 feet east of Mountain Road, on parcel 780-763-0449. The zoning is R-4, One-Family Residential District. County water and sewer. **(Fairfield)** 5 Lots

As of the preparation date of this agenda, staff has not received information from the developer regarding the status of initial tree save areas requested by adjacent property owners. Staff has requested on behalf of the adjacent property owners that fifteen (15) feet of initial tree save be provided to the rear of each lot, but the developer has not agreed.

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

12. Prior to requesting final approval, the engineer shall furnish the Department of Planning Staff a plan showing a dwelling situated on Lot 1 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

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

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

**(Staff Report by Aimee Berndt)**  
**(Applicant's Representative: Ed Hoffman)**



**ACTION: Approved**

## **SUBDIVISION**

### **SUB-47-07**

Prosperity Estates (July 2007 Plan)  
4951 Darbytown Road

**Engineering Design Associates for Robert T & Armendia M. Royster:** The 28.54-acre site proposed for a subdivision of 20 single-family homes is located on the south line of Darbytown Road, approximately 200 feet east of Gill Dale Road on parcel 839-688-6677. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 20 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 condition for subdivisions not served by public utilities, and the following additional conditions are recommended:

11. Each lot shall contain at least 43,560 square feet, exclusive of the flood plain areas.
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. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
15. 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: Randy Hooker)**



**ACTION: Deferred to August 9, 2007**

**APPROVAL OF MINUTES: June 27, 2007 Minutes**



**ACTION: Approved**

**APPROVAL OF 2008 PLANNING COMMISSION CALENDAR**



**ACTION: Deferred to August 9, 2007**

**ADJOURNed at 10:06 a.m.**