

**PLANNING COMMISSION AGENDA**

**FOR**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**SEPTEMBER 24, 2008**

**9:00 A.M.**

**ADDENDUM ATTACHED**



**PLANNING COMMISSION**

E Ray Jernigan, C P C , Chairperson (Varina)  
Bonnie-Leigh Jones, Vice-Chairperson (Tuckahoe)  
Tommy Branin (Three Chopt)  
Ernest B Vanarsdall, C P C (Brookland)  
C W Archer C P C , (Fairfield)  
Richard W Glover, Board of Supervisors Representative  
R Joseph Emerson Jr AICP Director of Planning  
Secretary

**DEVELOPMENT REVIEW AND DESIGN  
DIVISION – DEPARTMENT OF PLANNING**

David D O'Kelly, Jr Assistant Director of Planning  
Leslie A News CLA, Principal Planner  
James P Strauss CLA, County Planner  
Kevin D Wilhite C P C , AICP County Planner  
Michael F Kennedy, County Planner  
Christina Goggin AICP, County Planner  
Anthony R Greulich, C P C County Planner  
Matthew Ward, County Planner  
Greg Garrison County Planner  
Lee Pambid C P C County Planner  
Aimee Berndt, County Planner  
Jonathan W Steele, G I S Manager  
Holly L /inn Office Assistant/Recording Secretary

**ROLL CALL:**

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

**EXPEDITED AGENDA: Leslie News**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid**

**FOR PLANNING COMMISSION APPROVAL**

<b>Subdivision</b>	<b>Original No of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>Newstead Landing (Sept. 2002 Plan)</b>	<b>30</b>	<b>17</b>	<b>5</b>	<b>Varina</b>	<b>09/23/2009</b>
<b>APPROVED</b>					

**FOR INFORMATIONAL PURPOSES ONLY**

<b>Subdivision</b>	<b>Original No of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>Britton Oaks, Sec. 1 (Sept 2004 Plan)</b>	<b>26</b>	<b>26</b>	<b>3</b>	<b>Varina</b>	<b>09/23/2009</b>
<b>SUB-24-04 Bridleton Landing (Sept. 2004 Plan)</b>	<b>158</b>	<b>106</b>	<b>3</b>	<b>Varina</b>	<b>09/23/2009</b>
<b>SUB-25-07 Carters Green (April 2007 Plan)</b>	<b>41</b>	<b>41</b>	<b>0</b>	<b>Varina</b>	<b>09/23/2009</b>
<b>SUB-08-04 Gill Dale Forest (Sept. 2004 Plan)</b>	<b>34</b>	<b>34</b>	<b>3</b>	<b>Varina</b>	<b>09/23/2009</b>
<b>SUB-45-06 Greenwood Manor (Sept. 2006 Plan)</b>	<b>8</b>	<b>8</b>	<b>1</b>	<b>Fairfield</b>	<b>09/23/2009</b>
<b>Hidden Haven (Sept. 2004 Plan)</b>	<b>50</b>	<b>50</b>	<b>3</b>	<b>Varina</b>	<b>09/23/2009</b>
<b>SUB-46-07 Long Bridge Estates (Sept. 2007 Plan)</b>	<b>17</b>	<b>17</b>	<b>0</b>	<b>Varina</b>	<b>09/23/2009</b>
<b>SUB-82-06 Woodman Terrace, Sec. R (Sept. 2006 Plan)</b>	<b>7</b>	<b>7</b>	<b>1</b>	<b>Fairfield</b>	<b>09/23/2009</b>

**TRANSFER OF APPROVAL**

POD-86-75  
Little Caesars Pizza  
(Formerly 7-11) - Laurel  
Park Shopping Center – 9514  
Woodman Rd

**Robert C Perry, Jr. for JD Properties, Ltd. Partnership:**  
Request for transfer of approval as required by Chapter 24  
Section 24-106 of the Henrico County Code from the Southland  
Corporation to JD Properties, Ltd Partnership The 0.722-acre  
site is located on the west line of Woodman Rd. approximately  
240 feet north of Hungary Rd on parcel 773-759-9426 The  
zoning is B-2C District (Conditional) County water and sewer  
**(Brookland)**

**APPROVED/EXPEDITED  
SEE ADDENDUM PAGE 1**

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 June 2, 2008, and such deficiencies shall be corrected by October 31, 2008.

The deficiencies include a parking lot and driveway with several pot holes, cracks in asphalt, and faded parking lot striping, light poles which require repair, a dumpster enclosure gate that is not opaque, a missing stop sign and missing landscaping.

**(Staff Report by Matthew Ward)**  
**(Applicant’s Representative: Robert C. Perry, Jr.)**  
**(Applicable Rezoning Cases and PUPs: C-70C-86)**

**TRANSFER OF APPROVAL**

POD-124-87  
Aaron Rents  
(Formerly La-Z-Boy  
Furniture)  
W Broad St

**Tom Greene for Aaron Rents, Inc.:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Eugene R. Slayden, Jr., Jack D. Downing and LZB Furniture Galleries to Aaron Rents, Inc. The 0.89-acre site is located on the east line of W Broad St (U.S. Route 250) approximately 600 feet north of Bethlehem Road on parcel 766-749-4004. The zoning is B-3, Business District. County water and sewer **(Brookland)**

**DEFERRED BY PC TO  
10/22/08**

As of the preparation date of the agenda, the applicant was still attempting to correct the site deficiencies, as identified in the inspector’s report dated June 10, 2008, prior to the Planning Commission meeting. These deficiencies include missing landscaping, parking lot sealing and striping, missing handicap sign, and fence repair. The staff recommendation will be made at the meeting.

**(Staff Report by Kevin Wilhite)**  
**(Applicant’s Representative: Tom Greene)**

**TRANSFER OF APPROVAL**

POD-141-83  
Wyndham RIC Airport Hotel  
(Formerly Sheraton Airport  
Hotel)  
Laburnum Ave and  
Audubon Dr

**Thompson McMullan, P C. for RMS Airport Hotel, LLC.**  
Request for transfer of approval as required by Chapter 24  
Section 24-106 of the Henrico County Code from  
BRE/Richmond Airport LLC and Airport Garden LP to RMS  
Airport Hotel LLC The 4.384-acre site is located at the  
northwest corner of the intersection of S Laburnum Ave and  
Audubon Dr on parcel 815-716-2042 The zoning is B-2C  
Business District (Conditional) and ASO Airport Safety  
Overlay District County water and sewer **(Varina)**

**APPROVED/EXPEDITED**  
**SEE ADDENDUM PAGE 1**

The Wyndham RIC Airport Hotel is located at the intersection of Laburnum Avenue and Audubon Drive across from The Shops at White Oak Village A bond for the improvements has already been provided

Site deficiencies include misplaced or missing concrete bumper blocks, damaged curb and gutter missing stop bars, and parking lot potholes and cracks as well as faded striping

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 **August 13, 2008**, and such deficiencies shall be corrected by **November 30, 2008**

**(Staff Report by Lee Pambid)**  
**(Applicant’s Representative: J. Christopher Morris)**  
**(Applicable Rezoning Cases and PUPs: C-62C-83)**

**TRANSFER OF APPROVAL**

POD-104-86  
Best Western (Richmond  
Airport Hotel)  
(Formerly Hampton Inn)  
5300 Airport Square Ln

**Praveen Neppalli for SSR Richmond Hospitality, LLC**  
Request for transfer of approval as required by Chapter 24  
Section 24-106 of the Henrico County Code from Madison  
Property Company Richmond Airport Hotel LP Richmond  
Williamsburg Association and Varun Enterprises LLC to SSR  
Richmond Hospitality, LLC The 2.526-acre site is located along  
the east line of Airport Square Lane, approximately 180 feet  
north of Williamsburg Road on parcel 819-714-1786 The  
zoning is B-3 Business District County water and sewer  
**(Varina)**

**APPROVED  
SEE ADDENDUM PAGE 2**

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 August 22, 2008, and such deficiencies shall be corrected by October 8, 2008.

The deficiencies include removing storage containers in parking areas, marking handicap spaces, installing handicap signs and trimming trees covering light poles.

**(Staff Report by Matthew Ward)  
(Applicant’s Representative: Praveen Neppalli)**

**TRANSFER OF APPROVAL**

POD-54-78  
Woodman West Apartments  
1812 Blackburn Road East

**Richard Hurlbert, Esq. for Woodman West Preservation, LP:** Request for transfer of approval as required by Chapter 24 Section 24-106 of the Henrico County Code from Woodman West to Woodman West Preservation, LP. The 16.64-acre site is located on the east side of Woodman Rd across from its intersection with Blackburn Rd on parcel 774-762-2237. The zoning is R-5 General Residence District. County water and sewer **(Fairfield)**

**APPROVED/EXPEDITED**

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

- 1. The applicant shall comply with the terms of the Letter of Agreement from Woodman West, LP to Henrico County with respect to the rehabilitation of Woodman West Apartments by September 29, 2009.

**(Staff Report by Mike Kennedy)  
(Applicant’s Representative: Richard Hurlbett)**

## TRANSFER OF APPROVAL

POD-04-73  
Long and Foster Building  
(Formerly 7,909 SF office  
building)  
8411 Patterson Ave

**Noah K. McKinney, Sr for Patterson Avenue Land Holdings, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richard Nelms and JCB Company, LC to Patterson Avenue Land Holdings, LLC The 0.553-acre site is located on the south line of Patterson Avenue (State Route 6), approximately 500 feet west of Glendale Drive on parcel 755-741-0022 The zoning is O-2 Office District County water and sewer **(Tuckahoe)**

**APPROVED/EXPEDITED**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. All deficiencies, as identified in staff's inspection report dated July 30, 2008, have been corrected. The only deficiency was a missing dumpster screen, which has been provided by the applicant. The staff recommends approval of this transfer request.

**(Staff Report by Aimee Berndt)**  
**(Applicant's Representative: Noah K. McKinney, Sr.)**

## LANDSCAPE & LIGHTING PLAN

LP/POD-64-07  
BJ's Wholesale Club –  
1320-1326 Starling Drive

**VHB for Natick VA Richmond Realty Corp. and BJ's Wholesale Club, 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 12.5-acre site is located on the west line of Starling Drive, approximately 600 feet south of Quioccasin Road, on parcel 751-744-9528. The zoning is B-2C Business District (Conditional) **(Tuckahoe)**

**APPROVED**  
**SEE ADDENDUM PAGE 2**

Staff received a revised plan on the date of the agenda preparation; therefore, staff has not had an opportunity to complete its review of the landscape and lighting plan. The staff recommendation will be made at the meeting.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: John Carty)**  
**(Applicable Rezoning Cases and PUPs: C-76C-86)**

## LANDSCAPE & LIGHTING PLAN

LP/POD-34-07  
Wilton Square –  
W Broad St and Cox Rd

**APPROVED**  
**SEE ADDENDUM PAGE 3**

**Hunter Cockrell for The Wilton Companies, Inc.:** Request for approval of a landscape plan, as required by Chapter 24 Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.51-acre site is located at the northeast corner of W Broad St (US Route 250) and Cox Rd on parcels 748-760-9546 and 6957. The zoning is B-2C Business District (Conditional) **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested showing additional plant material between the parking lot and W Broad St. Should the Commission act on this request, staff recommends approval subject to the annotations on the plan and the standard conditions for the landscape and lighting plans.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Hunter Cockrell)**  
**(Applicable Rezoning Cases and PUPs: C-2C-93, C61C-95)**

**PLAN OF DEVELOPMENT (Deferred from the July 23, 2008 Meeting)**

POD-52-08  
Audubon North –  
Oakleys Lane and I-64  
(POD-34-08 Rev )

**Resource International, Ltd. for The Tetra Companies, 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, 5 000 square foot office building. The 9.46-acre site is located on the southwest corner at the intersection of Oakleys Lane and I-64 on part of parcel 817-717-4199. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer (**Varma**)

**DEFERRED TO 10/22/08**

The applicant has requested a deferral of this case to the October 22, 2008 Planning Commission meeting.

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

- 29 The right-of-way for widening of Oakleys 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.
- 30 The entrances and drainage facilities on Interstate 64 shall be approved by the Virginia Department of Transportation and the County.
- 31 A concrete sidewalk meeting County standards shall be provided along the west side of Oakleys Lane.
- 32 A 25-foot planting strip to preclude ingress or egress along the south side of Interstate 64 shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
- 33 The proffers approved as a part of zoning case C-60C-04 shall be incorporated in this approval.
- 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 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 The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.
- 37 The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area 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.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Matthew T. Faris)**  
**(Applicable Rezoning Cases and PUPs, C-60C-04)**



**PLAN OF DEVELOPMENT (Deferred from the June 25, 2008 Meeting)**

POD-41-07  
Pouncey Place Phase I –  
Twin Hickory Lake Dr and  
Pouncey Tract Rd  
(POD-57-86 Rev )

**DEFERRED TO 12/17/08**

**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 sq 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 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 this agenda, issues related to access to this property through VDOT controlled property have not been resolved. Also a revised plan has not been submitted to show 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. In addition, the Department of Public Utilities cannot recommend approval until a water meter has been proposed for the existing building. Furthermore, the applicant is not in agreement with Staff's request for additional landscaping to separate the shopping center from the existing non-conforming businesses.

Additionally, 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, per the proffers.

The applicant has requested deferral to the **December 17, 2008** Planning Commission meeting.

**(Staff Report by Matthew Ward)**  
**(Applicant's Representative: Kenneth Barnes)**  
**(Applicable Rezoning Cases and PUPs. C-27C-05)**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD-26-08  
Virginia Credit Union at the  
Laburnum and Eubank  
Center – Laburnum Ave  
(POD-80-07 Rev )

**APPROVED/EXPEDITED**

**Draper Aden Associates for Virginia Credit Union and JG Laburnum LLC & R L 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 4,097 square foot bank building with drive-through facilities in a proposed shopping center. The 4.97-acre site is located between S Laburnum Ave and Robins Rd, at the northeast corner of the intersection of S Laburnum Ave and Eubank Rd on parcels 816-712-7520 and 7437. The zoning is B-3C Business 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

- 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
- 29 Only retail business establishments permitted in a B-3, Business District may be located in this center
- 30 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area
- 31 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s)
- 32 A concrete sidewalk meeting County standards shall be provided along the east side of Laburnum Ave
- 33 The proffers approved as a part of zoning case C-60C-06 shall be incorporated in this approval
- 34 A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans
- 35 In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup
- 36 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
- 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 All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval
- 39 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

- 40 Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground
- 41 The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development
- 42 A construction plan for POD 80-07 Laburnum and Eubank Center shall be approved prior to the approval of any construction plan for this POD. All improvements shown on the construction plan for POD 80-07 Laburnum and Eubank Center shall be completed prior to the issuance of any Certificates of Occupancy

**(Staff Report by Mike Kennedy)**  
**(Applicant's Representative: David Tillar, Jr.)**  
**(Applicable Rezoning Cases and PUPs: C-60C-06)**

**PLAN OF DEVELOPMENT & MASTER PLAN (Deferred from the July 23, 2008 Meeting)**

POD-68-07  
The Shire @ Pump and  
Church – Church Road and  
Pump Road

**DEFERRED TO 11/19/08**

**Kimley Horn for Kevin McFadden and The Rebkee Company:** Request for approval of a plan of development and master plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct five one-story retail buildings (Buildings 1-5) totaling 50,480 square feet and a master plan for a future one-story retail building (Building 6) totaling 12,900 square feet. The 21-acre site is located at the southwest corner of the intersection of Pump and Church Roads on parcels 739-754-7156 and 739-753-1396. The zoning is B-2C, Business District (Conditional), C-1C Conservation District, RTHC, Residential Townhouse District (Conditional) and R-3AC, One-Family Residence District (Conditional), B-3 Business District and R-5A, General Residence District. County water and sewer (**Tuckahoe**)

A plan has been submitted which accommodates development of the property upon the construction of John Rolfe Parkway Phase 1, including the realignment of Pump Road, where it intersects Church Road. The plan contemplates a development agreement for John Rolfe Parkway. The terms of that agreement are being discussed by the developer and the County Administration.

As of the preparation date of this agenda, the details for the development agreement are still being worked out. The staff recommendation will be made at the meeting. Should the Commission act on this request, the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions are recommended:

- 9 **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 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.
- 29 Only retail business establishments permitted in a B-2 zone may be located in this center.
- 30 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
- 31 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- 32 All right-of-way and easements required by Phase II of the John Rolfe Parkway Project as shown on the plans for the John Rolfe Parkway Project, and any additional right-of-way and easements required by alterations to the John Rolfe Parkway Project Plans, shall be dedicated to the County prior to the approval of construction plans. All documents required for the dedication of right-of-way and easements for Phase II of the John Rolfe Parkway Project and any additional right-of-way and easements required by alterations to the John Rolfe Parkway Project plans shall be fully executed and submitted to the Real Property Department at least sixty (60) days prior to construction plan approval.
- 33 The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
- 34 A concrete sidewalk meeting County standards shall be provided along the south side of Church Road, the west side of Pump Road and the north side of John Rolfe Parkway.

- 35 The proffers approved as a part of zoning case C-27C-06 shall be incorporated in this approval
- 36 The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code
- 37 Storm water retention shall be incorporated into the drainage plans
- 38 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
- 39 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
- 40 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.
- 41 Except for junction boxes, meters, and existing overhead and/or relocated utility lines, and for technical or environmental reasons, all utility lines shall be underground
- 42 The property necessary to provide a right turn lane on Church Road into the property shall be acquired by the developer prior to the approval of final construction plans
- 43 The developer shall obtain vacation or abandonment of existing right-of-way necessary to fully develop the property in accordance with the proffered site plan including both Glen Eagles Drive and Pump Road prior to the approval of final construction plans
- 44 A construction plan for the widening of Church Road, Pump Road and John Rolfe Parkway from the future property line to the proposed centerlines of those roads where they abut the property including the SWM area and including the offsite turn lane along Church Road, shall be approved by the Department of Public Works and the Department of Planning prior to the approval of final construction plans. The Developer shall coordinate construction plan design to be consistent with and not conflict with the County's design plans for those roads. The plan shall include sidewalks and curb and gutter improvement along each street frontage and any necessary off-site drainage improvements required to construct the proposed improvements. The construction plan shall include the relocation of Pump Road where it abuts the property unless previously constructed by the County prior to plan approval
- 45 All improvements shown on the construction plan in accordance with condition No. 44 above including any required off-site drainage shall be completed prior to the issuance of any Certificates of Occupancy unless an exception is approved by the Director of Public Works
- 46 The tower element at the corner of Pump and Church Roads shall be constructed with Buildings 1 and 2 in accordance with the proffered design plans, as determined by the Director of Planning. Final architectural plans shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans
- 47 Building 8 shall be constructed in accordance with the proffered design plans as determined by the Director of Planning. Final architectural plans shall be submitted for review and approval by the Director of Planning prior to approval of a building permit for that building
- 48 A traffic control plan for existing and proposed signals and turn lane improvements along Church Road, Pump Road and John Rolfe Parkway based upon the ultimate development

- of those roads as shown on the County's design plans shall be submitted for review and approval by the County Traffic Engineer, prior to the final approval of construction plans. The traffic control plan shall include a maintenance of traffic plan.
- 49 All improvements shown on the traffic control plan in accordance with condition No. 48 above including any required off-site improvements shall be completed prior to the issuance of any Certificates of Occupancy, unless an exception is approved by the Director of Public Works.
- 50 A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review prior to the approval of any final construction plans.
- 51 A revised pedestrian access plan in accordance with the proffered design shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.
- 52 Private streets proposed to provide access to the future residential development shall be designed in accordance with 24-30 2(a) multi-family development standards.
- 53 A tree protection plan for any future development area shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.
- 54 All underground utilities serving the property including storm sewer, sanitary sewer, water, gas, electric, telephone and cable as well as related appurtenances shall be located to accommodate the landscaping in the buffers shown on the approved conceptual plan, in particular behind Buildings 1 and 2, unless otherwise approved by the Director of Planning.
- 55 A comprehensive signage plan must be submitted for coordinated review prior to issuance of sign permits.

**(Staff Report by Mike Kennedy)**  
**(Applicant's Representative: Philip Chang)**  
**(Applicable Rezoning Cases and PUPs: C-27C-06)**

**PLAN OF DEVELOPMENT**

POD-54-08  
Markel Road Parking Lot-  
On Markel Rd between  
Willow Lawn Dr and Byrd  
Ave

**APPROVED**

**Kimley Horn Associates for 1701 Byrd Ave. LLC and The Rebkee 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 42-space commercial parking lot. The 2.874-acre portion of the 2.874-acre site is located on the west line of Markel Rd approximately 450 feet northwest of the intersection of Willow Lawn Dr and Markel Rd on part of parcel 772-737-7160. The zoning is B-2 Business District (**Brookland**)

The request is for a 42 space parking lot intended to serve as overflow parking for Willow Lawn Center also known as the CVS at the intersection of Broad Street and Willow Lawn Drive. The site, which situated directly between the Faison School for Autism and the Willow Lawn Sewer Pump Station, is 2.874 acres upon which 0.56 acres will be used for this development.

A 25 foot transitional buffer is required along Fitzhugh Avenue which the applicant has shown on a conceptual landscape plan.

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

- 29 There shall be no outdoor storage in moveable storage containers including but not limited to, cargo containers and portable on demand storage containers.
- 30 Outside storage shall not be permitted.

**(Staff Report by Lee Pambid)**  
**(Applicant’s Representative: Philip Chang)**

PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION

POD-57-08  
Beth Sholom Lifecare  
Community – Parkside –  
Lauderdale Dr , John Rolfe  
Pkwy , and Gayton Rd  
(POD-2-79, POD-111-87 and  
POD-15-98 Revised)

**APPROVED/ SPECIAL  
EXCEPTION APPROVED  
SEE ADDENDUM PAGE 3**

**Balzer and Associates, Inc. for Beth Sholom Home of Virginia, Beth Sholom Housing Corporation, Beth Sholom Assisted Living, and Beth Sholom Lifecare Facility:** 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 74 381 square foot building addition with 72 assisted living units and a height of 52 feet within an existing life care facility The special exception would authorize a building exceeding 45 feet in height The 16 58-acre site is located on the west line of John Rolfe Pkwy the south line of Gayton Rd , and the north line of Lauderdale Dr on parcels 733-747-9677, 7221, and 4863 The zoning is R-6C, General Residence District (Conditional) and C-1C Conservation District (Conditional) County water and sewer **(Tuckahoe)**

This plan of development is for a life-care facility The proposal will add nursing units and assisted living units A rezoning case (C-5C-08) and Provisional Use Permit (P-3-08) authorizing the use was approved by the Board of Supervisors on March 11 2008 The proposed layout and architectural plans differ from the proffered conceptual plans and elevations submitted with the rezoning case and will require specific approval by the Planning Commission Staff has no objection to the revised layout and architectural plans

Approval of a special exception by the Planning Commission is required to authorize the building to exceed 45 feet in height The applicant has submitted a request to exceed the permitted height of 45 feet by 7 feet for a height of 52 feet

A revised plan has been requested to address access and road improvements required by Public Works and to provide additional information relating to density calculations The revised plans were received on the preparation date of the agenda and staff has not had an opportunity to complete its review 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

- 29 The right-of-way for widening of Gayton 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
- 30 A concrete sidewalk meeting County standards shall be provided along the south side of Gayton Rd and the west side of John Rolfe Pkwy
- 31 Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning prior to the issuance of a Certificate of Occupancy
- 32 The proffers approved as a part of zoning case C-5C-08 shall be incorporated in this approval
- 33 The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area" In addition, the delineated Special Flood Hazard Area 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



- 34 Outside storage shall not be permitted
- 35 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way The elevations will be set by Henrico County
- 36 The location of all existing and proposed utility and mechanical equipment (including HVAC units electric meters junctions and accessory boxes, transformers and generators) shall be identified on the landscape plan All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval

**(Staff Report by Matthew Ward)**  
**(Applicant’s Representative: Andrew Bowman)**  
**(Applicable Rezoning Cases and PUPs: C-79C-78; C-42C-98; C-5C-08)**

**SUBDIVISION (Deferred from the July 23, 2008 Meeting)**

<p>SUB-16-08          Thacker Place          (July 2008 Plan)          Bayard Road and Chuck Road</p>	<p><b>Balzer &amp; Associates, Inc. for Elderhomes Corporation:</b> The 2.02-acre site proposed for a subdivision of 4 single-family homes is located at the existing terminus of Chuck Road approximately 170 feet west of the intersection of Chuck Road and Bayard Road on parcel 814-725-2886. The zoning is R-3C One-Family Residence District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. <b>(Fairfield) 4 Lots</b></p>
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**APPROVED**

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

- 13 Each lot shall contain at least 11,000 square feet
- 14 Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works
- 15 The proffers approved as part of zoning case C-14C-08 shall be incorporated in this approval
- 16 A subdivision landscape plan shall be submitted to the Department of Planning for review and approval prior to recordation of the plat

**(Staff Report by Matthew Ward)**  
**(Applicant’s Representative: Brandon Sovick)**  
**(Applicable Rezoning Cases and PUPs: C-14C-08)**

## PLAN OF DEVELOPMENT

POD-55-08  
Laburnum Medical Center –  
4620 and 4650 S Laburnum  
Ave

### APPROVED

**Timmons Group for Bon Secours Richmond Health Systems and Nelsen Funeral Home, Inc.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a three-story, 51,990 square foot medical office building. The 4.8-acre site is located on the west line of S Laburnum Ave, approximately 850 feet north of Audubon Dr and on the north line of Audubon Dr approximately 1,000 feet west of S Laburnum Ave on parcels 814-716-7188 and 7558 (part). The zoning is O-2, Office District 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:

- 29 The right-of-way for widening of S Laburnum Ave 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.
- 30 A concrete sidewalk meeting County standards shall be provided along the west side of S Laburnum Ave.
- 31 Outside storage shall not be permitted.
- 32 A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
- 33 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.
- 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 owners shall not begin clearing of the site until the following conditions have been met:
  - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
  - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
  - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
  - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.

- 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 location of all existing and proposed utility and mechanical equipment (including HVAC units electric meters junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval

**(Staff Report by Aimee Berndt)**  
**(Applicant's Representative: Chris Sibold)**  
**(Applicable Rezoning Cases and PUPs: C-35-66, C-74-74)**

**PLAN OF DEVELOPMENT**

<p>POD-58-08  Tuckahoe Ambulatory  Surgery Center @  Henrico Doctors Hospital  (Parham Campus)  (POD-118-83 and 51-91  Rev )  <b>APPROVED/EXPEDITED</b></p>	<p><b>Timmons Group for Central Virginia Hospital, LLC:</b>  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 15,936 square foot ambulatory surgery center on an existing hospital campus The 1.2-acre site is located on the north line of E Parham Rd approximately 1,000 feet west of Hungary Springs Rd on part of parcels 765-754-0992 and 6585 The zoning is O-3 Office District County water and sewer <b>(Brookland)</b></p>
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The staff recommends approval subject to the annotations on the plans the standard conditions for developments of this type and the following additional conditions

- 29 A concrete sidewalk meeting County standards shall be provided along the north side of Parham Rd
- 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 junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan All building mounted equipment shall be painted to match the building and all equipment shall be screened by such measures as determine 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

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: C. Scott Brown)**  
**(Applicable Rezoning Cases and PUPs C-48-72)**

**SUBDIVISION**

SUB-23-08  
Holman Ridge Road  
Extended  
(September 2008 Plan)  
**APPROVED/EXPEDITED**

**Timmons Group for the County of Henrico:** The 0.69-acre site proposed for extension of Holman Ridge Rd is located at the terminus of Holman Ridge Rd approximately 600 feet west of the intersection with Lemoore Dr at 5601 Shady Grove Rd on part of parcel 746-775-2094. The zoning is A-1 Agricultural District. County water and sewer. **(Three Chopt) 0 Lot**

The applicant has submitted this subdivision for the dedication of right of way in accordance with the conditions of approval of the plan of development for the West Area Middle School #1.

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

**(Staff Report by Jim Strauss)**  
**(Applicant's Representative: Kevin Pennock)**

**SUBDIVISION**

SUB-24-08  
Concourse Blvd Extended  
(September 2008 Plan)  
**APPROVED/EXPEDITED**

**Timmons Group for the County of Henrico:** The 0.252-acre site proposed for extension of Concourse Blvd is located at the terminus of Concord Blvd approximately 500 feet north of the intersection with Nuckols Rd at 5601 Shady Grove Rd on part of parcel 746-775-2094. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt) 0 Lot**

The applicant has submitted this subdivision for the dedication of right of way in accordance with the conditions of approval of the plan of development for the West Area Middle School #1.

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

**(Staff Report by Jim Strauss)**  
**(Applicant's Representative: Kevin Pennock)**

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD-56-08  
Mayland Medical Center –  
Mayland Ct

**DEFERRED TO 11/19/08**

**Potts, Minter & Associates, P.C. for Commonwealth Foundation for Cancer Research and Tropoli, Inc.:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a one-story 15,400 square foot medical office building and a two-story 24,025 square foot medical office building. The transitional buffer deviation request is to reduce the width of the transitional buffer along the southeast and part of the northeast property lines. The 3.60-acre site is located along the east line of Mayland Ct., approximately 375 feet south of Mayland Dr. on parcel 752-757-8824. 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 that addresses the relocation of the parking spaces and storm sewer out of the required buffer, grading and tree save within the required buffer, and the provision of a BMP facility to meet water quality requirements. Staff has also requested additional information be provided on the floor plan.

The applicant has requested a transitional buffer deviation for this project. A Transitional Buffer 50 is required next to the adjacent properties with residential zoning. The applicant is seeking a reduction to 30 feet in width with a 7-foot high wooden fence which is consistent with the proffered buffer requirements of zoning case C-7C-81. Staff supports this request in general, but there are issues with existing easements in the buffer that may impact potential landscaping. The buffer area is primarily wooded, and the existing vegetation should be maintained if possible.

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:

- 29 Outside storage shall not be permitted.
- 30 The proffers approved as a part of zoning case C-7C-81 shall be incorporated in this approval.
- 31 The existing 20-foot permanent drainage easement in conflict with the northern building footprint shall be vacated prior to approval of the building permit for the said building.
- 32 The owners shall not begin clearing of the site until the following conditions have been met:
  - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
  - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.

- (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
- (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.

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

**(Staff Report by Kevin Wilhite)**  
**(Applicant's Representative: Chris Mulligan)**  
**(Applicable Rezoning Cases and PUPs: C-7C-81)**

**SUBDIVISION**

SUB-19-08  
 Glendale Estates  
 (September 2008 Plan)

**Engineering Design Associates for MHH Builders, Inc. and Wilton Development Corp.:** The 1.823-acre site proposed for a subdivision to create a buildable lot is located at 6070 Charles City Rd. on parcel 851-688-0695 and part of parcel 850-688-8868. The zoning is A-1 Agricultural District and B-3 Business District. Individual well and on-site sewage disposal system.  
**(Varina) 1 Lot**

**APPROVED**

This subdivision request is to add .405 acres for a drainfield site to an existing 1.418-acre lot within Glendale Estates Subdivision. The lot's previously approved drainfield site was destroyed during subdivision construction and can no longer support a traditional nor alternative sewage disposal system.

The proposed drainfield site is located on an adjacent B-3 zoning approximately 250 feet south west of the existing lot in the furthest corner of the parcel. This location provides the most protection from future disturbance. There is an additional drainfield site available on the B-3 parcel that is approximately 350' east of the lot and closer to Charles City Road. Wilton Development, the owner of the B-3 parcel, would like to retain that site for future development.

Should the Commission act on this request, the annotations on the plans, the standard conditions for developments of this type, the following additional conditions are recommended:

- 12 The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18) of the Henrico County Code as determined by the Director of Public Works.
- 13 The lot shall be connected to public sewer when it becomes available.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Randy Hooker)**

**SUBDIVISION**

SUB-22-08  
Pemberton Crossing  
(Re-subdivision of  
Pemberton Crossing Sec A,  
Blk B Reserve Area)  
(September 2008 Plan)

**Burgess & Niple for Pemberton Group, LLC and Ceres Road, LLC** The 0.393-acre site proposed for a subdivision of 1 lot single-family home is located at 3314 Ceres Rd on parcel 753-756-9834. The zoning is R-5AC, General Residence District (Conditional) County water and sewer **(Three Chopt) 1 Lot**

**APPROVED**


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 condition

13 The proffers approved as part of zoning case C-8C-02 shall be incorporated in this approval

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Alexander A. Grinblat)**  
**(Applicable Rezoning Cases and PUPs: C-8C-02)**

**APPROVAL OF MINUTES. July 23, 2008 Minutes/APPROVED AS CORRECTED**

**ADJOURN @ 10:40 a.m.**

 **PLANNING COMMISSION AGENDA**  
**FOR**  
**SUBDIVISIONS AND PLANS OF DEVELOPMENT**  
**September 24, 2008**

**ADDENDUM**

**PAGE 3 – REVISED RECOMMENDATION AND REVISED CONDITION**

**TRANSFER OF APPROVAL**

POD-86-75 Little Caesars Pizza (Formerly 7-11) - Laurel Park Shopping Center – 9514 Woodman Rd	<b>Robert C. Perry, Jr. for JD Properties, Ltd. Partnership</b> Request for transfer of approval as required by Chapter 24 Section 24-106 of the Henrico County Code from the Southland Corporation to JD Properties, Ltd Partnership The 0.722-acre site is located on the west line of Woodman Rd approximately 240 feet north of Hungary Rd on parcel 773-759-9426 The zoning is B-2C District (Conditional) County water and sewer <b>(Brookland)</b>
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Since the preparation of the agenda several of the deficiencies identified in the original inspection report have been addressed. Additionally, the applicant has agreed to provide touch-up painting on the building as requested. The staff recommends approval of this transfer request subject to the revised condition in this addendum.

~~1 — A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated June 2, 2008, and such deficiencies shall be corrected by October 31, 2008.~~

1 **REVISED** - The deficiencies, which include installing a stop sign and marking the stop bar as identified in the inspection report dated June 2, 2008, as well as touch-up painting on the building as requested, shall be corrected by September 26, 2008, or a bond shall be posted.

**(Staff Report by Matthew Ward)**

**PAGE 5 – CAPTION REVISION**

**TRANSFER OF APPROVAL**

POD-141-83 Wyndham RIC Airport Hotel (Formerly Sheraton Airport Hotel) Laburnum Ave and Audubon Dr	<b>Thompson McMullan, P.C. for RMS Airport Hotel, LLC:</b> Request for transfer of approval as required by Chapter 24 Section 24-106 of the Henrico County Code from BRE/Richmond Airport LLC and Airport Garden LP to RMS Airport Hotel, LLC. The 4.384-acre site is located at the northwest corner of the intersection of S Laburnum Ave and Audubon Dr on parcel 815-716-2042. The zoning is B-2C. Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer <b>(Brookland)</b> <b>(Varina)</b>
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**(Staff Report by Lee Pambid)**



**TRANSFER OF APPROVAL**

POD-104-86  
Best Western (Richmond  
Airport Hotel)  
(Formerly Hampton Inn)  
5300 Airport Square Ln

**APPROVED**

**Praveen Neppalli for SSR Richmond Hospitality, LLC**  
Request for transfer of approval as required by Chapter 24  
Section 24-106 of the Henrico County Code from Madison  
Property Company Richmond Airport Hotel, LP Richmond  
Williamsburg Association and Varun Enterprises LLC to SSR  
Richmond Hospitality LLC The 2.526-acre site is located along  
the east line of Airport Square Lane, approximately 180 feet  
north of Williamsburg Road on parcel 819-714-1786 The  
zoning is B-3, Business District County water and sewer  
**(Varina)**

Since the preparation of the agenda several of the deficiencies identified in the original inspection report have been addressed. The staff recommends approval of this transfer request subject to the revised condition in this addendum.

~~1. A bond shall be posted to cover the site deficiencies as identified in the inspection report dated August 22, 2008, and such deficiencies shall be corrected by October 8, 2008.~~

1. **REVISED** – The deficiencies which include trimming trees and marking handicap spaces, identified in the inspection report dated August 22, 2008, shall be corrected by October 8, 2008 or a bond shall be posted.

**(Staff Report by Matthew Ward)**

**PAGE 9 – REVISED PLAN**

**LANDSCAPE & LIGHTING PLAN**

LP/POD-64-07  
BJ's Wholesale Club –  
1320-1326 Starling Drive

**APPROVED**

**VHB for Natick VA Richmond Realty Corp. and BJ's Wholesale Club, 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 12.5-acre site is located on the west line of Starling Drive approximately 600 feet south of Quioccasin Road on parcel 751-744-9528. The zoning is B-2C Business District (Conditional) **(Tuckahoe)**

**(Staff Report by Greg Garrison)**

LANDSCAPE & LIGHTING PLAN

LP/POD-34-07  
Wilton Square –  
W Broad St and Cox Rd

**APPROVED**

**Hunter Cockrell for The Wilton Companies, Inc** : Request for approval of a landscape plan as required by Chapter 24 Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.51-acre site is located at the northeast corner of W Broad St (U S Route 250) and Cox Rd on parcels 748-760-9546 and 6957. The zoning is B-2C Business District (Conditional) **(Three Chopt)**

**(Staff Report by Greg Garrison)**

PAGE 20 – REVISED CAPTION AND REVISED CONDITION

PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION

POD-57-08  
Beth Shalom Lifecare  
Community – Parkside –  
Lauderdale Dr , John Rolfe  
Pkwy and Gayton Rd  
(POD-2-79, POD-111-87 and  
POD-15-98 Revised)

**APPROVED/ SPECIAL  
EXCEPTION APPROVED**

**Balzer and Associates, Inc. for Beth Shalom Home of Virginia, Beth Shalom Housing Corporation, Beth Shalom Assisted Living, and Beth Shalom Lifecare Facility:** 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 74,381 square foot building addition with ~~48 assisted living units and 24 nursing units~~ **72 assisted living units** and a height of 52 feet within an existing life care facility. The special exception would authorize a building exceeding 45 feet in height. The 16.58-acre site is located on the west line of John Rolfe Pkwy, the south line of Gayton Rd, and the north line of Lauderdale Dr, on parcels 733-747-9677, 7221, and 4863. The zoning is R-6C, General Residence District (Conditional) and C-1C Conservation District (Conditional). County water and sewer **(Tuckahoe)**

- 29 **DELETE** - ~~The right-of-way for widening of Gayton 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.~~
- 33 **REVISED** - The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement", **outside the footprint of existing buildings**. The easement shall be granted to the County prior to the issuance of any occupancy permits.

**(Staff Report by Matthew Ward)**