

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**April 28, 2010**

**9:00 A.M.**

**ADDENDUM ATTACHED**



**PLANNING COMMISSION**

Ernest B. Vanarsdall, C.P.C., Chairperson  
(Brookland)  
C. W. Archer, C.P.C., Vice-Chairperson (Fairfield)  
Tommy Branin (Three Chopt)  
E. Ray Jernigan, C.P.C. (Varina)  
Bonnie-Leigh Jones (Tuckahoe)  
David A. Kaechele, 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  
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, AICP, County Planner  
Robert Peterman, GIS Technician  
Holly Zinn, Office Assistant/Recording Secretary

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**ROLL CALL:**

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

**EXPEDITED AGENDA: Leslie News**

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

**FOR INFORMATIONAL PURPOSES ONLY – SUBDIVISION EXTENSIONS**

<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>SUB2008-00180 (SUB-09-05) Bentley (April 2005 Plan)</b>	<b>67</b>	<b>17</b>	<b>2</b>	<b>Three Chopt</b>	<b>7/1/2014</b>
<b>SUB2008-00142 (SUB-06-04) Majestic Meadows (September 2004 Plan)</b>	<b>123</b>	<b>123</b>	<b>4</b>	<b>Varina</b>	<b>7/1/2014</b>
<b>SUB2008-00047 (SUB-28-07) Parkwood Chase (March 2007 Plan)</b>	<b>38</b>	<b>38</b>	<b>2</b>	<b>Fairfield</b>	<b>7/1/2014</b>
<b>SUB2009-00041 (SUB-05-09) Riverview Green Phase 1 (April 2009 Plan)</b>	<b>47</b>	<b>47</b>	<b>0</b>	<b>Brookland</b>	<b>4/27/2011</b>
<b>SUB2008-00042 (SUB-22-07) Tredinnock Farm (March 2007 Plan)</b>	<b>20</b>	<b>20</b>	<b>2</b>	<b>Varina</b>	<b>7/1/2014</b>

## TRANSFER OF APPROVAL

POD-91-94  
POD2010-00017  
Capital GMC – 5500 S.  
Laburnum Avenue

**APPROVED/EXPEDITED**

**Williams Mullen for Sara & Steve Bayard, LLC and Laburnum Investments, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Sarah & Steve Bayard, LLC to Laburnum Investments, LLC. The 8.824-acre site is located on the west line of S. Laburnum Avenue, approximately 700 feet south of Eubank Road, on parcel 816-710-2785. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The deficiencies, as identified in staff's letter, dated January 21, 2010, have been corrected by the applicant. These deficiencies included dumpster screening and missing landscaping. The staff recommends approval of this transfer request.

**(Staff Report by Aimee Berndt)**  
**(Applicant's Representative: Charles Cabell)**

## TRANSFER OF APPROVAL

POD-19-89  
POD2009-00052  
BP Convenience Store  
(Formerly Amoco Service  
Station & Car Wash) -  
N. Laburnum Ave. and  
Creighton Rd.

**APPROVED**

**Tony Singh for IAS, Inc.:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Amoco Oil Company and Southside Investments, LLC to IAS, Inc. The 6.13-acre site is located at the northeast intersection of N. Laburnum Avenue and Creighton Road, on parcel 809-730-0626. The zoning is B-3C, Business District (Conditional), O-2C, Office District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The deficiencies, as identified in staff's letter, dated February 27, 2009, have been corrected by the applicant. These deficiencies included pavement repair, dumpster enclosure gates, stop signs and bars, lighting repairs, and missing landscaping. The staff recommends approval of this transfer request.

**(Staff Report by Aimee Berndt)**  
**(Applicant's Representative: Parmjit Singh)**  
**(Applicable Rezoning Cases and PUPs: C-129C-88, C-62C-01)**

## LIGHTING PLAN

LP/POD-62-08  
POD2010-00008  
Kingdom Hall – 2801  
Mechanicsville Turnpike  
(U.S. Route 360)

**Carter Design for Ginter Park Congregation of Jehovah’s Witnesses of Richmond, Virginia:** Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 3.48-acre site is located on the northeast corner of the intersection of Mechanicsville Turnpike (U.S. Route 360) and St. Claire Lane and the west line of 20<sup>th</sup> Street, on parcel 800-729-2497. The zoning is B-1C, Business District (Conditional). County water and sewer. **(Fairfield)**

**APPROVED/EXPEDITED**

The applicant requests approval for site lighting only. Approval of the landscape plan will be requested of the Planning Commission at a later date. The staff recommends approval subject to the annotations on the plans and the standard conditions for lighting plans.

**(Staff Report by Aimee Berndt)**  
**(Applicant’s Representative: Michele Carter)**  
**(Applicable Rezoning Cases and PUPs: C-56C-07)**

## LANDSCAPE AND LIGHTING PLAN

LP/POD-62-06  
POD2010-00057  
POD2010-00102  
Hindu Center of Virginia –  
6061 Springfield Road (State  
Route 157)

**Balzer and Associates, Inc. for Hindu Center of Virginia:** 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 15.0-acre site is located on the south line of Springfield Road (State Route 157), approximately 500 feet west of the intersection of Springfield Road and Staples Mill Road, at 6061 Springfield Road, on parcel 760-769-9631. The zoning is A-1 Agricultural District. **(Brookland)**

**APPROVED/EXPEDITED**

Due to budget constraints, the Hindu Center of VA is requesting landscaping and lighting plan approval of a two-phased plan.

The first phase of lighting and landscaping would be provided with the first phase of building construction, at which time the base of the building would be complete and able to be occupied. The tower elements would continue to be constructed as funds became available.

The new building is located approximately 150 feet from the nearest adjoining property line and is surrounded on the 3 exterior sides by a natural, wooded buffer. The remaining side of the building is approximately 800 feet from Springfield Road and faces the existing parking area. The parking area serving the building was constructed with a previously approved plan, and no additional landscaping or lighting is proposed with this phase. The existing landscaping and lighting satisfies all applicable County requirements including the following: peripheral and interior parking area landscaping, tree canopy requirements, and buffer landscaping requirements for stormwater management facilities.

In the first phase of the landscape and lighting plan, an additional hedgerow of wax myrtle shrubs would be provided to enhance landscaping around the enlarged storm water management pond; the plaza walk around the building would be finished with brown aggregate stone gravel, except for the handicapped accessible path to the building; and building mounted light fixtures would be provided to light the plaza and to wash the walls of future tower elements.

The second phase of development would consist of construction of a drop-off circle at the front of the building and construction of the previously planned tower elements. Copies of the interim and final elevation plans are included with the agenda.

Upon completion of the previously approved tower elements, the second phase of the landscape and lighting plan would be implemented. The plaza around the building would be finished with decorative scored and stamped concrete. A meditation garden would be planted to surround the plaza. Additional landscaping would be provided to enhance the drop off circle, and decorative pole lighting would be provided around both the plaza and the drop off circle.

The staff recommends approval subject to the standard conditions for landscape and lighting plans.

**(Staff Report by Mike Kennedy)**  
**(Applicant's Representative: Andrew Bowman)**

## **PLAN OF DEVELOPMENT**

POD-30-09  
POD2009-00343  
East Williamsburg Road  
Office and Retail Building –  
345 and 347 E. Williamsburg  
Road

**WITHDRAWAL  
APPROVED**

**Hulcher and Associates, Inc. for Pollo Enterprises, 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 two-story 9,200 square foot restaurant, office, and retail building with 9 units. The 0.77-acre site is located on the south line of E. Williamsburg Road (U. S. Route 60), approximately 600 feet west of Beulah Road, on parcels 829-715-4931 and 5929. The zoning is B-1, Business District and ASO, Airport Safety Overlay District. County water and sewer.  
**(Varina)**

**The applicant has requested a withdrawal of this request.**

**(Staff Report by Aimee Berndt)**  
**(Applicant's Representative: Wayne Mayton)**

**PLAN OF DEVELOPMENT (Deferred from the February 24, 2010 Meeting)**

POD-06-10  
POD2010-00012  
St. Joseph's Villa – Site  
Infrastructure Improvements  
– 8000 Brook Road (U.S.  
Route 1)

**APPROVED**  
**SEE ADDENDUM PG. 1**

**Vanasse Hangen Brustlin, Inc. for St. Joseph's Villa and St. Joseph's Academy and Orphanage:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to upgrade site infrastructure, including a new entrance and turn lane on E. Parham Road and revisions to interior roadways, parking areas, utility infrastructure, walkways, lighting, and landscaping for an existing facility. The 66.4-acre site is located at the southwestern corner of Brook Road (U.S. Route 1) and E. Parham Road, on parcels 783-755-9039, 783-756-7324, and 784-754-2439. The zoning is R-5, General Residential District, O-1, Office District, and O-2C, Office District (Conditional). County water and sewer. **(Fairfield)**

In 1931, The Daughters of Charity opened a cottage-plan orphanage funded by James and Sarah Dooley. Through the years, this orphanage has developed into a comprehensive education facility for children with developmental disabilities. Saint Joseph's Villa provides academic-skill-based and behavioral education for children ages 6 months through high school in a unique residential style setting in Henrico County. The Villa works with more than 600 children and families each day. Although it is not part of this project, the Hollybrook apartment complex adjacent to the campus is comprised of 60 units for adults living with physical and mental disabilities. It is the first special housing system in Virginia exclusively designed for adults with physical disabilities.

This project proposes to develop utilities, infrastructure, and hardscape features to separate pedestrian and vehicular traffic on the site and create a safer environment while maintaining the original character of the campus. Specifically, this project proposes creating a ring road around the existing buildings and relocating utilities to this ring road area. The existing internal roads will be removed and replaced with formal brick walkways and landscaping, which will create a central commons on the campus as the facility grows. The campus drainage will be improved with the creation of stormwater quality and quantity measures. The new ring road and utility relocation prepares the campus for future expansion of its existing residential and educational services when the time comes.

The Villa proposes an entrance with a turn lane from Parham Road to improve traffic flow to and from the site, although there will be no traffic increase as a result of this project. A sidewalk is also going to be installed on Parham Road along the length of the property. The County and VDOT have designed and funded a project on Brook Road, which adds a through lane and sidewalk from Parham Road to the Hollybrook Apartment entrance. Right-of-way dedication along both roads by the Villa is required for the installation of the improvements along Brook and Parham Roads.

The Henrico County Circuit Court has executed an order that enables St. Joseph's Villa to dedicate the necessary right-of-way and permanent and temporary easements necessary to accommodate the road improvements and sidewalk on Brook and E. Parham Roads. The staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type and the following additional conditions:

29. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
30. 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.
31. The proffers approved as a part of zoning case C-87C-86 shall be incorporated in this approval.
32. 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.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
34. 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.
35. 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: Meaghan O'Brien)**  
**(Applicable Rezoning Cases and PUPs: C-87C-86)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD-012-10  
POD2010-0008  
Virginia Credit Union at W.  
Broad Street (U.S. Route  
250)  
(POD- 48-94 and POD-41-99  
Rev.)

**APPROVED/EXPEDITED  
SEE ADDENDUM PG. 1**

**R K and K Engineers for Virginia Credit Union:** 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 renovate a one-story 6,166 square foot existing restaurant building in an existing shopping center into a bank building. The 1.37-acre site is located at the northeast corner of Old Springfield Road and W. Broad Street (U.S. Route 250), on parcel 755-758-7804. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

The site was originally developed as a Black Eyed Pea restaurant in 1994, and, since then, has been open as 2 other restaurants. The applicant is proposing conversion of the restaurant building into a credit union and renovation of the site. Site work includes relocation of the parcel entrance closer to Old Springfield Road and realigning a drive aisle for better traffic flow. The restaurant patio will be removed, providing additional green space. Drive-thru and ATM facilities will be added to the eastern side of the building. The architect proposes new cornices around the roof line and a canopy at the main entrance to make this building look like other Virginia Credit Union buildings in the Richmond area. Exterior lighting utilizing night sky full cut off fixtures and new landscaping is also proposed as part of the site conversion.

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. 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.
30. 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 determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Christina Goggin)  
(Applicant's Representative: Malachi Mills)**



## SUBDIVISION

SUB-03-10  
SUB2010-00025  
Maybeury  
(April 2010 Plan) -  
Patterson Avenue and  
Maybeury Drive

**APPROVED**  
**SEE ADDENDUM PG. 2**

**E.D. Lewis and Associates, P.C. for Patterson Investments, Inc.:** The 6.06-acre site proposed for a subdivision of 30 detached dwelling for sale with zero lot lines is located at the southeast corner of Patterson Avenue (State Route 6) and Maybeury Drive, on parcel 748-741-8046. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Tuckahoe) 30 Lots**

Conditional subdivision approval addresses the general subdivision layout and caps the maximum number of lots that can be recorded, but it does not authorize any land disturbance or approve any of the construction details on the site. Zero lot line developments require a Plan of Development (POD) to be submitted for staff review and Planning Commission approval following conditional subdivision approval. A number of the staff comments provided at this time address items that will need to be resolved with the submittal of the POD, such as the ultimate tree protection location and landscaping in the planting strip easements.

The proposed subdivision layout is in general conformance with the conceptual plan submitted with the recent rezoning case, C-30C-09, which was approved by the Board of Supervisors on March 9, 2010. The applicant is requesting specific approval, in accordance with proffered condition #24, for an encroachment of the easement for maintenance of homes into the 10-foot landscape easement along the southern property line on Lots 4B and 13B. The applicant is still required to meet the Transitional Buffer 25 planting requirements in these impacted areas.

Staff recommends conditional approval subject to the annotations on the plans, the standard conditions for zero lot line subdivisions served by public utilities, and the following additional conditions:

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.
14. The proffers approved as part of zoning case C-30C-09 shall be incorporated in this approval.
15. The reserved area containing the existing access drive shall be transferred to the adjacent property owner (YMCA) unless ownership is retained by the applicant. The reserved area shall not be included in the common area of this subdivision.

**(Staff Report by Kevin Wilhite)**  
**(Applicant's Representative: Monte Lewis)**  
**(Applicable Rezoning Cases and PUPs: C-30C-09)**

**PLAN OF DEVELOPMENT AND MASTER PLAN  
(Deferred from the March 24, 2010 meeting)**

POD-41-07  
POD2007-00101  
Pouncey Place, Phase I –  
Pouncey Tract Rd. and Twin  
Hickory Lake Dr.  
(POD-57-86 Rev.)

**DEFERRED BY PC TO  
5/26/10**

**Bay Design Group, P.C. for Pouncey Place, LLC:** 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 a shopping center with Phase 1, consisting of 2 one-story retail buildings totaling 27,555 square feet and a one-story bank building totaling 3,750 square feet, and a future phase consisting of 2 one-story retail buildings totaling 52,943 square feet. The 9.89-acre site is located on the southeast corner of Pouncey Tract Road (State Route 271) and Twin Hickory Lake Drive on parcel 740-765-2150 and part of parcel 740-765-7333. The zoning is B-2C, Business District (Conditional), A-1, Agricultural District, and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not completed its review of the revised layout plan, master plan and landscaping plan.

To date, staff has several outstanding concerns related to the new access and circulation patterns on the revised layout and master plans which are not consistent with the conceptual plan presented with rezoning case C-27C-05.

A revised schematic landscape plan has been provided showing how existing landscaping would be affected by the proposed turn lane and sidewalk along Twin Hickory Lake Drive. However, staff has requested screening details from service areas and existing businesses along the internal access drive.

The architectural plans show brick veneer painted white and white EIFS building walls. The building's base and columns are accented with tan stone veneer. The Hunter green standing seam metal roof has slate colored dimensional shingles with white horizontal lap siding on the gables. White, painted, brick veneer walls are utilized to screen utility equipment for the shopping center.

The architectural plans, as shown, conform to proffers in rezoning case C-27C-05, which state the buildings are required to be generally consistent in quality and style with the architecture of Belgrade 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:

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 approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.

29. 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.
30. The entrances and drainage facilities on Pouncey Tract Road (State Route 271) shall be approved by the Virginia Department of Transportation and the County.
31. 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.
32. A concrete sidewalk meeting County standards shall be provided along the south side of Twin Hickory Lake Drive.
33. 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.
34. The proffers approved as a part of zoning case C-27C-05 shall be incorporated in this approval.
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 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 determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
39. 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.
40. Only retail business establishments permitted in a B-2 Zone may be located in this center.
41. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
42. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
43. Prior to final construction plan approval, a conditional subdivision plat shall be submitted for the dedication of Pouncey Place. The subdivision plat shall be recorded prior to issuance of a certificate of occupancy.

**(Staff Report by Matt Ward)**

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

**(Applicable Rezoning Cases and PUPs: C-27C-05)**

**APPROVAL OF MINUTES: March 24, 2010 Minutes/APPROVED**

**ADJOURN @ 9:29**

**PLANNING COMMISSION AGENDA  
FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
April 28, 2010**

**ADDENDUM**

**PAGE 9 – ADDED CONDITION**

**PLAN OF DEVELOPMENT (Deferred from the February 24, 2010 Meeting)**

POD-06-10  
POD2010-00012  
St. Joseph’s Villa – Site  
Infrastructure Improvements  
– 8000 Brook Road (U.S.  
Route 1)

**APPROVED**

**Vanasse Hangen Brustlin, Inc. for St. Joseph’s Villa and St. Joseph’s Academy and Orphanage:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to upgrade site infrastructure, including a new entrance and turn lane on E. Parham Road and revisions to interior roadways, parking areas, utility infrastructure, walkways, lighting, and landscaping for an existing facility. The 66.4-acre site is located at the southwestern corner of Brook Road (U.S. Route 1) and E. Parham Road, on parcels 783-755-9039, 783-756-7324, and 784-754-2439. The zoning is R-5, General Residential District, O-1, Office District, and O-2C, Office District (Conditional). County water and sewer. **(Fairfield)**

36. The right-of-way for widening of E. Parham Road and Brook Road (U.S. Route 1) as shown on the approved plans shall be dedicated to the County and/or the Commonwealth of Virginia as required. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent within 60 days of construction plan approval but no later than September 1, 2010.

**PAGE 11– ADDED CONDITION**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD-012-10  
POD2010-0008  
Virginia Credit Union at W.  
Broad Street (U.S. Route  
250)  
(POD- 48-94 and POD-41-99  
Rev.)

**APPROVED/EXPEDITED**

**R K and K Engineers for Virginia Credit Union:** 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 renovate a one-story 6,166 square foot existing restaurant building in an existing shopping center into a bank building. The 1.37-acre site is located at the northeast corner of Old Springfield Road and W. Broad Street (U.S. Route 250), on parcel 755-758-7804. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

- 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.

## PAGE 12 - REVISED CONDITION

### SUBDIVISION

SUB-03-10  
SUB2010-00025  
Maybeury  
(April 2010 Plan) -  
Patterson Avenue and  
Maybeury Drive

**APPROVED**

**E.D. Lewis and Associates, P.C. for Patterson Investments, Inc.:** The 6.06-acre site proposed for a subdivision of 30 detached dwelling for sale with zero lot lines is located at the southeast corner of Patterson Avenue (State Route 6) and Maybeury Drive, on parcel 748-741-8046. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Tuckahoe) 30 Lots**

15. The reserved area containing the existing **YMCA** access drive ~~shall be transferred to the adjacent property owner (YMCA) unless ownership is retained by the applicant. The reserved area~~ shall not be included in the common area of this subdivision.