

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

November 16, 2011

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

C. W. Archer, C.P.C., Chairperson (Fairfield)
Tommy Branin, Vice-Chairperson (Three Chopt)
Ernest B. Vanarsdall, C.P.C., (Brookland)
E. Ray Jernigan, C.P.C. (Varina)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Patricia S. O'Bannon, 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: NONE PRESENT

ROLL CALL: ALL PRESENT

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: There are no extensions of conditional subdivisions this month.

TRANSFER OF APPROVAL

POD-71-00

POD2011-00301; POD2011-00303

Copart (Formerly Motley's Auction Group) – 5701 Whiteside Road and Dakar Drive

John W. Montgomery, Jr. for Copart of Connecticut, Inc.:

Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Seven Pines Limited Partnership and MTM-Seven Pines, LLC to Copart of Connecticut, Inc. The 45.21 and 3.06-acre sites are located on the north line of Old Williamsburg Road at Whiteside Road, at 5701 Whiteside Road, on parcels 833-716-9203 and 833-717-8501. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. A \$5,000 bond has been posted to assure site deficiencies are addressed. The site deficiencies include removal of an unapproved fence, replacement of missing landscaping, and restriping of the front parking area. The staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspection report, dated August 12, 2011, shall be corrected by February 22, 2012.

(Staff Report by Mike Kennedy)

(Applicant's Representative: John W. Montgomery, Jr., Esq.)

(Applicable Rezoning Cases and PUPs: C-38C-89; C-31C-02)

TRANSFER OF APPROVAL

POD-14-07 (Part)

POD2011-00371

CVS/Dollar General at Airport Drive and Nine Mile Road (Formerly CVS at Airport Drive and Nine Mile Road) – 45 S. Airport Drive (State Route 156)

Montgomery G. Turner, Sr. for Turner and Associates

Realty, Inc.: Request for transfer of approval of a portion of a Plan of Development as required by Chapter 24, Section 24-106 of the Henrico County Code from The Rebkee Company to Montgomery G. Turner, Sr., DBA Turner and Associates Realty, Inc. The 1.18-acre site is located on the south line of S. Airport Drive (State Route 156), approximately 332 feet west of E. Nine Mile Road (State Route 33), on parcel 824-720-8799. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The new owner has applied for a building permit to construct a new 9,100 square-foot building on the site. The site will be required to comply with the approved Plan of Development prior to approval of a certificate of occupancy. The staff recommends approval of this transfer request.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Montgomery G. Turner, Sr.)

(Applicable Rezoning Cases and PUPs: C-46C-06)

SUBDIVISION (Deferred from the October 26, 2011 Meeting)

SUB-09-11
SUB2011-00088
Westin (October 2011 Plan)
– Axe Handle Lane

**DEFERRED BY PC TO
12/14/11**

Youngblood, Tyler, and Associates for HHHunt Corporation: The 49.911-acre site proposed for a subdivision of 40 single family homes is located at the northern terminus of Axe Handle Lane, approximately 280 feet north of Sawdust Drive, on parcel 732-774-7514. The zoning is A-1, Agricultural District. County water and individual on-site sewage disposal system. **(Three Chopt) 40 Lots**

A well and septic subdivision plan for 34 lots on this parcel, the Westin (January 2005 Plan), received conditional approval by the Planning Commission on January 26, 2005, and is valid until July 1, 2014. This new proposal changes the street layout, proposes extension of public water from Stonehurst subdivision, and creates an additional 6 lots, bringing the total to 40 lots. The original approval already exceeded the County policy of 50 single-family lots on a single point of access, and staff does not support the new layout that creates additional lots. The applicant has held a neighborhood meeting on the new proposal, and there was much concern expressed by residents on the additional traffic through the existing neighborhood.

The applicant has been exploring options regarding a second point of access to serve this development. These options include the extension of Sawdust Drive to connect to Heather Grove Road south of this parcel, or the extension of Road A in this subdivision through the adjacent parcel to the east and an undeveloped lot in Shady Grove Estates subdivision to connect to Heather Grove Road.

As of the preparation date of the agenda, staff has not received a revised plan providing a second point of access as well as additional information on wetland impacts, 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 water and individual on-site sewage disposal, the following additional conditions are recommended:

- 6A. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
13. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of the stub street.
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.

15. The status of the existing “old roads” shown on the subdivision plat shall be resolved to the satisfaction of the County Attorney and Director of Planning prior to the recordation of a plat containing any impacted lots.

(Staff Report by Kevin Wilhite)

(Applicant’s Representative: William Browning)

PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION

POD-33-11
POD2011-00372
Collegiate Upper School –
Academic Commons – N.
Mooreland Road
(POD-09-92 and 02-06 Rev.)

APPROVED
SEE ADDENDUM PG. 1

Draper Aden Associates for Collegiate School: Request for approval of a plan of development and special exception for height limitations, as required by Chapter 24, Sections 24-106, 24-2, and 24-95(a)(1)(a) of the Henrico County Code, to construct a one-story, 27,000 square-foot academic commons building with a cupola exceeding 50 feet in height and a two-story, 5,600 square-foot performing arts building addition along with related site improvements. The special exception would authorize a cupola to be placed on top of the academic commons building with a height of 53.25 feet. The 4.0-acre portion of the 52.9-acre site is located at the southeast intersection of N. Mooreland Road and Tarrytown Drive, on part of parcels 748-736-1139 and 748-737-1411. The zoning is R-2, One Family Residential District. County water and sewer. **(Tuckahoe)**

The applicant has held a neighborhood meeting on this proposal, and no major issues were raised. As of the preparation date of the agenda, the staff has not received a revised plan that addresses traffic circulation for the new development, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. Outside storage shall not be permitted.
30. 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.
31. The existing utility easement in conflict with the performing arts addition building footprint shall be vacated prior to approval of the building permit for the said building.
32. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
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: Randolph Rivinus)

PLAN OF DEVELOPMENT (Deferred from the October 26, 2011 Meeting)

POD-31-11
POD2011-00340
Titlemax – 7807 W. Broad
Street (U.S. Route 250)

APPROVED
SEE ADDENDUM PG. 1

Balzer and Associates, Inc. for Aram G. Topjian and Nvard Topjian and TMX Finance: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to change the use of an existing fuel station to a one-story, 2,309 square-foot small loan financial institution and to construct parking lot upgrades. The 1.0-acre site is located on the south line of W. Broad Street (U.S. Route 250) at the south quadrant of its intersection with Hungary Spring Road, on parcel 764-751-7937. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

The proposal calls for the redevelopment of an existing 2,309 square-foot building into a small loans office that most recently served as a used car lot and was originally constructed as a gas and auto service station.

The site currently has 4 entrances, and two will be removed. Sidewalk is proposed along W. Broad Street as well as Hungary Spring Road.

No building additions are proposed, and all of the canopies will be removed. The underground storage tanks have previously been removed, and the maintenance bay doors will be replaced with storefront glass and doors with the exception of the far left bay, which will be closed off with masonry block to match the existing material. The building will be painted white and the fascia will be dark blue.

As of the preparation date of the agenda, revised elevations, which address façade and roofline improvements, have not been received, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. Outside storage shall not be permitted.
30. Concrete sidewalks meeting County or VDOT standards shall be provided along the east side of Hungary Spring Road and the south side of West Broad Street (U.S. Route 250), respectively.
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.

(Staff Report by Lee Pambid)
(Applicant's Representative: Christopher Shust)

APPROVAL OF MINUTES: October 26, 2011 Minutes/APPROVED

ADJOURN @ 10:12

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
November 16, 2011**

ADDENDUM

PAGE 7 – REVISED PLANS AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION

POD-33-11
POD2011-00372
Collegiate Upper School –
Academic Commons – N.
Mooreland Road
(POD-09-92 and 02-06 Rev.)

APPROVED

Draper Aden Associates for Collegiate School: Request for approval of a plan of development and special exception for height limitations, as required by Chapter 24, Sections 24-106, 24-2, and 24-95(a)(1)(a) of the Henrico County Code, to construct a one-story, 27,000 square-foot academic commons building with a cupola exceeding 50 feet in height and a two-story, 5,600 square-foot performing arts building addition along with related site improvements. The special exception would authorize a cupola to be placed on top of the academic commons building with a height of 53.25 feet. The 4.0-acre portion of the 52.9-acre site is located at the southeast intersection of N. Mooreland Road and Tarrytown Drive, on part of parcels 748-736-1139 and 748-737-1411. The zoning is R-2, One Family Residential District. County water and sewer. **(Tuckahoe)**

Should the Commission approve the special exception, the staff recommends approval subject to the annotations on the revised plans, the standard conditions for developments of this type, and the additional conditions listed in the agenda.

PAGE 8 – REVISED ELEVATIONS AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT (Deferred from the October 26, 2011 Meeting)

POD-31-11
POD2011-00340
Titlemax – 7807 W. Broad
Street (U.S. Route 250)

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Staff has received revised elevations depicting a blue standing seam metal hip roof. Additionally, the applicant has agreed to an off-white paint for the masonry building.

Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the additional conditions listed in the agenda.