

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

April 23, 2014

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

Eric S. Leabough, C.P.C., Chairperson (Varina)
Robert H. Witte, Jr., Vice-Chairperson (Brookland)
C. W. Archer, C.P.C. (Fairfield)
Tommy Branin (Three Chopt)
Bonnie-Leigh Jones, C.P.C. (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, PLA, 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
Greg Garrison, AICP, County Planner
Matthew Ward, County Planner
Lee Pambid, C.P.C., County Planner
Aimee B. Crady, AICP, County Planner
Robert Peterman, GIS Technician
Eric Dykstra, 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: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2011-00024 Broaddus Glen (April 2011 Plan)	34	34	2	Fairfield	4/22/2015
SUB2011-00026 New Market Village (April 2011 Plan)	93	61	2	Varina	4/22/2015
SUB2013-00040 Short Pump Manor at Bacova (April 2013 Plan) (Formerly Bowles Crossing at Bacova (April 2013 Plan))	89	55-11	0	Three Chopt	4/22/2015

TRANSFER OF APPROVAL

POD-67-77
POD2013-00087
Mike Tu Building (Formerly
Horizon Home Health Care)
– 7925 W. Broad Street (U.S.
Route 250)

**APPROVED SEE
ADDENDUM PG. 1**

Joseph E. Hall for Hudson Holdings, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Hudson Holdings, LLC to Tu Wai Wai 88, LLC. The 0.62-acre site is located along the west line of W. Broad Street (U.S. Route 250), approximately 100 feet south of the intersection of Enterprise Parkway and W. Broad Street, on parcel 763-752-9220. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. Site deficiencies, as identified in the staff report dated April 10, 2013, have been corrected. The site deficiencies included parking lot striping and missing landscaping. The staff recommends approval of this request.

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

TRANSFER OF APPROVAL

POD-83-07
POD2013-00048
7-Eleven Convenience Store
at The Shops at White Oak
Village – 4475 S. Laburnum
Avenue

APPROVED

Forest City for Cole MT Richmond VA, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Laburnum Investment, LLC to Cole MT Richmond VA, LLC and 7-Eleven, Inc. The 1.06-acre site is located on the east line of S. Laburnum Avenue, approximately 250 feet north of Audubon Drive, on parcel 815-716-4194. The zoning is B-3C, Business District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The site deficiencies, as identified in the staff report dated June 21, 2013, included weeding and replanting missing groundcover within the landscape beds, and repainting the stop bars and directional arrows in the parking lot. All deficiencies have been addressed. The staff recommends approval of this request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: John Doran)
(Applicable Rezoning Cases and PUPS: C-29C-06; P-04-08)**

TRANSFER OF APPROVAL (Deferred from the February 26, 2014 Meeting)

POD-94-87, 109-89, and
POD-118-89
POD2011-00196; POD2011-
00197; POD2011-00194;
POD2011-00259
Westpark Shopping Center –
Phases I and II – 9645 and
9669 W. Broad Street (U.S.
Route 250)

Thalhimer for Westdale Westpark I, II, LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from SLN Broad Street Association, LP and NP/I&G Westpark, LLC to Westdale Westpark, I, II, LP. Phase I is a 18.36-acre site located at the southwest corner of Pemberton Road (State Route 157) and W. Broad Street (U.S. Route 250), on part of parcels 753-758-7318 and 754-758-2409. Phase II is a 3.57-acre site located at the southwest corner of W. Broad Street and Stillman Parkway, on part of parcel 753-758-7318. The zoning is B-2C Business District (Conditional). County water and sewer. **(Three Chopt)**

APPROVED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval.

Staff has worked with project representatives to address site deficiencies identified in the inspection report dated June 15, 2011. Since that time the applicant has corrected several deficiencies related to the construction of dumpster enclosures and removal of unauthorized recycling and metal cargo containers. In addition the applicant has completed several repairs throughout the parking lot which included patchwork, resealing and re-striping.

As of the preparation date of the agenda, the landscaping continues to be installed as shown on the recently approved plans. Due to the extensive amount of landscaping to be installed, weather delays and waiting for the delivery of Crape Myrtles, the applicant has not completed all the required landscaping as shown on the approved landscape plan dated February 25, 2014. The applicant expects to complete the landscaping installation prior to the Planning Commission hearing.

The staff recommendation will be made at the meeting.

(Staff Report by Matt Ward)
(Applicant's Representative: Rob Buie)

**SUBDIVISION - CHESAPEAKE BAY RESOURCE PROTECTION AREA EXCEPTION
(Deferred from the March 26, 2014 Meeting)**

SUB2013-00222
Lake Loreine Section A
Block B Lot 1 - 2316
Persimmon Trek

Obsidian, Inc. for Page Bourgeois: Request for approval of a Chesapeake Bay Resource Protection Area Exception as required by Chapter 24, Sections 106.3(f) and 106.3(l) of the Henrico County Code. The 1.41-acre site is located on the west line of Persimmon Trek, approximately 300 feet north of Brookmont Drive, on parcel 743-754-0927. The exception would allow for the encroachment of a swimming pool and related improvements within the 100-foot-wide Chesapeake Bay Preservation area, adjacent to Lake Loreine that drains into Stony Run, which drains to Tuckahoe Creek in the James River watershed. The zoning is R-2A, One-Family Residential District, and C-1, Conservation District. County water and sewer. **(Three Chopt)**

APPROVED
SEE ADDENDUM PG. 1

This request is for approval for an exception to the Henrico County Chesapeake Bay Preservation Ordinance to construct a swimming pool and related site improvements within the 100-foot RPA buffer adjacent to Lake Loreine. The subject property was designated as a buildable lot with recordation of Lake Loreine Section A in 1981, prior to the adoption of the provisions of the Henrico County Code regarding Chesapeake Bay Protection areas. The Chesapeake Bay Preservation ordinance designates Resource Protection Area buffers to provide for the removal, reduction or assimilation of sediments, nutrients and potentially harmful or toxic substances in runoff entering the bay and its tributaries, and to minimize the adverse effects of human activities on state waters and aquatic resources. The ordinance limits allowable development in the RPA to water-dependent uses; redevelopment under special conditions; roads; driveways; utilities; and flood control/stormwater facilities. Since the request to allow the construction of this swimming pool within the RPA is not one of these allowable uses, the developer must request an exception to the ordinance. Currently, this project site, totaling approximately 1.41 acres, includes a dwelling, a small stoned patio and lawn. The applicant has provided a plan that shows the location of the RPA buffer on the lot and proposed location of the swimming pool.

Based on the review of this RPA exception request, the Department of Public Works believes the project does not meet the exception criteria found in the zoning ordinance. Specifically, a) granting the exception will not confer upon the applicant any special privilege denied to similarly situated property owners; b) the exception request is not based on conditions or circumstances that are self-created; c) the exception request is the minimum necessary to afford relief; d) and reasonable and appropriate conditions have been/will be incorporated to prevent degradation of water quality.

Upon review of the proposal and the provisions of 24-106.3(1)3 of the Zoning Ordinance, the Department of Public Works has determined the proposed pool does not satisfy the conditions outlined above. The Department of Public Works recommends the Planning Commission deny the proposed encroachment into the RPA.

A water quality Impact Assessment, as required by the Ordinance, was recently submitted. As of the preparation date of the agenda, the water quality impact assessment is currently under review by Public Works.

(Staff Report by Jeff Perry and Christina Goggin)
(Applicant's Representative: Charles Field)

ALTERNATIVE FENCE HEIGHT PLAN - RESIDENCE

SUB-22-00
SUB2014-00025
Davis Residence - Elko
Meadows – 6425 Elko Road
(State Route 156)

Mark Davis: Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-95(1)(7), 24-106, and 24-106.2 of the Henrico County Code, to allow a fence exceeding a height of 42 inches in the front yard. The 1.0-acre site is located on the north line of Elko Road (State Route 156), approximately 1,500 feet northwest of its intersection with White Oak Road, on parcel 855-703-5675. The zoning is A-1, Agricultural District. County water and individual on-site sewage disposal. (**Varina**)

APPROVED

The applicant lives on Lot 2 of the three-lot subdivision, Elko Meadows, and is requesting approval of an alternative fence height to install a 6 foot-tall fence, 224 feet-in-width within the front yard. At the closest point, the fence is approximately 35 feet from the edge of Elko Road and would run about 156 feet. The fence would have the appearance of stone but is constructed of polyethylene reinforced with galvanized steel.

County Code limits the maximum fence height in an A-1 zoned front yard to three feet, six inches, unless an alternative fence height is approved by the Planning Commission. Per the Code, the Planning Commission, pursuant to the review and approval of a landscaping plan, shall permit an alternative height not exceeding seven feet in the front yard or along the front lot line, provided the design does not adversely affect:

1. The health, safety and/or welfare of persons residing on or working on the premises;
2. The visibility or value of abutting and/or adjacent properties;
3. The adequate supply of light and air to adjoining property;
4. Traffic or pedestrian safety; and
5. Adequate sight distance

As of the date of the preparation of this agenda, staff has not received any calls or correspondence in opposition to this request. Staff has received a letter from the adjacent neighbor at 6433 Elko Road in support of this request.

The subject property contains a row of 20 mature Leyland Cypresses parallel to Elko Road and the proposed fence would be installed behind these trees. This landscaping is contained within an 8 foot-wide bed, the front of which is approximately 23 feet from the edge of Elko Road, at the property line. The fence would be an additional 12 feet beyond the front of the landscaping bed and the property line. These trees would largely conceal the fence except for a 43-foot section on the western extent of the property. This area is currently the location of the surface drainage from this and the adjoining Lot 1 to the west and the installation of any landscaping would be problematic due to standing water and could also negatively affect the drainage of both lots.

Customarily, staff makes no recommendation for approval or denial before the Planning Commission regarding requests for alternative fence height. Staff, including the Traffic Department, has no objection to this request. Should the Commission approve this request, the following standard conditions for alternative fence height plans are recommended:

1. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.
2. The owner shall have a set of approved plans available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
3. All groundcover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed within a reasonable time and replaced during the normal planting season.
4. The fence shall be maintained in good repair by the owner. Trash and debris should not be allowed to accumulate along the fence.

(Staff Report by Tony Greulich)
(Applicant's Representative: Mark Davis)

PLAN OF DEVELOPMENT

POD2014-00092

Project Magnolia – Terminus
of Magellan Parkway

APPROVED
SEE ADDENDUM PG. 2

Draper Aden Associates for Dominion Virginia Power:

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, 110,000 square-foot operations center building with associated support facilities and infrastructure. The 70.95-acre site is located on the north line of Scott Road and at the terminus of Park Central Drive, the south line of Interstate 295, and at the terminus of Magellan Parkway approximately 1,000 feet north of E. Parham Road, on part of parcel 790-762-3014. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Fairfield)**

This Plan of Development is for construction of a one-story, 110,000 square-foot operations center and its associated support facilities and infrastructure, including cooling towers, and a mechanical and electrical yard. The development is proposed to the rear of the site and maximizes the existing vegetation to remain between this site and Windsor Business Park and Park Central. The one-story building will be constructed primarily of precast panels and precast concrete. The main entrance and the façade facing the proposed parking areas will consist of pre-cast concrete with glazed windows and decorative wood panels.

The site was recently rezoned, and this proposal complies with the proffers of REZ2014-00008. This site is being developed in conjunction with construction of Concept Road 143 (March 2014 Plan), approved by the Planning Commission at its March 26, 2014 meeting. This road will connect the site to the existing Magellan Parkway, Park Central Drive and Scott Road.

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 subdivision plat for Concept Road 143 shall be recorded before any occupancy permits are issued.
30. Details for the gate and locking device at the entrance road and emergency access road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshall. The owner or owner's contractor shall contact the County Fire Marshall

prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshall's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.

31. Outside storage shall not be permitted except as shown on the approved plan.
32. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
33. The proffers approved as a part of zoning case REZ2014-00008 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. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
37. The POD and any subsequent plans must be updated when approved alterations to the proposed road plans associated with SUB2014-00019, Concept Road 143 (March 2014 Plan), affect these plans.

(Staff Report by Tony Greulich)

(Applicant's Representative: Randolph Rivinus)

(Applicable Rezoning Cases and PUPS: REZ2014-00008)

SUBDIVISION

SUB2014-00023
Estates at Grey Oaks
(April 2014 Plan)

APPROVED
SEE ADDENDUM PG. 2

Draper Aden Associates for Alexander Development Company, Inc.: The 2.435-acre site proposed for a subdivision of four single-family dwellings is located at the western terminus of future Grey Oaks Estates Court, approximately 160 feet west of the southern terminus of Grey Oaks Park Lane (extended), on parcel 740-771-4107. The zoning is R-2AC, One-Family Residential District (Conditional). County water and sewer.
(Three Chopt) 4 Lots

This conditional subdivision plan would, in effect, add four single-family residential lots to Grey Oaks (January 2004 Plan) (Formerly XYZ Subdivision (January 2004 Plan)). Both properties are zoned R-2A, Single-Family Residential, and are subject to the proffers of zoning case C-15C-03. The proposed lots would be incorporated in to the Grey Oaks Home Owners Association and would share in the maintenance of common areas in Grey Oaks. The four proposed lots would also benefit from the amenities in Grey Oaks, which include a community center and pool located at the southeast corner of Pouncey Tract Road and Grey Oaks Park Drive. A small portion of the originally triangular-shaped property was previously divided off and incorporated

into the Mason Park subdivision and the Mason Park Home Owners Association. The Mason Park subdivision only has undeveloped common area.

The staff recommends approval subject to the annotations on the plans, the standard conditions for 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 cases C-15C-03 and C-30C-05 shall be incorporated in this approval.

(Staff Report by Mike Kennedy)
(Applicant's Representative: William Browning)
(Applicable Rezoning Cases and PUPS: C-15C-03; C-30C-05)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00096
Dabney XII and XIV – 2283
Dabney Road

**APPROVED,
ARCHITECTURALS
DEFERRED TO 6/25/14
SEE ADDENDUM PG. 3**

RK&K, LLP for Brandywine Dabney, 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, 45,000 square-foot office warehouse (XII) and a one-story, 41,300 square-foot office warehouse (XIV). The 11.61-acre site is located on the east line of Dabney Road, at the intersection of Dabney Road and Par Street, on parcel 777-739-8812. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

This plan proposes two separate office/warehouse buildings on one parcel. The floorplans illustrate 12 individual tenant spaces for Dabney XII and 9 individual tenant spaces for Dabney XIV. Each tenant space will have a loading dock.

Parking has been calculated at a ratio of 25% office and 75% warehouse. It should be noted that any building permits for tenant upfits of individual spaces will include a review of required and available parking. Staff has also suggested a ratio of at least one dumpster for every two tenant spaces for this site based on other office/warehouse developments in the immediate vicinity.

As of the preparation date of the agenda, staff had yet to complete its review of the recently proposed propane tank storage area. The staff recommendation will be made at the meeting.

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

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

29. The right-of-way for widening of Dabney 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. Outside storage shall not be permitted except as shown on the approved plan.
31. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
32. 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.
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 Lee Pambid)
(Applicant's Representative: Malachi Mills)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00094
 Westwood Center – 2231
 Westwood Trail

**APPROVED,
 ARCHITECTURALS
 DEFERRED TO 6/25/14**

RK&K, LLP for Brandywine Dabney, 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, 69,300 square-foot office warehouse. The 12.24-acre site is located at the terminus of Westwood Trail (private), approximately 800 feet east of Tomlynn Street, on parcel 779-736-7015. The zoning is M-1, Light Industrial District and M-2, General Industrial District. County water and sewer. **(Brookland)**

This plan proposes a one-story, 69,300 square-foot office/warehouse building on one parcel located between the ACCA Railyard and Interstate 195.

The elevations feature grey pre-cast concrete panels for both buildings. The building's proposed height is 35 feet, 4 inches. Final façades for each building and space are intended to be customized for each tenant.

The floorplans illustrate six individual tenant spaces for Westwood Center. Each tenant space will have a loading dock.

Parking has been calculated at a ratio of 25% office and 75% warehouse. It should be noted that any building permits for tenant upfits of individual spaces will include a review of required and available parking. Staff has also suggested a ratio of at least one dumpster for every two tenant spaces for this site based on other office/warehouse developments in the immediate vicinity.

As of the preparation date of the agenda, Dominion Virginia Power's review was still pending. There is a major transmission line at the rear of the site, and the limit of the easement is not shown on the plan. The staff recommendation will be made at the meeting.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. 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.
30. Prior to approval of construction plans, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Lee Pambid)
(Applicant's Representative: Malachi Mills)

PLAN OF DEVELOPMENT

POD2014-00088
Richmond Ashram – 2230 E.
Parham Road
(POD-74-89 Rev.)

APPROVED

Silvercore for Shri Ram Chandra Mission: 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, 1,330 square-foot addition to an existing two-story, 6,893 square-foot building and convert an existing bank to a place of worship. The 1.54-acre site is located on the north line of E. Parham Road, approximately 400 feet east of Woodman Road, on parcel 775-758-3658. The zoning is [R-6C], General Residential District (Conditional). County water and sewer.
(Fairfield)

The applicant has requested approval of a revised plan of development to convert an existing bank and an office into a place of worship. This proposal provides adequate parking to meet the requirement for worship areas, and meets the required building setbacks per the zoning ordinance.

As requested, the applicant has provided right-of-way dedication along E. Parham Road. However, the applicant has submitted a waiver request from the sidewalk requirement to the Department of Public Works, which is under consideration.

The Department of Planning and Traffic requested additional information about the proposed planters in front of the addition prior to construction plan approval to determine if any additional measures are needed for traffic safety purposes. Also, the applicant has indicated they are preparing a written response to address Police concerns about building ingress and egress.

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

29. The right-of-way for widening of E. Parham 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 north side of E. Parham Road.
31. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning case C-68C-80 shall be incorporated in this 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 Matt Ward)

(Applicant's Representative: Jeff Staub)

(Applicable Rezoning Cases and PUPS: C-68C-80)

APPROVAL OF MINUTES: March 26, 2014 Minutes/APPROVED AS CORRECTED****

ADJOURN @ 10:44 A.M.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
April 23, 2014**

ADDENDUM

PAGE 3 – REVISED CAPTION

TRANSFER OF APPROVAL

POD-67-77
POD2013-00087
Mike Tu Building (Formerly
**Horizon Home Health
Care**) – 7925 W. Broad
Street (U.S. Route 250)

APPROVED

Joseph E. Hall for Tu Wai Wai 88, LLC ~~Hudson Holdings, LLC~~: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Hudson Holdings, LLC to Tu Wai Wai 88, LLC. The 0.62-acre site is located along the west line of W. Broad Street (U.S. Route 250), approximately 100 feet south of the intersection of Enterprise Parkway and W. Broad Street, on parcel 763-752-9220. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

PAGE 6 – REVISED PLAN AND REVISED STAFF REPORT

**SUBDIVISION - CHESAPEAKE BAY RESOURCE PROTECTION AREA EXCEPTION
(Deferred from the March 26, 2014 Meeting)**

SUB2013-00222
Lake Loreine Section A
Block B Lot 1 - 2316
Persimmon Trek

APPROVED

Obsidian, Inc. for Page Bourgeois: Request for approval of a Chesapeake Bay Resource Protection Area Exception as required by Chapter 24, Sections 106.3(f) and 106.3(l) of the Henrico County Code. The 1.41-acre site is located on the west line of Persimmon Trek, approximately 300 feet north of Brookmont Drive, on parcel 743-754-0927. The exception would allow for the encroachment of a swimming pool and related improvements within the 100-foot-wide Chesapeake Bay Preservation area, adjacent to Lake Loreine that drains into Stony Run, which drains to Tuckahoe Creek in the James River watershed. The zoning is R-2A, One-Family Residential District, and C-1, Conservation District. County water and sewer. **(Three Chopt)**

The location of the proposed fence has been revised. The enclosure is now directly adjacent to the pool. Should the Commission act on this request, the following conditions are recommended:

1. An erosion and sediment control plan, which will include the bioretention measures, shall be submitted for County review and approval as part of the swimming pool building permit.
2. The applicant shall provide an erosion and sediment control bond, to include construction of the bioretention basins and related landscaping, to the Department of Public Works, prior to issuance of a building permit.

3. Upon completion of the improvements and prior to the release of the erosion and sediment control bond for the bioretention basin and landscaping, the owner shall furnish an as-built certification to the Department of Public Works by the engineer who prepared the plan, to the effect that all construction including landscape installation is in conformance to the regulations and requirements of the plan.

PAGE 10 – PROJECT NAME CHANGE

PLAN OF DEVELOPMENT

POD2014-00092
Project Magnolia
~~Project Motown~~ – Terminus
of Magellan Parkway

APPROVED

Draper Aden Associates for Dominion Virginia Power: 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, 110,000 square-foot operations center building with associated support facilities and infrastructure. The 70.95-acre site is located on the north line of Scott Road and at the terminus of Park Central Drive, the south line of Interstate 295, and at the terminus of Magellan Parkway approximately 1,000 feet north of E. Parham Road, on part of parcel 790-762-3014. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Fairfield)**

PAGE 12 – REVISED CAPTION AND ADDED CONDITION

SUBDIVISION

SUB2014-00023
Estates at Grey Oaks
(April 2014 Plan)

APPROVED

Draper Aden Associates for Alexander Development Company, Inc.: The 2.435-acre site proposed for a subdivision of four single-family dwellings is located at the western terminus of future Grey Oaks Estates Court, approximately 160 feet west of the southern terminus of Grey Oaks Park Lane (extended), on parcel 740-771-4107, **and a portion of parcel 740-771-7724.** The zoning is R-2AC, One-Family Residential District (Conditional). County water and sewer. **(Three Chopt) 4 Lots**

15. **ADDED** - The subdivision plat for the extension of Grey Oaks Park Lane (extended), and Grey Oaks Estates Court (future), and Future Lot 13, as proposed with SUB2008-00177 Grey Oaks (Formerly XYZ Subdivision (January 2004 Plan)), shall be recorded prior to the recordation of the Estates at Grey Oaks, Section 4.

PAGE 13 – ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00096
Dabney XII and XIV – 2283
Dabney Road

APPROVED

RK&K, LLP for Brandywine Dabney, 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, 45,000 square-foot office warehouse (XII) and a one-story, 41,300 square-foot office warehouse (XIV). The 11.61-acre site is located on the east line of Dabney Road, at the intersection of Dabney Road and Par Street, on parcel 777-739-8812. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

34. **ADDED** - Prior to approval of construction plans, the developer must furnish a letter from CSX stating that this proposed development does not conflict with their facilities.