

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

**April 26, 2017**

**9:00 A.M.**

**SEE ADDENDUM**



**PLANNING COMMISSION**

Eric S. Leabough, C.P.C., Chairperson (Varina)  
Robert H. Witte, Jr., Vice-Chairperson (Brookland)  
C. W. Archer, C.P.C. (Fairfield)  
Gregory R. Baka (Tuckahoe)  
Sandra M. Marshall (Three Chopt)  
Tyrone E. Nelson, Board of Supervisors Representative  
R. Joseph Emerson, Jr., AICP, Director of Planning,  
Secretary

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

Jean M. Moore, 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  
Kate B. McMillion, County Planner  
Robert Peterman, GIS Technician  
Melissa S. Ferrante, Office Assistant/Recording  
Secretary

**WELCOME: @ 9:05**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA: Debbie Truong, Richmond-Times Dispatch**

**ROLL CALL: All present**

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

**EXPEDITED AGENDA: Leslie News**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion**

**EXTENSIONS – FOR PLANNING COMMISSION CONSIDERATION**

<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>SUB2011-00024 SUB-004-11 Broaddus Glen (April 2011 Plan) <b>APPROVED</b></b>	<b>34</b>	<b>34</b>	<b>5</b>	<b>Fairfield</b>	<b>April 26, 2018</b>

**EXTENSIONS - 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>SUB2013-00040 Short Pump Manor at Bacova (April 2013 Plan)</b>	<b>89</b>	<b>11</b>	<b>3</b>	<b>Three Chopt</b>	<b>April 26, 2018</b>

## TRANSFER OF APPROVAL

POD-87-98  
POD2017-00132  
Goodyear at Virginia Center  
Commons Shopping Center –  
10089 Brook Road

**APPROVED/EXPEDITED**

**SL Nusbaum Realty for JWN Properties, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Regency Realty, Inc and North Park Peripheral Associates to JWN Properties, LLC. The 1.21-acre site is located in an existing shopping center along an internal access road, approximately 600 feet northeast of the intersection of Brook Road and JEB Stuart Parkway, on parcel 784-770-4127. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies, as identified in the inspection report dated March 20, 2017, have been corrected, which included missing landscaping.

The staff recommends approval of this transfer request.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Nathan A. Shor)**  
**(Applicable Rezoning Cases and PUPS: C-113C-88)**

## TRANSFER OF APPROVAL

POD-076-07 (pt)  
POD2016-00408  
Laburnum Center @ Ashley  
Furniture Homestore Station  
(Formerly Laburnum Station)  
– 4420 South Laburnum  
Avenue

**APPROVED/EXPEDITED**

**M. Leo Storch Management Corporation for Laburnum Centre, LLC:** 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 Laburnum Richmond Center, LLC to Laburnum Centre, LLC. The 4.579-acre site is located in an existing shopping center at the southwestern corner of South Laburnum Avenue and Gay Avenue on parcel 814-717-0456. The zoning is B-2C, 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 the original approval. As identified in the inspection report dated September 19, 2016, completed deficiencies include the following: painted stop bars, reinstalled dumpster enclosure gate, planted landscaping materials, and fresh mulch added throughout landscape areas.

The staff recommends approval of this transfer request.

**(Staff Report by Matt Ward)**  
**(Applicant's Representative: Margie White)**  
**(Applicable Rezoning Cases and PUPS: C-51C-06)**

## PLAN OF DEVELOPMENT (Deferred from the March 22, 2017 Meeting)

POD2017-00069

The Growers Exchange at  
Techpark - 1001 Techpark  
Place

### **APPROVED/EXPEDITED**

**Sekiv Solutions, LLC for Agape Properties of Virginia, LLC and Briscoe White III:** 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, 29,185 square foot office warehouse and distribution center, including greenhouse facilities. The 3.95-acre site is located along the east line of Techpark Place, approximately 1,800 feet south of Technology Boulevard, on part of parcel 844-703-6690. The zoning is M-2C, General Industrial District (Conditional). County water and sewer. **(Varina)**

This plan of development approval will represent the eighth office warehouse building approval in Techpark industrial park.

This development will allow The Growers Exchange to construct a second location in Virginia and expand the internet business.

The proposed office building will be constructed of all brick and will have a cementitious gable. The distribution center will be constructed of brick and insulated metal wall panels with EIFS finish. A brick screen wall has been included to conceal the outdoor storage area. The greenhouse will be constructed entirely of clear polycarbonate panels.

As presented, the plan of development fulfills the M-2 zoning requirements for parking, traffic circulation, building setbacks, and outdoor storage. Also, the proposal complies with proffers associated with zoning case C-60C-97.

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

29. The proffers approved as a part of zoning case C-60C-97 shall be incorporated in this approval.
30. Outside storage shall not be permitted except as shown on the approved plan.
31. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction 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.
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.
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.

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continued

(Staff Report by Matt Ward)  
(Applicant's Representative: Stuart Little)  
(Applicable Rezoning Cases and PUPS: C-60C-97)

## PLAN OF DEVELOPMENT

POD2017-00136  
The Glens at Scott Place  
Section 1 – 951 Scott Road

**APPROVED**

**Koontz-Bryant, PC for Wilton Acquisition, LLC, Robert B. Ball, Senior Estate, and Edna and Robert B. Ball, Senior Estate:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 44 two-story, residential townhouses for sale. The 7.6-acre portion of the 16.412-acre site is located between the south line of Scott Road and the northwest corner of East Parham Road (State Route 73) and Interstate 95 (I-95), on parcels 785-757-9998, 785-757-8737, 785-757-5477, 785-757-5749, and 785-757-6118. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

VDOT has requested additional information regarding a storm water outfall for the project located within the limited access right of way for Interstate-95 (I-95). The Army Corps of Engineers (ACOE) has turned down the Developer's request to impact wetlands along the creek bisecting the property. DPW Design and Planning have requested additional information regarding the redesign of the proposed storm water management plan to address ACOE concerns.

As of the preparation date of the agenda, the staff has not received a revised plan, 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. The subdivision plat for The Glens at Scott Place, Section 1 shall be recorded before any building permits are issued.
30. The right-of-way for widening of Scott 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.
31. The drainage facilities on Interstate 95 (I-95) shall be approved by the Virginia Department of Transportation and the County.
32. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
33. A concrete sidewalk meeting County standards shall be provided along the south side of Scott Road.
34. The proffers approved as a part of zoning case REZ2016-00024 shall be incorporated in this approval.

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35. 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.
36. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
37. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
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 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.
40. 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.
41. 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

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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.

42. 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.
43. The developer must obtain a Demolition Permit from the Building Official's office prior to demolition of the existing structures and must abandon any well or private on-site sanitary disposal system in accordance with Health Department standards.

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Thomas J. Cook)**

**(Applicable Rezoning Cases and PUPS: REZ2016-00024)**

**ALTERNATIVE FENCE HEIGHT PLAN - RESIDENCE**

SUB2017-00027  
Pangraze Residence –  
Chatham Hills, 6 Bridgeway  
Road

**APPROVED**

**David and P. Kay Pangraze:** Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-95 (1)(7)(b), 24-106, and 24-106.2 of the Henrico County Code, to allow a 7-foot wall in the front yard along River Road. The 0.62-acre site is located on the southwest corner of the intersection of River Road and Bridgeway Road, on parcel 763-731-5975. The zoning is R-1, Residential District. County water and sewer. **(Tuckahoe)**

The original parcel containing this site was recently divided into two lots to allow construction of a future dwelling. The new dwelling under construction on the subject parcel will face Bridgeway Road. However, the yard facing River Road will now technically become the front yard of this parcel for purposes of zoning requirements.

The applicant, therefore, requests approval of an alternative fence height in the front yard to erect a 7-foot-tall masonry wall along the northern property line, adjacent to River Road. Per section 24-95(1)(7) of the County Code, the Planning Commission, pursuant to the review and approval of a landscape plan, shall permit an alternative height exceeding 3.5 feet but not exceeding 7 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

**Continue**

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The applicant proposes a 120-foot by 7-foot tall wall, approximately 2.5 feet off of the northern property line. The wall will be constructed of concrete masonry units parged with a white stucco finish, and brick columns. Existing plant material in the wooded area between the wall and River Road is to remain.

Customarily, staff makes no recommendation for approval or denial before the Planning Commission regarding requests for alternative fence heights. Should the Commission approve this request, the following 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. 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 Greg Garrison)  
(Applicant's Representative: Kay Pangraze)**

## **LANDSCAPE PLAN**

POD2017-00129  
CVS / Pharmacy Store at  
Broad Hill Centre – 12410  
West Broad Street

**APPROVED/EXPEDITED**

**The Rebkee Company for CVS 10990 VA, LLC:** 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 1.55-acre site is located on the northern line of West Broad Street (U.S. Route 250), approximately 3,900 feet west of its intersection with North Gayton Road, on parcel 730-765-2396. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This request is for approval of a landscape plan for the CVS / Pharmacy Store at Broad Hill Centre. Lighting is not part of this approval, as is was provided with the POD, which is currently under construction. The plan complies with the proffered requirements of zoning case C-18C-12 and with the West Broad Street Overlay District requirements. The plan features an enhanced transitional buffer against the Saunders Station at Broad Hill Centre condominiums.

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

**(Staff Report by Lee Pambid)  
(Applicant's Representative: Jason Chinnis)  
(Applicable Rezoning Cases and PUPS: C-18C-12)**



## LANDSCAPE AND LIGHTING PLAN

POD2016-00314 &  
POD2016-00315  
Carriage Homes at Parham  
Place Section 1 – Revised –  
7814 East Parham Road

**APPROVED/EXPEDITED**

**HG Design Studio for Townhomes at Parham Place, LLC:**  
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 22.65-acre site is located on the northern line of East Parham Road, approximately 500 feet west of Shrader Road, on parcels 763-755-1261, 763-756-4328, and part of parcel 762-755-3882. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

The proposed landscape and lighting plan is only for Carriage Homes at Parham Place Section 1. This eastern portion of the development is adjacent to London Townes Apartments and Shannon Green Townhouses. The landscape plan for Carriage Homes at Parham Place Section 2, the western portion of the development adjacent to Hollybrook Avenue and the Pine Grove Subdivision, will be submitted for review and approval by the Planning Commission once that portion of the site has been cleared and graded. The plan of development for Carriage Homes at Parham Place Section 1 was approved by the Planning Commission at its May 25, 2016 meeting. The plan of development for Section 2 was only recently approved by the Planning Commission at its March 22, 2017 meeting.

The proposed landscape and lighting plan is consistent with the conceptual layout plan proffered with rezoning case REZ2015-00004 and satisfies all related proffers and code requirements. The plan satisfies Proffers 3 and 4 which require a minimum 50-foot wide greenbelt and entrance feature along Parham Road; Proffer 8 which requires the BMP pond to be landscaped and aerated as a water feature; Proffer 19 which limits light poles to 16 feet in height and requires residential style sharp cut-off fixtures; Proffer 21 which requires sodded front yards; and Proffer 23 which requires common area amenities.

In addition to a trail and benches, the landscape plan provides for a gazebo, as well as an unproffered community center and pool which are both well landscaped. The landscape plan also satisfies Proffer 26 which requires perimeter fencing of the property in accordance with a proffered exhibit. The overall fence plan reviewed by the Planning Commission with the plan of development will remain unchanged. The plan does include some additional fence details, including gate details, which are required to construct the proffered perimeter fence. Finally, the plan also satisfies Proffer 29 which requires foundation planting, and Proffer 30 which requires street trees at 60 feet on center and landscaping along the residual bank property. Per the plan, this will be a well landscaped development.

The staff recommends approval, subject to the annotations on the plan and the standard conditions for landscape and lighting plans.

**(Staff Report by Mike Kennedy)**  
**(Applicant's Representative: REZ2015-00004)**  
**(Applicable Rezoning Cases and PUPS: Corey Kissel Wong)**

## LANDSCAPE AND LIGHTING PLAN

POD2017-00134 &  
POD2017-00135  
Dollar General Mountain  
Road – 10710 John Cussons  
Drive

**APPROVED**

**Koth Consulting, PC for Par 3 Development Group, LLC:**  
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 1.24-acre site is located at the northwestern  
corner of Mountain Road and John Cussons Drive, on parcel 770-  
767-5189. The zoning is B-2C, Business District (Conditional).  
County water and sewer. **(Brookland)**

The proposed landscape and lighting plan is for the Dollar General currently under construction at 10710 John Cussons Drive. The plan of development was approved by the Planning Commission at its February 24, 2016 meeting.

The proposed landscape and lighting plan satisfies the proffers of rezoning case C-072C-88 and all related code requirements. The plan satisfies Proffer 2 which requires a minimum 10-foot wide buffer adjacent to the 100-year flood plain, and which will be planted to the 10-foot transitional buffer requirements. The plan satisfies Proffer 3 which requires a minimum 20-foot wide buffer adjacent to Mountain Road, and which will be planted to the 25-foot transitional buffer requirements in addition to the existing tree save area. The plan also satisfies the 25-foot transitional buffer requirement along the adjoining residential zoned property located to the northwest, which will be planted to the 25-foot transitional buffer requirements. The plan satisfies both the interior and peripheral parking area landscaping requirements. The peripheral planting along John Cussons Drive will be in addition to the existing tree save area along John Cussons Drive. The proposed landscaping also satisfies the 15% tree canopy requirement, without any credit for the existing tree save areas along either Mountain Road or John Cussons Drive. Staff did not allow any credit for the existing trees, because staff felt the close proximity of construction to those trees damaged their root systems and their ability to survive is considered minimal. Since no credit was provided for those existing trees, should any of those trees die in the future, they will not require replacement.

In addition, the proposed lighting plan satisfies Proffer 8 which generally requires accessory structures and fixtures, like the light poles and wall mounted lighting fixtures, to have a “colonial” design style to match the principal building. Additionally, the zoning code requires light fixtures to limit glare and light spilling over the property and street lines. Both the pole and building mounted lighting fixtures are “colonial” in design and have sharp cut-off features that satisfy the zoning code requirements. In addition, the light poles are proposed to be 16 feet in height and be fluted poles with decorative bases.

Finally, both the freestanding monument sign and the wall mounted building sign on the gable above the main entrance will be indirectly illuminated by sharp cutoff colonial style fixtures. Both signs will have opaque black lettering on an opaque white background. The monument sign will be a double faced panel approximately five feet in height and ten feet in width. The double faced sign will be mounted on brick base that is an approximately three-foot high and ten-foot wide, with the sign and base having a total height of eight feet. The free-standing monument sign will be illuminated by three goose neck fixtures on each side, mounted on the top of the sign panels. Holly shrubs will be provided around the base of the free-standing monument sign.

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**continued**

The staff recommends approval, subject to the annotations on the plan and the standard conditions for landscape and lighting plans.

**(Staff Report by Mike Kennedy)**  
**(Applicant's Representative: Lance Koth)**  
**(Applicable Rezoning Cases and PUPS: C-072C-88)**

## **LANDSCAPE AND LIGHTING PLAN**

POD2016-00576 &  
POD2016-00577  
Henrico Doctors' Hospital  
Forest Campus MOB 4 –  
1602 Skipwith Road

**APPROVED**

**Cite Design for HCA Health Services of VA, Inc. and Henrico Doctors' Hospital FCP, LLC:** 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 7.64-acre site is located approximately 700 feet west of Skipwith Road at the northern terminus of Parkline Drive, on part of parcels 761-745-3004 and 760-744-1430. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

This request is for approval of a landscape and lighting plan for the recently approved Henrico Doctors' Hospital MOB4. The plan meets the proffered conditions from REZ2015-00032 with the provision of a 35-foot buffer along the southern property line adjacent to Tuckahoe Hills, planted to a 35-foot transitional buffer standard, with the first ten feet planted with 10-foot-tall Arborvitae 10 feet on center. Along the eastern property line adjacent to Three Chopt Elementary School, a 25-foot buffer is proposed, planted with a double row of 6-foot tall Arborvitae 10 feet on center, with supplemental plant material.

The lighting plan meets proffered conditions as well with the provision of 25-foot-tall concealed source parking lot light fixtures. The 7 light fixtures along the south and east side of the parking lot will have house side shields to further mitigate glare. Parking lot lighting is proposed to be reduced after business hours with the exception of minimum lighting requirements for security purposes.

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

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Doug Cole)**  
**(Applicable Rezoning Cases and PUPS: REZ2015-00032)**

**APPROVAL OF MINUTES: March 22, 2017 Minutes APPROVED**

**DISCUSSION ITEM: Updating Chapters 19 and 24 of the Henrico County Code (the Zoning and Subdivision Ordinances) Ben Blankinship**

**ADJOURN APPROVED @ 11:04 AM**

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

**April 26, 2017**

**ADDENDUM**

**PAGE 5 – REVISED STAFF PLAN**

**PLAN OF DEVELOPMENT (Deferred from the March 22, 2017 Meeting)**

POD2017-00069

The Growers Exchange at  
Techpark - 1001 Techpark  
Place

**APPROVED/EXPEDITED**

**Sekiv Solutions, LLC for Agape Properties of Virginia, LLC and Briscoe White III:** 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, 29,185 square foot office warehouse and distribution center, including greenhouse facilities. The 3.95-acre site is located along the east line of Techpark Place, approximately 1,800 feet south of Technology Boulevard, on part of parcel 844-703-6690. The zoning is M-2C, General Industrial District (Conditional). County water and sewer. **(Varina)**

The plan has revised annotations which indicate deletion of the outdoor storage area and relocation of the brick screen wall so that the loading area is screened. The staff continues to recommend approval.

**PAGE 7 – REVISED CAPTION, PLAN, AND RECOMMENDATION**

**PLAN OF DEVELOPMENT**

POD2017-00136  
The Glens at Scott Place  
Section 1 – 951 Scott Road

**APPROVED**

**Koontz-Bryant, PC for Wilton Acquisition, LLC, Robert B. Ball, Senior Estate, and Edna and Robert B. Ball, Senior Estate:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct ~~44~~ **43** two-story, residential townhouses for sale. The 7.6-acre portion of the 16.412-acre site is located between the south line of Scott Road and the northwest corner of East Parham Road (State Route 73) and Interstate 95 (I-95), on parcels 785-757-9998, 785-757-8737, 785-757-5477, 785-757-5749, and 785-757-6118. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

Since the preparation date of the agenda, the staff has received a revised plan. The revised plan results in the elimination of a lot in this section, which encroaches upon the creek. Therefore, the caption has been revised accordingly.

The revised plan also provides the additional information requested by VDOT regarding a storm water outfall for the project, located within the limited access right of way for Interstate-95 (I-95). The engineer has provided evidence to VDOT that the post development discharge into the VDOT right of way will not increase during the 100-year storm. In addition, the engineer has revised the storm water management plan as requested by the Army Corps of Engineers (USACOE). The revised plan minimizes the impact to wetlands along the creek bisecting the property.

The revised plan replaces a single Best Management Practice/Storm Water Management (BMP/SWM) dry pond located over the creek, with two smaller BMP/SWM dry ponds located on both sides of the existing creek. The staff is currently reviewing the BMP revisions.

The staff recommendation will be made at the meeting.

**PAGE 15 – REVISED PLAN**

**LANDSCAPE AND LIGHTING PLAN**

POD2017-00134 &  
POD2017-00135  
Dollar General Mountain  
Road – 10710 John Cussons  
Drive

**APPROVED**

**Koth Consulting, PC for Par 3 Development Group, LLC:** 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 1.24-acre site is located at the northwestern corner of Mountain Road and John Cussons Drive, on parcel 770-767-5189. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

Additional shrubs have been added along Mountain Road. Staff continues to recommend approval.