

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

October 25, 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
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: @ 9:02

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: N/A

ROLL CALL: Mr. Nelson – absent ; Mr. Archer – absent

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

There are no conditional extensions this month.

LANDSCAPE PLAN (Deferred from the September 27, 2017 Meeting)

POD2017-00424
Holloway Townes at
Wyndham Forest Section 1
– 11163 Opaca Lane

**DEFERRED TO
NOVEMBER 15, 2017**

Youngblood, Tyler, and Associates, P.C. for HHHunt Holloway, 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 7.52-acre site is located approximately 850 feet east of the intersection at Nuckols Road and Opaca Lane and approximately 1,000 feet west of the western terminus of Holman Ridge Road, on parcel 748-771-7956. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received a plan that meets minimum code requirements. The minimum overall 15% canopy and 5% parking canopy requirement are not provided for the landscaping plan. The staff, therefore, cannot complete its review or make a recommendation at this time.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

**(Staff Report by Christina Goggin)
(Applicant’s Representative: Anne Tignor)
(Applicable Rezoning Cases and PUPS: REZ2015-00014)**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN
(Deferred from the September 27, 2017 Meeting)**

POD2017-00437
(POD-79-96 Revised)
Triangle Rock Club – 4700
Thalbro Street

APPROVED

Silvercore for Head Shot Holdings, LLC and Adventure Capitalists, Inc. (DBA Triangle Rock Club): 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, 6,300-square foot addition to an existing building for use as an indoor rock climbing facility. The 2.06-acre site is located on the northwestern corner of the intersection of Thalbro Street and Maywill Street, on parcel 775-738-8636. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

The proposal is for a one-story, 6,300-square foot addition to the eastern side of an existing building, currently under conversion to an indoor rock climbing facility. The existing building was built in 1977 as a racquetball gym and indoor fitness facility, with an associated parking lot expansion in 1996. The addition will be utilized as a climbing room.

The site plan and associated lighting plan’s outstanding issues have been addressed since the September 27, 2017 meeting.

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The proposed building addition is a metal building with split-face CMU base, stone veneer pilasters, and metal panels. The existing building's front façade is similar in treatment; however, it utilizes an EIFS finish, instead of metal panels. The western and rear elevations of the existing building are constructed of CMU. Staff has recommended the EIFS finish be continued on the addition's front façade to tie into the existing building. Also, the addition of windows and/or architectural features to reduce the building mass have been recommended on the front and eastern elevations. The proposed building also exceeds the maximum height of 45 feet allowable in the M-1 district. Revised elevations have been submitted and staff has not completed its review.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 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. 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.
30. 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 Kate McMillion)
(Applicant's Representative: Ryan Evans)

SUBDIVISION – CHESAPEAKE BAY RESOURCE PROTECTION AREA EXCEPTION

POD2017-00480
Faison Center - 1701 Byrd
Avenue

APPROVED

Timmons Group for 1701 Byrd Avenue, LLC: Request for approval of a Chesapeake Bay Resource Area Exception as required by Chapter 24, Sections 106.3(f) and 106.3(l) of the Henrico County Code. The 6.41-acre site is located between Markel Road and Fitzhugh Avenue, approximately 200 feet north of Willow Lawn Drive, on parcel 772-737-7160. The exception would allow for the encroachment of trails, recreational and educational equipment, an observation deck, and related improvements within the seaward 50-feet of the required 100-foot-wide Resource Protection Area, a component of a Chesapeake Bay Preservation Area, adjacent to Jordan's Branch that drains to the Chickahominy River in the Lower James River watershed. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

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The Department of Public Works has received a request for an exception as provided for in Section 24-106.3(1) of the County code, to construct an outdoor learning center within the 100-foot Resource Protection Area (RPA) buffer adjacent to Jordan's Branch, draining into the Chickahominy River in the Lower James River watershed. The outdoor learning center consists of trails, recreational and educational equipment, an observation deck, and related improvements, and these represent a proposed buffer encroachment area of 0.32 acre (13,939 square feet) and 1,627 square feet of impervious area. A water quality impact assessment has been provided, and is included with the staff plan.

The Planning Commission, in accordance with Section 24-106.3(1), shall review the request for an exception and the water quality impact assessment, and may grant an exception with such conditions and safeguards as it deems necessary, only if the Planning Commission finds:

1. Granting the exception will not confer upon the applicant any special privilege denied to similarly situated property owners;
2. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or nonconforming that are related to adjacent parcels;
3. The exception request is the minimum necessary to afford relief;
4. The exception request is in harmony with the purpose and intent of the zoning ordinance and is not of substantial detriment to water quality; and
5. That reasonable and appropriate conditions which will prevent the exception request from causing a degradation of water quality are imposed.

The purpose of the RPA buffer is 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 minimize the adverse effects of human activities on state waters and aquatic resources. The zoning ordinance permits limited development in RPAs, including water-dependent uses, certain redevelopment activities, roads and driveways, utilities, and flood control and stormwater management facilities, as well as other exempted activities under Section 24-106.3(k), like passive recreational facilities.

The Engineering and Environmental Services Division of the Department of Public Works has reviewed the request and has the following comments:

1. Passive recreational facilities such as boardwalks, trails, and pathways are exempt and allowed to occur within the 100' RPA buffer without the need to apply for an exception request from either the Department of Public Works or the Planning Commission.
2. Any plan for these passive facilities must minimize land disturbance, preserve indigenous vegetation to the maximum extent practicable, minimize impervious cover, provide for long-term maintenance of any utilized BMPs, and comply with Erosion and Sediment Control Plan and Stormwater Management Plan requirements. If the proposed disturbance does not meet the Chesapeake Bay Preservation Area development standards and general performance criteria in Section 24-106(g), then an exception request by the Planning Commission would be a pre-requisite for development.

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3. Water-dependent uses, such as an observation deck, are also permissible by the Department of Public Works in the RPA if they comply with the above-mentioned development standards and general performance criteria.
4. It is possible to bring the plan into compliance with the development standards and performance criteria by including the following revisions:
 - a. minimizing the amount of asphalt pathways;
 - b. reducing the size of the scenic overlook decking to the minimum size that is compliant with the ADA;
 - c. replacing the proposed lawn with a naturalized planting area;
 - d. reducing the amount of non-vegetated mulched and sand areas;
 - e. providing additional details regarding the proposed landscape plan including the amount and type of plantings proposed;
 - f. demonstrating an effort to maximize the plantings of native trees and shrubs within the buffer; and
 - g. revising the stormwater master plan to reflect the ultimate limits of disturbance and land cover changes as it relates to the VRRM spreadsheet.

Based on these criteria, the Department of Public Works has recommended that this RPA exception request be deferred until the Faison Center can determine if these revisions can be accomplished and still meet their project purpose and need, thereby negating the need for an RPA buffer exception from the Planning Commission.

The applicant has verbally agreed to consider to what extent the Faison Center can implement DPW's recommended revisions.

As of the preparation date of the agenda, the staff has not received a submitted response to the Department of Public Works comments, and therefore has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting.

(Staff Report by Lee Pambid)
(Applicant's Representative: Steve Worthington)

APPROVAL OF MINUTES: September 27, 2017 Minutes **APPROVED**

ADJOURN @ 9:34 AM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
October 25, 2017**

ADDENDUM

**PAGE 4 – REVISED ARCHITECTURAL PLAN AND REVISED
RECOMMENDATION**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN
(Deferred from the September 27, 2017 Meeting)**

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Staff has completed its review of the revised elevations, which address staff comments regarding the building height and building materials.

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

PAGE 6 – REVISED PLAN AND REVISED RECOMMENDATION

SUBDIVISION – CHESAPEAKE BAY RESOURCE PROTECTION AREA EXCEPTION

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Staff received a revised plan on October 20, 2017 that responds to recommended changes from the Department of Public Works, as listed in the original staff report. Primarily, the plan proposes to:

- reduce the amount of managed lawn and rain garden areas;
- reduce the size of the overlook deck by over half from 1,252 square feet to 592 square feet; and
- increase the number of native species of trees and shrubs within the proposed RPA encroachment area.

The Director of Public Works can now recommend approval of the RPA exception request subject to the following conditions:

1. The applicant shall submit nine (9) sets of revised plans, including all details required to implement the proposed plan, to the Department of Planning for final review. Two sets (2) of the approved plan shall be submitted with the building permit application.
2. A detailed planting plan that maximizes the use of both native trees and shrubs in the RPA shall be provided with the construction plans.
3. As it requires disturbance within the lower portion of the RPA buffer, rain gardens shall only be used if required for compliance with the Stormwater Management Act regulations.

PAGE 9 – ADDED DISCUSSION ITEM

DISCUSSION ITEM: Staff will present an update on the recent Community Workshop held for the Route 5 Corridor/Marion Hill Study.