

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

May 23, 2018

9:00 A.M.

SEE ADDENDUM



PLANNING COMMISSION

Sandra M. Marshall, Chairperson (Three Chopt)
Gregory R. Baka, Vice-Chairperson (Tuckahoe)
C. W. Archer, C.P.C. (Fairfield)
Adrienne F. Kotula (Brookland)
Eric S. Leabough, C.P.C. (Varina)
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**

Jean M. Moore, Assistant Director of Planning
Leslie A. News, PLA, Senior Principal Planner
Kevin D. Wilhite, C.P.C., AICP, County Planner
Michael F. Kennedy, County Planner
Anthony R. Greulich, C.P.C., County Planner
Christina Goggin, AICP, County Planner
Aimee B. Crady, AICP, County Planner
Matthew Ward, County Planner
Lee Pambid, C.P.C., County Planner
Kate B. McMillion, County Planner
Salim Chishti, County Planner
Robert Peterman, GIS Technician
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: 9:01 a.m.

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: N/A

ROLL CALL: Mr. Archer - Absent

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

There are no subdivision extensions this month.

TRANSFER OF APPROVAL

POD-049-86
POD2017-00515
One Holland Place (Formerly
Staples Mill Office Park) –
2235 Staples Mill Road

APPROVED/EXPEDITED

CBRE Richmond for REVA Richmond, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Robinson, Wetmore, and Ellis to REVA Richmond, LLC. The 5.99-acre site is located at the northeastern corner of the intersection of Staples Mill Road and Waller Road, approximately 1,000 feet south of Bethlehem Road, on parcel 775-739-0781. The zoning is B-1, Business District and M-2, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. All deficiencies as identified in the inspection report dated November 2, 2017 have been corrected. The deficiencies included missing deciduous shade and ornamental trees and unserviceable dumpster enclosure gates.

The staff recommends approval of the transfer request.

(Staff Report by Lee Pambid)
(Applicant’s Representative: Felecia Washington)

TRANSFER OF APPROVAL

POD-120-88
POD2017-00108
Granville Square, Phase II –
3311 Church Road

APPROVED/EXPEDITED

Chris Tsui for TTT Office Management, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Philip J. Kennedy Jr. to TTT Office Management, LLC. The 1.24-acre site is located along the eastern line of Church Road, approximately 260 feet south of Three Chopt Road, on parcel 746-757-9039. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Three Chopt)**

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
Continue

continued

29, 2017 including replacement of building mounted lights and missing landscaping, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Chris Tsui)
(Applicable Rezoning Cases and PUPS: C-4C-88)

TRANSFER OF APPROVAL

POD-60-75 POD2016-00383 Brook Seafood Market (Formerly 7-Eleven Store) – 7501 Brook Road APPROVED/EXPEDITED	Yong Lee Choi for Jae Shik Lee: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richard Dixon to Lee Jae Shik. The 0.46-acre site is located on the northeastern corner of Brook Road (U.S. Route 1) and Ridge Road, on parcel 784-752-7993. The zoning is B-1, Business District. County water and sewer. (Fairfield)
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The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. All deficiencies as identified in inspection report dated August 31, 2016, have been corrected. The deficiencies corrected include landscape replacements, new stop signs, new parking lot striping, a new dumpster gate, and repair of the existing fence.

The staff recommends approval of the transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Yong Lee Choi)

TRANSFER OF APPROVAL

POD-08-84 POD2014-00362 Virginia PTA (Formerly Medfirst) – 1027 Wilmer Avenue APPROVED/EXPEDITED	Myra Legg for Virginia Congress of Parents and Teachers: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Phycor of Richmond, Inc. to Virginia Congress of Parents and Teachers. The 0.96-acre site is located at the southwest corner of the intersection of Wilmer Avenue and Chamberlayne Road (U.S. Route 301), on parcel 786-745-9064. The zoning is O-2, Office District. County water and sewer. (Fairfield)
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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 original inspection report dated October 2, 2014, including the removal of a dumpster and the installation of a stop sign and stop bar, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Tony Greulich)
(Applicant's Representative: Myra Legg)

PLAN OF DEVELOPMENT

POD2017-00628
McDonalds at Laburnum
Square Shopping Center –
4708 Williamsburg Road

APPROVED/EXPEDITED

Balzer and Associates, Inc. for WHLR Laburnum Square, LLC, Franchise Realty Interstate Corporation, and Susan Bishop Robertson: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to renovate a one-story, 3,936-square foot restaurant with drive-through facilities in an existing shopping center and construct dual drive-through lanes, **a 52-square foot building addition**, a dumpster enclosure, exterior building modifications, and site improvements for handicap accessibility. The 0.97-acre site is located on the northern line of Williamsburg Road (U.S. Route 60), approximately 225 feet west of its intersection with South Laburnum Avenue, on parcels 816-714-0317, 815-714-9316, and part of parcel 815-714-7661. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The applicant proposes to renovate an existing fast food restaurant to include a cashier booth addition of 52 square feet, a building façade upgrade, and site alterations to include a dual drive-through lane configuration and a new dumpster enclosure.

With the plan, the applicant will add landscaping and improve circulation on the site. The existing masonry will be painted in a gray color scheme and the mansard roof will be removed and replaced with a modern louvered parapet. The new dumpster enclosure will be constructed of masonry compatible with the building.

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. Only retail business establishments permitted in a B-3 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. Outside storage shall not be permitted.
33. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
34. 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.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)
(Applicant's Representative: Christopher Shust)

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the April 25, 2018 Meeting)

POD2018-00099
Dunkin Donuts at 8727
Staples Mill Road

APPROVED

Koontz Bryant Johnson Williams for Pontus Vault Portfolio, LLC and The Heritage Group, 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 renovate an existing building to be used as a one-story, 2,938-square foot restaurant with drive through facilities. The 0.95-acre site is located at the southeastern corner of the intersection of East Parham Road and Staples Mill Road (U.S. Route 33), on parcel 770-755-3230. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

Recent zoning case REZ2017-00030 was granted approval on January 23, 2018 to replace a former bank with a drive-through restaurant. The existing building elevations will have only minor changes, including revising the current double drive-through canopy to accommodate one drive-through lane, and updating the trim color of the building.

The most current site plan shows three new parallel parking spaces along East Parham Road, as well as eight new spaces striped in place of the current drive aisle along the eastern property line to meet parking requirements.

A portion of the building will remain unfinished. Should the applicant choose to upfit this space for restaurant or office use in the future, additional parking will need to be provided in accordance with condition #36.

An 18-foot wide proffered buffer along East Parham Road, and a 25-foot wide proffered buffer along Staples Mill Road (US Route 33) are provided.

A lighting plan is part of this approval. The plan indicates four LED poles at 20 feet in height and 2.8 footcandle average for the site.

To date, a plan has not been received to satisfy the Department of Public Works Traffic and Engineering Division requirements. The Henrico County Department of Public Works Traffic Division cannot recommend approval until sidewalk is shown along East Parham Road. Also, Public Works Engineering Division cannot recommend approval until water quantity and quality calculations have been addressed.

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.

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29. A concrete sidewalk meeting County standards shall be provided along the southern side of East Parham Road.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case REZ2017-00030 shall be incorporated in this approval.
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, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
34. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
35. 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.
36. Prior to approval of a building permit application for upfit of unfinished area shown on the staff plan, a revised site plan shall be submitted for administrative review and approval to construct additional required parking.

(Staff Report by Matt Ward)

(Applicant's Representative: Mark E. Williams)

(Applicable Rezoning Cases and PUPS: REZ2017-00030)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00110
7-Eleven at 1301 North
Laburnum Avenue

APPROVED

Blakeway Corporation for Laburnum Property, LLC and Vertical Construction: 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 demolish existing service station and car wash buildings and to construct a one-story, 2,940-square foot convenience store with fuel pumps. The 6.13-acre site is located on the northeastern corner at the intersection of North Laburnum Avenue and Creighton Road, on parcel 809-730-0626. The zoning is B-3C, Business District (Conditional), O-2C, Office District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The proposed convenience store with fueling station will replace an existing fuel station. The site plan is consistent with the concept plan reviewed with the proffered conditions of zoning case REZ2018-00011, which amended the previous 1988 proffers to allow 24-hour operation.

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The building and canopy proposed are consistent with the elevations included with the proffered conditions. Nichiha cementitious brick paneling in red brick and gray tones continue to be proposed, including the canopy pole finishes. The parapet roof demonstrates adequate rooftop mechanical screening.

Entrances to the site are generally in the location of existing site entrances. Sidewalk will be added along both road frontages.

A lighting plan is included for review and approval with the plan of development. Concealed source LED fixtures are proposed throughout the site, including under the fuel canopy.

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

- 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. A concrete sidewalk meeting County standards shall be provided along the northern side of Creighton Road and the eastern side of North Laburnum Avenue.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case REZ2018-00011 shall be incorporated in this approval.
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, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Gary Franks)

(Applicable Rezoning Cases and PUPS: REZ2018-00011)

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND ALTERNATIVE FENCE HEIGHT PLAN

POD2018-00123
Ram Tool – 2800 Ackley
Avenue

APPROVED

SilverCore for BIG 2800 Ackley, LLC and Ram Tool Construction Supply Company: Request for approval of a plan of development, alternative fence height plan, and lighting plan, as required by Chapter 24, Sections 24-95(1)(5)c and 24-106 of the Henrico County Code, to construct a 17,500-square foot gravel storage yard adjacent to an existing one-story, 28,300-square foot wholesale building supply warehouse. The alternative fence height would authorize a fence exceeding 42 inches in height within the required 25-foot front yard along Ackley Avenue, to allow the existing six-foot high chain link fence to remain. The 2.18-acre site is located on the northern line of Ackley Avenue, 65 feet northeast of its intersection with Peyton Street, on parcel 772-757-4125. The zoning is M-1 Light Industrial District. County water and Sewer. **(Fairfield)**

This plan of development proposes the addition of a 17,500-square foot gravel storage yard adjacent to an existing one-story 28,300-square foot warehouse. The property is proposed to be occupied by Ram Tool, a wholesale construction materials supplier that specializes in supplying materials and equipment for VDOT contractors. Ram Tool has warehouses in 38 locations across the east coast and midwest United States. Ram Tool is relocating from a smaller site located on Roseneath Road in the City of Richmond.

The subject site fronts on Ackley Avenue and is surrounded by M-1 Light Industrial zoned property. The properties located to the north, east, and south are occupied by other construction material supply warehouses and outdoor storage yards, and the property to the west is undeveloped.

The proposed storage yard will be located outside of the 25-foot front yard along Ackley Avenue and will also be located outside of the alternate 30-foot rear yard setback from the eastern property line. A dry-pond storm water management facility is proposed in the alternate rear yard setback. Due to the weight of some of the construction material supplied, the storage yard would not be paved.

Wall mounted fixtures are proposed for site lighting. Additional information on the existing site lighting has been requested.

Ram Tool has also requested permission to retain the existing 6-foot chain link fence located within the 25-foot front yard setback. The existing fence which encloses their loading and parking area was installed by the previous tenant. The applicant has indicated that relocation of the existing fence outside the front yard setback is not feasible due to the location of utility meters and stand pipe connections and the design of the parking and loading areas. They also note a secure loading area would permit them to stage loaded delivery vehicles for timely delivery of their supplies and equipment to construction contractors. The existing fence gates would be modified to swing or slide into the site, so that they do not encroach into the public right of way.

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Section 24-95 of the Zoning Code ordinarily limits fences to a maximum of 42 inches in height in a front yard. However, it also provides for the Planning Commission to approve an alternative fence height not to exceed 10 feet in the front yard in industrial districts, provided the design does not adversely affect: the welfare of employees on the property, visibility or value of adjacent properties, supply of light and air to the adjoining properties, traffic or pedestrian safety, and adequate sight distance. Traffic Engineering staff has reviewed the request and indicates that if the gates are modified as agreed, the fence will not adversely impact traffic or pedestrian safety, nor adequate sight distance.

The zoning code requires outdoor storage yards in the M-1 zoning district to be screened by an opaque wall or fence of an approved design. Staff has requested additional information on the fence design to provide a permanent opaque screen for the outdoor storage area. As of the preparation date of this agenda, a revised fence detail for the proposed opaque fence has not been submitted for review. The staff recommendation will be made at the meeting.

Should the Planning Commission act on this request, in addition to the annotations on the plans and 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. Outside storage shall not be permitted except as shown on the approved plan.
30. 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.
31. Details for the gate and locking device at the entrance road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner's contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Steve King)

(Applicable Rezoning Cases and PUPS: POD-138-83 and PUP-002-02)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00130
Nine Mile Carwash at 4523
Nine Mile Road

APPROVED/EXPEDITED

Silvercore for East End Resources Group, LLC and East End Wash, 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, 3,395-square foot automatic carwash. The 1.22-acre site is located at the southwest corner of the intersection of Nine Mile Road (State Route 33) and Meadowspring Road, on parcel 809-722-9173. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

This proposal is to construct a 3,395-square foot one-story car wash with vacuums. The new development will be located on a site that is currently wooded but was rezoned to B-3C in July 2016 with case REZ 2016-00017.

The layout in the packet is generally in conformance with the proffered layout; however, due to conflicts with an existing drainage and utility easement along the property line, the screen wall location has been shifted to the inside edge of the buffer.

The proposed building is brick with oversized Old Richmond Red brick and a gray standing seam metal roof with white EIFS accents. These elevations comply with the rezoning proffers. The applicant originally proposed a vacuum canopy on site, but has since indicated there will be no canopy. However revised plans without the canopy have not yet been provided.

A lighting plan is also included for the Planning Commission's review and approval. Proffers limit the lighting height to 20 feet, require all lights to be concealed source, and require lighting to be reduced to security level after the close of business. Fixture housing and pole details have been included, but information on the lighting specifications and security lighting plan have not been submitted.

Public Works Traffic Division is requiring right-of-way dedication for a portion of Nine Mile Road (State Route 33). A revised plan has been submitted to Traffic, and is currently under 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. The entrances and drainage facilities on Nine Mile Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
30. A concrete sidewalk meeting County standards shall be provided along the southern side of Nine Mile Road.

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31. 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.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
33. The proffers approved as a part of zoning case REZ2016-00017 shall be incorporated in this approval.

(Staff Report by Christina Goggin)

(Applicant's Representative: Steve King)

(Applicable Rezoning Cases and PUPS: REZ2016-00017)

APPROVAL OF MINUTES: April 25, 2018 Minutes **APPROVED**

ADJOURN **9:27 a.m.**

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
May 23, 2018**

ADDENDUM

PAGE 9 – ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the April 25, 2018 Meeting)

POD2018-00099
Dunkin Donuts at 8727
Staples Mill Road

APPROVED

Koontz Bryant Johnson Williams for Pontus Vault Portfolio, LLC and The Heritage Group, 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 renovate an existing building to be used as a one-story, 2,938-square foot restaurant with drive through facilities. The 0.95-acre site is located at the southeastern corner of the intersection of East Parham Road and Staples Mill Road (U.S. Route 33), on parcel 770-755-3230. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

37. **ADDED** All calculations shall be provided and requirements for stormwater quality and quantity shall be met as determined by the Director of Public Works prior to final approval of construction plans.

PAGE 13 – REVISED CAPTION, REVISED DETAIL PLAN, AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT, ~~LIGHTING PLAN~~, AND ALTERNATIVE FENCE HEIGHT PLAN

POD2018-00123
Ram Tool – 2800 Ackley Avenue

APPROVED

SilverCore for BIG 2800 Ackley, LLC and Ram Tool Construction Supply Company: Request for approval of a plan of development **and** alternative fence height plan, ~~and lighting plan~~, as required by Chapter 24, Sections 24-95(1)(5)c and 24-106 of the Henrico County Code, to construct a 17,500-square foot gravel storage yard adjacent to an existing one-story, 28,300-square foot wholesale building supply warehouse. The alternative fence height would authorize a fence exceeding 42 inches in height within the required 25-foot front yard along Ackley Avenue, to allow the existing six-foot high chain link fence to remain. The 2.18-acre site is located on the northern line of Ackley Avenue, 65 feet northeast of its intersection with Peyton Street, on parcel 772-757-4125. The zoning is M-1 Light Industrial District. County water and Sewer. **(Fairfield)**

Since preparation of the agenda, the applicant has submitted a revised detail plan for screening the proposed outdoor storage area. The zoning code requires outdoor storage yards in the M-1 zoning district to be screened by an opaque wall or fence of an approved design. The outside perimeter of the storage yard is proposed to be enclosed and screened with a seven-foot high wooden dog-eared board fence mounted on galvanized steel posts. The finished side of the fence would face out from the property. The applicant has indicated that material and supplies would not be stored above the height of the fence. A copy of the proposed fence detail is attached to the addendum. Additional evergreen landscaping will be provided between the proposed screen fence and Ackley Avenue. Approval of the plan of development would constitute approval of the fence design. No separate action by the Planning Commission is required.

The site lighting plan is being removed from this request for approval. A comprehensive lighting plan will be submitted separately for staff review and approval, together with a landscape plan.

As previously indicated on the agenda, Ram Tool has requested approval of an alternative fence height to retain the existing six-foot chain link fence located within the 25-foot front yard setback. Should the Planning Commission approve the alternative fence height, staff recommends approval of the plan of development subject to the annotations on the plans, the standard conditions for developments of this type, additional conditions 29 through 31 on the agenda, with 11B deleted, and with the fence detail included with the addendum.

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

PAGE 15 – REVISED PLAN, REVISED CAPTION, AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00130
Nine Mile Carwash at 4523
Nine Mile Road

APPROVED/EXPEDITED

Silvercore for East End Resources Group, LLC and East End Wash, 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, ~~3,395~~ **4,576**-square foot automatic carwash. The 1.22-acre site is located at the southwest corner of the intersection of Nine Mile Road (State Route 33) and Meadowspring Road, on parcel 809-722-9173. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

Staff received a revised layout plan that addresses Public Works Traffic and VDOT’s comments concerning adequate right-of-way dedication and sidewalk along Nine Mile Road. Both departments have completed their review and can now recommend approval.

Planning has received the lighting specifications for the proposed lighting plan and information indicating the lights will be placed on a timer, and reduced to security lighting level after the proffered close of business, which is 8:00 p.m.

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