

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

SEE ADDENDUM

September 26, 2018

9:00 A.M.



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)
William M. Mackey, Jr. (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
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
Spencer Norman, County Planner
Robert Peterman, GIS Technician
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: @ 9:02 a.m.

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL: Ms. Kotula - absent

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

There are no extensions this month.

TRANSFER OF APPROVAL

POD-50-78 (pt)
POD2016-00387
Wythe Building at Forest
Office Park – 1604 Santa
Rosa Road

APPROVED/EXPEDITED

McGuire Woods, LLP for Forest Office Park Investor, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from NNN Forest
Office Park, LLC, et al to Forest Office Park Investor, LLC. The
3.97-acre site is located on the west line of Santa Rosa Road,
approximately 1,300 feet north of Three Chopt Road, on parcel
758-744-4968. The zoning is O-2, Office District. County water
and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. As identified in the original inspection report dated September 2, 2016, completed deficiencies include: repair of the perimeter fencing, replacement of landscaping throughout the site, and repainting the pavement markings.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant’s Representative: Adena Patterson)

TRANSFER OF APPROVAL

POD-50-78 (pt)
POD2016-00390
Culpeper Building at Forest
Office Park – 1606 Santa
Rosa Road

APPROVED/EXPEDITED

McGuire Woods, LLP for Forest Office Park Investor, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from NNN Forest
Office Park, LLC, et al to Forest Office Park Investor, LLC. The
4.21-acre site is located at the northwest intersection of Discovery
Drive and Santa Rosa Road, on parcel 758-745-6911. The zoning
is O-2, Office District. County water and sewer. **(Three Chopt)**

Continue

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The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. As identified in the original inspection report dated September 2, 2016, completed deficiencies include: repair of the perimeter fencing, replacement of landscaping throughout the site, and repainting the pavement markings.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant’s Representative: Adena Patterson)

TRANSFER OF APPROVAL

POD-61-72 (pt)
POD2018-00156
Forest Office Building at
Forest Office Park – 8001
Franklin Farms Drive

APPROVED/EXPEDITED

McGuire Woods, LLP for Forest Office Koger, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from 95-10 Richmond/Koger, LLC to Forest Office Koger, LLC. The 3.48-acre site is located at the southwestern corner of the intersection of Franklin Farms Drive and Forest Drive, approximately 300 feet north of Three Chopt Road, on parcel 759-743-3775. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. As identified in the original inspection report dated May 4, 2018, the applicant replaced landscaping throughout the site and repaired broken curb and gutter.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant’s Representative: Adena Patterson)

TRANSFER OF APPROVAL

POD-61-72 (pt)
POD2018-00157
Nelson Office Building at
Forest Office Park – 1503
Santa Rosa Road

APPROVED/EXPEDITED

McGuire Woods, LLP for Forest Office Nelson, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Martha NJ, LLC to Forest Office Nelson, LLC. The 3.38-acre site is located at the southeastern corner of the intersection of Santa Rosa Road and Franklin Farms Drive, approximately 260 feet north of Three Chopt Road, on parcel 758-743-8194. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. As identified in the original inspection report dated May 4, 2018, the applicant replaced landscaping throughout the site and repaired broken curb and gutter.

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The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Adena Patterson)
TRANSFER OF APPROVAL**

POD-114-86
POD2018-00039
Short Pump Animal Hospital
(Formerly Satterwhite
Plumbing Business) – 4730
Pouncey Tract Road

Short Pump Vet for SPAH, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Phil D. Satterwhite to SPAH, LLC. The 1.87-acre site is located at the northwestern corner of the intersection of Pouncey Tract Road and Kain Road, on parcel 739-767-3152. The zoning is A-1, Agricultural District and B-3, Business District. County water and on-site sewage disposal system.
(Three Chopt)

APPROVED/EXPEDITED

The previous owner of the property obtained a plan of development for use of this building as a plumbing business in 1986, which included a landscaping plan.

The new owner, SPAH, LLC, purchased the property, and is making alterations to convert the use to a veterinary office. Some of the improvements, approved in accordance with CUP2018-00003, include temporary gravel expansion of the parking lot to hold a temporary trailer for use as office space as the building is slightly enlarged, which will be removed upon completion of the building. The gravel parking area will then be paved and striped when construction is complete. Additionally, the existing parking lot will be repaved and striped, and a stop bar will be installed. The owner will also replace parking lot perimeter landscaping as shown on the administrative plan, POD2018-00213.

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The staff recommends approval of this transfer request with the following condition:

1. The missing landscaping, and other required improvements, as identified in a staff report dated February 8, 2018 shall be completed prior to issuance of a Certificate of Occupancy.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Joe Morlino)**

PLAN OF DEVELOPMENT

POD2018-00260
Encompass Health RVA
Expansion – 5700 Fitzhugh
Avenue

APPROVED

Timmons Group for Rehabilitation Corporation of Virginia, and Encompass Health: 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, 10,500-square foot addition to an existing medical rehabilitation facility. The addition will accommodate conversion of existing units to private occupancy units with no net increase in patient beds. The 5.65-acre site is located on the southeast corner at the intersection of Libbie Avenue and Fitzhugh Avenue on parcel 770-738-7063. The zoning is R-5, General Residential District. County water and sewer. **(Brookland)**

The proposed plan would expand the existing medical rehabilitation facility to allow conversion of multiple semi-private rooms to private rooms. Therefore, while the number of patient rooms will increase, the number of beds in the facility will not increase under this proposal. The location of the expansion is along the south side of the existing building and would create an enclosed courtyard for patients and staff in lieu of the exposed patio area that exists in that location currently. The building addition will be constructed of brick to match the existing facility.

With the proposed expansion, improvements to fire protection are necessary and included in the plan. An emergency fire lane is required along the south face of the expansion to meet Division of Fire hose lay requirements. A water line upgrade within Fitzhugh Avenue and continuing into the rear of the site will improve the water line service to accommodate a new dedicated onsite fire hydrant. The utilities work for that enhancement is within existing paved areas.

A transitional buffer of ten feet in width is required to be provided along the adjacent residential properties. While much of this buffer is established, the inventory of mature and healthy trees will be included in the future landscape plan review. The landscape plan is required to return for subsequent Planning Commission review and approval after land disturbance has progressed.

Multiple community meetings and continuous communication have occurred between the developer and the surrounding residents of the Monumental Floral Gardens Association. At the time of preparation of this agenda, staff has not been contacted by any party in opposition to the current plan.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
29. Outside storage shall not be permitted.

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30. 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: John Hash)

(Applicable Rezoning Cases and PUPS: UP-48-64 and POD-36-91 (Special Exception))

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND SPECIAL EXCEPTION

POD2018-00351

Home 2 Suites at Glenside –
2925 Emerywood Parkway

APPROVED

Timmons Group for NN Hotel, LLC and NN II, LLC: Request for approval of a plan of development, lighting plan, and special exception as required by Chapter 24, Sections 24-106 and 24.2 of the Henrico County Code, to construct a six-story, 79,232-square foot, 130-room hotel, and to authorize a special exception for building height exceeding 45 feet, up to 77 feet. The 2.93-acre site is located on the southern line of Emerywood Parkway, approximately 850 feet west of West Broad Street (U.S. Route 250), on part of parcel 766-746-3684. The zoning is M-1, Light Industrial District. County water and sewer. **(Tuckahoe)**

This proposal is for a six-story, 130-room, 77-foot-tall Home 2 Suites hotel on Emerywood Parkway just west of West Broad Street. The location is an undeveloped wooded parcel in between an existing Embassy Suites and Virginia Blood Services.

This plan of development includes a request for a special exception for height to allow construction of a building exceeding 45 feet in height. As is normal procedure, staff makes no recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

The proposed building is a mix of brick, cultured stone, and EIFS. Most of the building is red brick with dark cultured stone and grey EIFS. The first level is mostly light cultured stone and the entire building is accented with beige EIFS. A few lime green stripes are added for accent.

The application includes a lighting plan that consists of full cut-off LED fixtures on 25-foot-tall poles. All elements of the plan conform to the County's lighting policy.

At the time of the preparation of this report, the Department of Public Works Traffic Division cannot recommend approval because the minimum access spacing requirement of 150 feet along Emerywood Parkway is not addressed. The access point must be relocated unless a waiver is submitted and approved by the Director of Public Works.

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The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for developments of this type, and 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. A concrete sidewalk meeting County standards shall be provided along the south side of Emerywood Parkway.
- 30. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
- 31. Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning prior to the issuance of a Certificate of Occupancy.
- 32. 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.
- 33. 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.
- 34. 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.
- 35. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Christina Goggin)
(Applicant’s Representative: Tim Seldon)

PLAN OF DEVELOPMENT

POD2018-00246
From the Heart Church
Ministries of Richmond –
120 Westover Avenue

**DEFERRED TO
OCTOBER 24, 2018**

SilverCore for From the Heart Church Ministries of Richmond: 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, 22,397-square foot place of worship. The 16.93-acre site is located on the western line of Westover Avenue, approximately 600 feet north of Nine Mile Road, and on the eastern line of Orams Lane at its intersection with Natchez Road, on parcel 816-727-0343. The zoning is A-1, Agricultural District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

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The plan of development for From the Heart Church Ministries proposes a new place of worship on Westover Avenue. The development includes a main building containing worship area, chapel, and baptistry. The one-story floor plan also includes classrooms, offices, and conference rooms. The exterior of the proposed building is of rose colored brick with storefront style aluminum windows and doors.

The original site layout showed the proposed parking impinging on the front yard setback. The new layout, received on September 13th, appears to correct that problem.

As of the preparation date of the agenda, staff has not received comments from all agencies. The staff recommendation will be made at the meeting. Should the Commission act on this request, the following conditions are recommended:

- 29. 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.
- 30. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Salim Chishti)
(Applicant’s Representative: Andrew Bowman)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00339
Epiphany Lutheran Church
Addition – 1400 Horsepen
Road

APPROVED/EXPEDITED

SilverCore for Epiphany Evangelical Lutheran Trustees:
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 5,220-square foot addition and parking modifications to an existing church. The 7.30-acre site is located on the west line of Horsepen Road at its intersection with Monument Avenue, and on the northwest corner of the intersection of Horsepen Road and West Franklin Street, on parcel 763-742-5209. The zoning is R-3, One-Family Residential District. County water and sewer. **(Tuckahoe)**

The proposal features a single story, 5,220-square foot infill addition to an existing church, parking lot improvements, and a new open space adjacent to the addition. The proposed addition replaces an interior courtyard, and this portion of the existing church is internal to the site and does not approach any of the required front, side, or rear yards. Therefore, setbacks are not substantially affected. Pursuant to the Public Works design manual and the County sidewalk policy, a County standard sidewalk is required along the full frontage of Horsepen Road.

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The proposed parking lot and vehicular circulation improvements make room for the new open space and result in one less parking space. As the floor plan proposes no increase in the worship areas, the facility continues to meet its parking requirement based on the previous approval's ratio of one parking space per four seats in the worship areas.

The elevations' building materials include red brick, aluminum and bronze colored metal, and off-white precast stone. The floor plan shows hallways, closets, administrative and executive areas, a lobby, and a commons. The primary elevation faces north to the open space, parking lot, and the Sunset Hills Addition subdivision beyond (approximately 200 feet away).

All elements of the lighting plan conform to the County's lighting guidelines. The lighting plan features five new pole lights with blade-style, flat lens LED fixtures mounted at 20 feet. Photometric levels do not rise above 0.0-foot candles at the property lines shared with residentially zoned single-family dwellings.

Staff recommends approval subject to the annotations on the plan, 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. The right-of-way for widening of Horsepen 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 west side of Horsepen Road.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

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

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00352
Glenside Lock Box Self-
Storage – 1610 Glenside
Drive

APPROVED

RK&K for Glenside Drive, LLC, H & R Gary, Reynolds Holdings, LLC, and Thomas W. Pruitt: 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 four single-family homes and construct a two-story, 100,600-square foot office self-service storage facility with a basement. The 1.87-acre site is located at the northwest corner of the intersection at Glenside Drive and Forest Avenue and on the east line of Eaton Road and the south line of Brigham Road, on parcels 764-744-6655, 764-744-6764, 764-744-6971, 764-744-7177, 764-744-7782, and 764-744-8475. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant requests approval to demolish four existing single-family homes and construct a two-story self-storage facility with a basement. The building will be 100,600 square feet and 35 feet in height.

The plan is consistent with the conceptual plan associated with rezoning case REZ2018-00009 and provisional use permit PUP2018-00008 approved by the Board of Supervisors on May 8, 2018.

Access to the property will be limited to a public driveway along Glenside Drive and emergency access drive from Brigham Road.

Additional right-of-way will be dedicated along Glenside Drive to construct a turn lane and sidewalk. A public sidewalk will be provided along the north side of Glenside Drive and west side of Forest Avenue.

In accordance with the proffers of zoning case REZ2018-00009, a 25-foot wide irrigated landscape buffer with existing vegetation and supplemental landscaping to meet the County of Henrico transitional buffer 25 requirements will be provided along Eaton Road and Brigham Road.

The proposed architectural renderings are consistent with the conceptual elevations proffered with zoning case REZ2018-00009. The architectural renderings show all building elevations constructed with standard brown and grey brick, and EIFS accented with brick soldier courses at the building center and top. Additional building materials include glass storefront windows and white EIFS cornices. To complete the office building appearance faux window panels and metal canopies at the entrances will be provided.

The lighting plan included with the plan of development includes one double headed parking lot pole and two single headed poles with LED concealed source fixtures at 20 feet in height as measured from the grade at the base of the light pole. Two building mounted concealed source wall mounted fixtures are shown on the north side of 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:

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- 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 Glenside Drive 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 Glenside Drive and the west side of Forest Avenue.
31. Details for the gate and locking device at the emergency access 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.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case REZ2018-00009 shall be incorporated in this approval.
34. The conditions approved as part of provisional use permit PUP2018-00009 shall be incorporated in this approval.
35. 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.
36. 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.
37. Prior to approval of construction plans, a request shall be submitted to vacate the Fort Hill Section C subdivision plat features within the property.

(Staff Report by Matt Ward)

(Applicant's Representative: Malachi Mills)

(Applicable Rezoning Cases and PUPS: REZ2018-00009 and PUP2018-00008)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00343
Caliber Collision at 12201
Ridgefield Parkway

APPROVED

Freeland and Kauffman, Inc. for Wawa, Inc. and Cross Development CC Henrico, 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, 22,400-square foot auto body repair shop. The 3.39-acre site is located at the southwestern corner of the intersection of Ridgefield Parkway and Gayton Centre Drive, on parcel 731-751-2972. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

The subject property was zoned B-3 General Business in 1971 and the proposed auto body shop is a use permitted by right.

The front of the proposed building, with a customer entrance to the building's management offices, will face Ridgefield Parkway and the Westleyen Condominiums across Ridgefield Parkway. No vehicle service doors will face Ridgefield Parkway. A 35-foot transitional buffer will be provided along Ridgefield Parkway. Customer parking will be provided in front of the building. A minimum 15-foot building setback is required from Ridgefield Parkway and a 120-foot wide building setback will be provided. A parapet will screen any roof-top equipment from Ridgefield Parkway and no ground mounted equipment is proposed in front of the building.

The west side of the building facing the Palmer Place Condominiums will have no building entrances or windows. A 35-foot transitional buffer will be provided along the west side of the building. To the extent possible, existing trees will be retained and the buffer will be supplemented as necessary. A minimum 15-foot setback is required, and a 65-foot building setback is proposed. A parapet will screen any roof-top equipment from properties to the west and no ground mounted equipment is proposed on this side of the building. The vehicle storage area at the rear of the building will have a 60-foot setback from the western property line. In addition to the 35-foot transitional buffer, a 6-foot solid wood fence will screen the vehicle storage area.

The south side of the building facing the Blue and Grey mini-storage building will have a single pedestrian entrance and no vehicle service doors. A minimum 40-foot setback is required, and a 150-foot setback is proposed. A parapet will screen any roof-top equipment from the property Blue and Grey to the south and no ground mounted equipment is proposed on this side of the building. The rear vehicle parking/storage area will be enclosed with a 6-foot solid wood fence along this side of the property.

The east side of the building facing Gayton Centre Drive will have three pedestrian entrances, three vehicle service doors, and two utility closet doors. A minimum 15-foot setback is required, and a 90-foot setback is proposed. A parapet will screen any roof-top equipment from the commercial properties across Gayton Centre Drive to the east. Any ground mounted equipment and vehicle parking/storage areas proposed on this side of the building will be enclosed with a 6-foot solid wood fence. All vehicular repair work will be conducted within the building.

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Light fixtures will be low-profile sharp cut-off fixtures with house side shields and have a mounting height of approximately 20 feet including the pole base.

The site layout has been designed to protect the surrounding neighborhoods as much as possible. The original plan submitted for preliminary review had a 24-foot wide service drive and vehicle service doors facing the Palmer Place Condominiums. Because of staff's concerns, the developer rotated the orientation of the proposed building and increased the setbacks on both sides of the proposed building facing residential properties.

The two sides of the building facing residential property will be finished predominantly with "Light Stone" (sand) colored EIFS (stucco) with an "Antique Bronze" (brown) accent band at the top of the wall. The front of the building would also have a stone veneer base and a black metal store front canopy and sign band. The two remaining sides of the building facing commercially zoned properties will be finished with vertical standing seam metal siding painted to match the finish on the other two sides of the building. All applicable code requirements are satisfied.

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. The right-of-way for widening of Ridgefield Parkway 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 west side of Gayton Centre Drive and the south side of Ridgefield Parkway.
31. Details for the gate and locking device at the southern 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.
32. All repair work shall be conducted entirely within the enclosed building.
33. Outside storage shall not be permitted except as shown on the approved plan.
34. Before the final plan is approved, the developer shall submit to the Department of Public Works and the Department of Planning a report prepared by a qualified professional engineer specifying the proposed treatment of mine shafts and scars.
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.

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36. 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 Mike Kennedy)
(Applicant's Representative: Charles Garcia)**

PLAN OF DEVELOPMENT

POD2018-00335
Logan Aggregates –
Materials Recycling Site–
4720 Vawter Avenue

APPROVED/EXPEDITED

Hulcher and Associates, Inc. for Logan Holding Company, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to develop a materials processing and recycling facility with an office trailer. The 8-acre portion of the 17.45-acre site is located on the western line of Vawter Avenue, approximately 3,990 feet north of East Laburnum Avenue, on parcel 799-741-3832. The zoning is M-2, General Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

This plan of development proposes to develop a materials recycling facility on part of this 17,455-acre site. The facility will mainly recycle asphalt products from construction sites in the area with some recycling of concrete as well. This type of operation is allowed in the zoning district if enclosed in a building or with an opaque fence enclosing the working area. The applicant has chosen to use an opaque fence and that is shown on the drawings. The site also includes a permanently placed office trailer with five parking spaces. Sufficient tree canopy coverage has been provided using tree save on the undeveloped portions of the site and tree plantings in areas on the north and south property lines.

Staff recommends approval of this plan of development subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

29. Details for the gate and locking device at Vawter Avenue 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.
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.

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(Staff Report by Salim Chishti)
(Applicant's Representative: Bruce Hulcher)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00350
Westminster Canterbury
Richmond – Chapel – 1600
Westbrook Avenue

APPROVED/EXPEDITED

Kimley-Horn and Associates, Inc. for Westminster Canterbury Corporation: 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 5,616-square foot chapel addition and memorial garden in an existing life care facility. The 0.6-acre area of the overall 43.1-acre site (which includes a 4.24-acre portion of property in the City of Richmond) is located approximately 250 feet northwest of the intersection of Crestwood Road and Westbrook Avenue, on parcel 783-742-4699. A portion of the building addition and site improvements are located within the City of Richmond. The zoning is R-6C, General Residential District (Conditional) and R-6, General Residential District. County water and sewer. **(Fairfield)**

The applicant proposes a 5,616-square foot chapel addition with a memorial garden in an existing life care facility. The life care facility was established in 2002 with rezoning case C-5C-02, provisional use permit P-3-02, and POD-81-02. Most of the facility is located within Henrico County with the road frontage along Westbrook Avenue located in the City of Richmond. County staff is coordinating with City of Richmond staff for the review and ultimate approval of this development's construction plan.

The proposed 0.6 acres of disturbance associated with this addition is divided between the two localities. It is attached to the theater which is located at the main entrance of the facility. Five parking spaces will be removed to create space for the chapel, which is for resident use only and does not create a parking requirement.

The proposed brick building with white EIFS and bronze accents is designed to match the existing theatre and the rest of the facility. A schematic landscape and lighting pole location plan was submitted and is included in the packet for information only.

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. The proffers approved as a part of zoning case C-5C-02 shall be incorporated in this approval.

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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.
31. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
32. Evidence that the City of Richmond has reviewed and approved construction plans for the portion of this site located within the City limits shall be provided prior to final approval of construction plans by Henrico County.

(Staff Report by Christina Goggin)

(Applicant's Representative: Mark Boyd)

(Applicable Rezoning Cases and PUPS: C-5C-02 and P-03-02)

PLAN OF DEVELOPMENT

POD2018-00326
Castleton Section 5 –
Macallan Parkway

APPROVED/EXPEDITED

Townes Site Engineering for Ross Run, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 84 detached single-family dwelling units for sale with zero lot lines. The 33.35-acre site is located on the western line of Macallan Parkway approximately 1,300 feet south of Darbytown Road, on part of parcel 824-693-0717. The zoning is R-5AC, General Residential District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The subject plan of development proposes the construction of 84 zero lot line dwellings. The site was rezoned on July 21, 2015, and the layout is consistent with the proffered overall concept plan for Castleton, which authorized a maximum of 335 zero lot line lots located west of Ross Run. The Planning Commission granted conditional subdivision approval on March 23, 2016 for 325 lots on this portion of the Castleton development. The conditional approval authorized a through lot exception for double frontage lots along Macallan Parkway. Although identified as a local street on the 2026 Major Thoroughfare Plan, Macallan Parkway functions as a minor collector road. Double frontage lots along Macallan Parkway will have a 20-foot wide no ingress/no egress landscape easement planted to the 25-foot transitional buffer standard.

This plan of development would increase the number of approved zero lot line dwellings to 165. Subsequent plans of development requiring Planning Commission review and approval will be submitted in the future to authorize construction of the remaining lots.

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Staff notes that a temporary turnaround is required at the northern terminus of Lindisfarne Drive and an end of road barricade is required at the northern terminus of Hapsburg Court. Both streets will be posted with signs indicating the streets will be extended in the future. The developer has agreed to the elimination of a through lot condition on Lot 61 by extending the common area along the rear of the lot where it currently abuts the east side of Lindisfarne Drive. In addition, the layout of lots 20, 21, 22, 63, and 64 will be revised to satisfy the minimum lot width requirement at the 25-foot setback line.

The architectural elevations submitted by the applicant are consistent with the architectural plans submitted with the previous section POD2016-00319 which was approved by the Planning Commission at their October 26, 2016 meeting. The elevations comply with the proffers for zoning case REZ2014-00016. In accordance with the proffers, all homes will have brick, stone, or cultured stone foundations and forty percent of the homes overall will have a minimum of thirty percent of the front exterior walls clad with brick, stone, or cultured stone.

The proffers require 2.5-inch caliper street trees to be provided every 50 feet along the internal roads and a 2.5-inch caliper tree in each front yard. The proffers also require street lights spaced a maximum of 160 feet apart and underground utilities. The proposed light fixtures are consistent with the light poles approved with the previous section. A schematic landscape and lighting plan is included in the staff plan.

The proffers also required phased construction of amenities including: two pools, a club house, two tennis courts, a fitness center, a play area, walking trail, and a pavilion. A conditional use permit CUP2015-00008, which authorized the construction of these additional amenities, was approved by the Board of Zoning Appeals on March 6, 2015.

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. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each building shall be located on its respective lot. The location of the equipment shall be reviewed and approved with the building permit application for each lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the

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- like) for the subject lot.
34. The subdivision plat for Castleton Section 5 shall be recorded before any building permits are issued.
 35. A 20-foot planting strip to preclude ingress or egress along the west side of Macallan Parkway shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
 36. The proffers approved as a part of zoning case REZ2018-00016 shall be incorporated in this approval.
 37. 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.
 38. 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.
 39. 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.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Tony Caruso)

(Applicable Rezoning Cases and PUPS: REZ2014-00016)

PLAN OF DEVELOPMENT

POD2018-00261

Godsey and Son Inc.

Contractor Office and Shop –
2342 Charles City Road

APPROVED/EXPEDITED

Engineering Design Associates for Godsey and Son, Inc. and

Nancy B. Snow: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 9,000-square foot contractor office and shop and associated gravel storage yard. The 4.51-acre site is located on the northern line of Charles City Road, approximately 500 feet northwest of the intersection of Glen Alden Drive and Charles City Road, on parcels 813-711-5121 and 813-711-6615. The zoning is M-2C, General Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer.
(Varina)

The plan proposes construction of a two-story, 9,000-square foot contractor office, shop, and associated gravel storage yard. The proffers of zoning case REZ2018-00021 apply.

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The layout in the packet is in conformance with the proffered layout. Graphically shown are the proffered 25-foot landscape buffer provided along the property line adjacent to Charles City Road and the 50-foot transitional buffer along the western boundary of the site as required by zoning. The applicant has agreed to provide plantings meeting the quantities of each buffer and has provided a conceptual landscape plan reflecting that commitment.

The front portion of the building will be constructed of flush wall panels with a bottom face of brick eight feet in height. The rear portion of the building will consist of metallic steel siding with a bottom face of CMU siding. The elevations included in the packet will match the color and dimensions of those included with the rezoning for the subject property.

Staff requested that the perimeter fence be made opaque. However, the applicant has elected to forgo this action.

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 right-of-way for widening of Charles City 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 Charles City Road.
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.
32. Outside storage shall not be permitted except as shown on the approved plan.
33. The proffers approved as a part of zoning case REZ2018-00021 shall be incorporated in this approval.
34. 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.

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- (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.
- 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. 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.

(Staff Report by Spencer Norman)
(Applicant's Representative: Randy Hooker)
(Applicable Rezoning Cases and PUPS: REZ2018-00021)

PLAN OF DEVELOPMENT

POD2018-00318
Kimway Drive Warehouse –
Kimway Drive

APPROVED/EXPEDITED

HG Design Studio for Southern Brick, LLC: 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, 18,564-square foot office warehouse. The 1.93-acre site is located on the eastern line of Kimway Drive, approximately 500 feet north of its intersection with Wistar Road, on parcel 772-752-5513. The zoning is M-2C, General Industrial District (Conditional). County water and sewer. **(Brookland)**

The plan features a single-story, 18,564-square foot, 3-tenant building on 1.93 acres and proposes the redevelopment of an existing outdoor, unscreened storage yard. The site is located on a short cul-de-sac street and is bound by the CSX railroad right-of-way, KBS general contractors (offices and corporation yard), American Door and Glass, and Lockwood Broadcast Group facility. The proposed use is compatible with these adjacent uses. No access is proposed to the railroad right-of-way. The plan complies with the proffers of rezoning case C-7C-82.

The proposed elevations feature red brick as the primary exterior veneer, which is consistent with several other office/warehouse buildings along Kimway Drive. Eight loading docks are shown. Staff has requested that additional features be added to all elevations to increase architectural interest. These include but are not necessarily limited to the following: banding with different materials, colors, or brick patterns; cornices; water tables; pilasters; and brick panels. The applicant has not yet responded to this request.

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

29. The proffers approved as a part of zoning case C-7C-82 shall be incorporated in this approval.
30. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Lee Pambid)
(Applicant's Representative: Andy Sisson)
(Applicable Rezoning Cases and PUPS: C-7C-82)

LANDSCAPE PLAN

POD2018-00251
Holloway Townes at
Wyndham Forest Section 2 –
Nuckols Road

APPROVED/EXPEDITED

HG Design Studio 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 9.44-acre site is located on the southern line of Holman Ridge Road, approximately 385 feet east of Bavis Hollow Court, on parcel 749-771-0923. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

The landscape plan for Holloway Townes at Wyndham Forest Section 2 consists of approximately 9.43 acres with residential townhouse development. The site is zoned RTHC and was re-zoned in December of 2015. All requirements from that re-zoning are complied with in this current plan. The landscape plan is accompanied by a lighting plan which is being approved through the administrative process. All comments made on the first submission have been met in this revision.

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

(Staff Report by Salim Chishti)
(Applicant's Representative: Randy Biltz)
(Applicable Rezoning Cases and PUPS: REZ2015-00014)

LANDSCAPE PLAN

POD2018-00338
Holloway at Wyndham
Forest Section 4 – Nuckols
Road

APPROVED/EXPEDITED

Youngblood, Tyler, and Associates 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 6.54-acre site is located on the southwestern terminus of Maben Hill Run, approximately 328 feet northwest of Holman Ridge Road, on parcel 749-772-9131. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The landscape plan for Holloway at Wyndham Forest Section 4 consists of street trees and typical lot landscaping for 17 single family lots on approximately 6.546 acres. The zoning is R-5AC and the rezoning was completed in July of 2015 (REZ2015-00014). The proposed landscaping complies with conditions and proffers in that re-zoning case.

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

(Staff Report by Salim Chishti)

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPS: REZ2013-00014 and REZ2015-00014)

APPROVAL OF 2019 PLANNING COMMISSION CALENDAR APPROVED

APPROVAL OF MINUTES: July 25, 2018 Minutes APPROVED

ADJOURN @ 10:49 a.m.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
September 26, 2018**

ADDENDUM

PAGE 12 – ADDED ARCHITECTURAL PLANS

PLAN OF DEVELOPMENT

POD2018-00246
From the Heart Church
Ministries of Richmond –
120 Westover Avenue

**DEFERRED TO
OCTOBER 24, 2018**

SilverCore for From the Heart Church Ministries of Richmond: 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, 22,397-square foot place of worship. The 16.93-acre site is located on the western line of Westover Avenue, approximately 600 feet north of Nine Mile Road, and on the eastern line of Orams Lane at its intersection with Natchez Road, on parcel 816-727-0343. The zoning is A-1, Agricultural District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

PAGE 15 – ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00352
Glenside Lock Box Self-
Storage – 1610 Glenside
Drive

APPROVED

RK&K for Glenside Drive, LLC, H & R Gary, Reynolds Holdings, LLC, and Thomas W. Pruitt: 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 four single-family homes and construct a two-story, 100,600-square foot office self-service storage facility with a basement. The 1.87-acre site is located at the northwest corner of the intersection at Glenside Drive and Forest Avenue and on the east line of Eaton Road and the south line of Brigham Road, on parcels 764-744-6655, 764-744-6764, 764-744-6971, 764-744-7177, 764-744-7782, and 764-744-8475. The zoning is B-2C, Business District (Conditional). County water and sewer. (**Tuckahoe**)

9. **AMENDED ADDED:** A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.

PAGE 17 – REVISED AND ADDED CONDITIONS; AND REVISED PLAN

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00343
Caliber Collision at 12201
Ridgefield Parkway

APPROVED

Freeland and Kauffman, Inc. for Wawa, Inc. and Cross Development CC Henrico, 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, 22,400-square foot auto body repair shop. The 3.39-acre site is located at the southwestern corner of the intersection of Ridgefield Parkway and Gayton Centre Drive, on parcel 731-751-2972. The zoning is B-3, Business District. County water and sewer. (**Tuckahoe**)

- 9. **AMENDED ADDED:** A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.

- 30. **REVISED:** A concrete sidewalk meeting County standards shall be provided along the west side of Gayton Centre Drive ~~and the south side of Ridgefield Parkway.~~

The revised plan has been annotated to increase the fence height to 10 feet parallel to the western property line.

PAGE 21 – LIGHTING PLAN AND CONDITION REMOVED

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00350
Westminster Canterbury
Richmond – Chapel – 1600
Westbrook Avenue

APPROVED/EXPEDITED

Kimley-Horn and Associates, Inc. for Westminster Canterbury Corporation: 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 5,616-square foot chapel addition and memorial garden in an existing life care facility. The 0.6-acre area of the overall 43.1-acre site (which includes a 4.24-acre portion of property in the City of Richmond) is located approximately 250 feet northwest of the intersection of Crestwood Road and Westbrook Avenue, on parcel 783-742-4699. A portion of the building addition and site improvements are located within the City of Richmond. The zoning is R-6C, General Residential District (Conditional) and R-6, General Residential District. County water and sewer. (Fairfield)

- 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.~~

PAGE 28 – REVISED ARCHITECTURALS AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2018-00318
Kimway Drive Warehouse –
Kimway Drive

APPROVED/EXPEDITED

HG Design Studio for Southern Brick, LLC: 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, 18,564-square foot office warehouse. The 1.93-acre site is located on the eastern line of Kimway Drive, approximately 500 feet north of its intersection with Wistar Road, on parcel 772-752-5513. The zoning is M-2C, General Industrial District (Conditional). County water and sewer. **(Brookland)**

Staff received revised elevations on September 21, 2018 and the applicant has agreed to the architectural changes as annotated on the plan. These changes respond to comments from the Department of Planning:

- Two different colors of brick throughout all elevations (red and brown brick);
- Brick corbelled band along the top of the north, south, and east elevations;
- An awning above the front entrance door.

Staff recommends approval subject to the annotations on the plan, standard conditions for developments of this type, the additional conditions 29 through 31 in the agenda, and the revised architectural plan in the addendum.

PAGE 31 – DISCUSSION ITEM (ADDED FOLLOWING APPROVAL OF 2019 PLANNING COMMISSION CALENDAR)

The Planning Commission will discuss the draft Westwood Small Area Study and steps for possible Comprehensive Plan and Zoning Ordinance revisions.