

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

July 24, 2019

9:00 A.M.

SEE ADDENDUM



PLANNING COMMISSION

Gregory R. Baka, Chairperson (Tuckahoe)
C. W. Archer, C.P.C., Vice-Chairperson (Fairfield)
William M. Mackey, Jr. (Varina)
Melissa L. Thornton (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton, 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
Doug Cole, PLA, County Planner
Christina Goggin, AICP, County Planner
Aimee B. Crady, AICP, County Planner
Kate B. McMillion, County Planner
Salim Chishti, County Planner
Spencer Norman, County Planner
Phillip Bariteau, County Planner
Edith Golden, GIS Specialist
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: @ 9:03

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-33-97 and POD-100-97 POD2018-00409 and POD2018-00414 CSL Plasma (Formerly Rite Aid at Lakeside & Dumbarton Road – 5500 Lakeside Avenue APPROVED/EXPEDITED	Laura McGrath for RR Company America, LLC and Wells Plasma, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from S.J. Amoroso Properties to Wells Plasma, LLC. The 1-acre site is located on the northwestern corner of Lakeside Avenue and Dumbarton Road, on parcel 781-745-8920. The zoning is B-2, Business District and B-2C, Business District (Conditional). 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 original approval. The applicant has corrected the deficiencies identified in staff's inspection report dated October 11, 2018, which included replacing missing landscaping, cleaning up refuse and litter around the site, repairing the dumpster gates, and repainting the stop bars on site.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Laura McGrath)
(Applicable Rezoning Cases and PUPS: C-54C-97)

PLAN OF DEVELOPMENT (Deferred from the June 26, 2019 Meeting)

POD2019-00207
(POD-10-02 Rev.)
Stylecraft Homes Office
Expansion – 6225 Lakeside
Avenue (State Route 161)

**DEFERRED TO
SEPTEMBER 25, 2019**

Youngblood, Tyler, and Associates for Dominion Property Group, 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 two-story, 9,780-square foot addition to an existing office building. The 1.17-acre site is located on the eastern line of Lakeside Avenue (State Route 161), approximately 150 feet south of Timberlake Avenue, on parcels 781-748-3772, 781-748-3679, 781-748-3183, and 781-748-3388. The zoning is B-1, Business District. County water and sewer. **(Fairfield)**

The applicant has requested deferral to the September 25, 2019 meeting.

The applicant requested a deferral from the June 26, 2019 Planning Commission meeting to address the outstanding comments from the Department of Public Works – Traffic Division and VDOT regarding the two proposed entrances, as shown, onto Lakeside Avenue. The applicant has indicated they intend to submit the necessary waiver request to VDOT to allow both entrances. The Department of Public Works – Traffic Division will concur with VDOT’s findings.

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

29. The entrances and drainage facilities on Lakeside Avenue (State Route 161) shall be approved by the Virginia Department of Transportation and the County.
30. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
31. Outside storage shall not be permitted.
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 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.
34. The garage use shall meet the requirements of Section 24-56.1(d) of the County Code and shall not be used for storage of equipment or building materials, or vehicle maintenance or servicing.

**(Staff Report by Kate McMillion)
(Applicant’s Representative: Anne Tignor)**

PLAN OF DEVELOPMENT, LIGHTING PLAN, SPECIAL EXCEPTION, AND TRANSITIONAL BUFFER DEVIATION

POD2019-00071
Comfort Inn & Suites @
Richmond Airport – 580
Trampton Road

APPROVED

The Site Design Company for Monument Hospitality II, LLC and Tankk Group Hotels, LLC: Request for approval of a plan of development, lighting plan, special exception, and transitional buffer deviation as required by Chapter 24, Sections 24-106, 24-2, and 24-106.2(e)(3) of the Henrico County Code, to construct a five-story, 10,460-square foot hotel and to authorize a special exception for building height exceeding 45 feet, up to 65 feet. The transitional buffer deviation would authorize a four-foot reduction in the ten-foot transitional buffer along the southern property line. The 1.27-acre site is located along the western line of Trampton Road, approximately 150 feet north of its intersection with Audubon Drive, on parcel 823-717-5204. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant requests approval to construct a five-story, 10,460-square foot hotel with 74 rooms. The request includes consideration of a special exception for the building height exceeding 45 feet, as the proposed height of the hotel is 65 feet, and a transitional buffer deviation adjacent to the B-3 zoned parcels to the south. The proffers of rezoning cases C-57C-89, C-34C-98, and REZ2019-00014 apply. In June of 2019, the Planning Commission approved the rezoning case REZ2019-00014, which amended rezoning cases C-67C-89 and C-34C-98 to provide for an ultimate allowable building height of sixty-five feet.

The elevations propose a building constructed primarily of light tan EIFS. Light brown cultured stone accent the building façade facing Trampton Road. Light and dark brick in brownish tones are provided along the building face of the first floor. The lighting plan proposes seven freestanding light fixtures mounted 25 feet in height and twelve building mounted wall sconces.

By Code, a ten-foot transitional buffer is required between the subject parcel zoned M-1, and the adjacent parcels to the south zoned B-3, unless a transitional buffer deviation is granted. Due to the presence of existing public utility easements and the proposed underground stormwater retention facilities, the applicant is requesting a transitional buffer deviation to reduce the width to six feet and provide plantings elsewhere on site. Due to the spatial constraints, the applicant proposes to provide the quantity of plantings required within a ten-foot transitional buffer throughout the site.

Staff has requested a revised conceptual landscape plan that provides more details regarding location and species to accompany the transitional buffer deviation.

Should the Commission approve the requests for the special exception for height and transitional buffer deviation, 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. A concrete sidewalk meeting County standards shall be provided along the western side of Trampton Road.
- 30. Federal Aviation Administration (FAA), Form 7460-1 shall be submitted to the FAA and proof of such approval shall be provided to the Planning Department prior to approval of any building permit application.
- 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. The proffers approved as a part of zoning cases C-57C-89, C-34C-98, and REZ2019-00014 shall be incorporated in this approval.
- 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. 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 Spencer Norman)

(Applicant's Representative: Chris Thompson)

(Applicable Rezoning Cases and PUPS: C-57C-89, C-34C-98, REZ2019-00014)

PLAN OF DEVELOPMENT

POD2019-00244
McGeorge Mercedes Auto
Detail Facility – 3201
Skipwith Road

APPROVED/EXPEDITED

SilverCore Land Development Consultants for McGeorge Financial 8225 LLC, Waco Street, LLC, and Wells Fargo NA Bank Trustee: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to build a 2,520-square foot auto detail facility and parking lot. The 1.36-acre site is located at the northeastern corner of the intersection of North Parham Road and Skipwith Road, on parcels 761-754-2436, 761-754-2327, and a portion of parcels 761-754-2518, 761-754-3722, and 761-754-7257. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The applicant proposes a 2,520-square foot automotive detail building and vehicle parking lot near the intersection of Parham Road and Skipwith Road. This proposed development was rezoned by the Board of Supervisors with case REZ2018-00026 at their July 10, 2018 meeting and includes the demolition of an existing business on Skipwith Road where the parking lot will be. The entrance into the parking lot is on Skipwith Road and provides parking spaces for the existing

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business at the intersection of Parham Road and Skipwith Road, and it will connect into the rear of the existing McGeorge Mercedes located on West Broad Street. The existing house on Parham Road will continue to be used as a residence until the developer applies for a plan of development to change the use.

The applicant proposes a four-bay, light gray split-face CMU building for auto detailing in conjunction with the parking lot. The applicant is fencing the parking lot and building with a 4.5-foot-tall wrought-iron style fence as per the proffers. A 25-foot wide landscape buffer planted to a 25-foot transitional buffer is proffered in front of the parking lot along Skipwith Road. The plan is in compliance with the proffers.

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

29. The right-of-way for widening of Parham Road and Skipwith 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 eastern side of Skipwith 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. The proffers approved as a part of zoning case REZ2018-00026 shall be incorporated in this approval.
33. 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.
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 Christina Goggin)
(Applicant's Representative: Jodi Mills)
(Applicable Rezoning Cases and PUPS: REZ2018-00026)

PLAN OF DEVELOPMENT (Deferred from the July 11, 2019 Meeting)

POD2019-00204
Burger King at Glenside &
Broad Center – Glenside
Drive

APPROVED/EXPEDITED

SilverCore Land Development Consultants for Glenside Associates, LC and Carrols, 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, 2,811-square foot restaurant with drive-through facilities in an existing shopping center. The 11.146-acre site is located on the northeastern corner at the intersection of West Broad Street (U.S. Route 250) and Glenside Drive, on part of parcel 767-747-4508. The zoning is B-2, Business District, B-3, Business District, and B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

Burger King at Glenside and Broad Center is a proposed fast-food restaurant with dual drive-through lanes on an outparcel in the existing shopping center, housing Floor and Décor (formerly K-Mart), located adjacent to the corner of West Broad Street and Glenside Drive. An adjoining parcel of land located at the northeastern corner of the property was recently consolidated with the shopping center property following a rezoning of that parcel approved by the Board of Supervisors in October 2017 from R-4 to B-2C. The proffers of zoning case REZ2017-00021 stipulate that the additional B-2C land would remain as open space, in its natural vegetated state, and would be combined with the shopping center. The purpose of the rezoning and consolidation was to allow for additional site coverage for the proposed outparcel.

The existing shopping center was constructed in 1976 and has non-conforming features regarding landscaping and sidewalks. In conjunction with the proposed development, a public sidewalk will be constructed extending from the main entrance on Glenside Drive to the eastern entrance along West Broad Street. In addition, peripheral and interior landscaping will be provided on the portion of the site adjacent to the proposed building.

The proposed building would have a contemporary design and would be constructed with finishes consisting of a natural brown brick knee wall and taupe fiber cement wall panels with natural stone veneer accent wall sections. All HVAC equipment would be roof mounted and screened by parapet walls.

Staff received a revised plan in response to comments concerning right of way dedication, sidewalk alignment, and provision of perimeter landscape areas. All agencies have completed review of the revised layout and recommend approval to the plans. Staff recommends approval subject to the annotations on the plan and 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. Only retail business establishments permitted in a B-3 zone may be located in this building.
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).

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32. The right-of-way for widening of West Broad Street (U.S. Route 250) and 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.
33. The entrances and drainage facilities on West Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
34. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
35. A concrete sidewalk meeting VDOT standards shall be provided along the northern side of West Broad Street (U.S. Route 250).
36. A concrete sidewalk meeting County standards shall be provided along the western side of Glenside Drive.
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.
38. 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.
39. 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: Andrew Bowman)

(Applicable Rezoning Cases and PUPS: REZ2017-00021)

APPROVAL OF 2020 PLANNING COMMISSION CALENDAR APPROVED

APPROVAL OF MINUTES: June 26, 2019 Minutes APPROVED

ADJOURN @ 9:23

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
July 24, 2019**

ADDENDUM

PAGE 6 – REVISED PLAN

**PLAN OF DEVELOPMENT, LIGHTING PLAN, SPECIAL EXCEPTION, AND
TRANSITIONAL BUFFER DEVIATION**

POD2019-00071
Comfort Inn & Suites @
Richmond Airport – 580
Trampton Road

APPROVED

The Site Design Company for Monument Hospitality II, LLC and Tankk Group Hotels, LLC: Request for approval of a plan of development, lighting plan, special exception, and transitional buffer deviation as required by Chapter 24, Sections 24-106, 24-2, and 24-106.2(e)(3) of the Henrico County Code, to construct a five-story, 10,460-square foot hotel and to authorize a special exception for building height exceeding 45 feet, up to 65 feet. The transitional buffer deviation would authorize a four-foot reduction in the ten-foot transitional buffer along the southern property line. The 1.27-acre site is located along the western line of Trampton Road, approximately 150 feet north of its intersection with Audubon Drive, on parcel 823-717-5204. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

In June of 2019, the ~~Planning Commission~~ **Board of Supervisors** approved the rezoning case REZ2019-00014, which amended rezoning cases C-67C-89 and C-34C-98 to provide for an ultimate allowable building height of sixty-five feet.

Staff has received a revised conceptual landscape plan that provides more details regarding plant species and location to accompany the transitional buffer deviation request. As a result, staff has no further concerns with the proposed plan.

PAGE 12 – ADDED DISCUSSION ITEM : Set a work session for 5:00 p.m. on August 15, 2019 to continue the discussion regarding the proposed ordinance for Short Term Rentals.