

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

February 26, 2020

9:00 A.M.

SEE ADDENDUM



PLANNING COMMISSION

C. W. Archer, C.P.C., Chairperson (Fairfield)
William M. Mackey, Jr. Vice-Chairperson (Varina)
Gregory R. Baka, (Tuckahoe)
Melissa L. Thornton (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Tyrone E. Nelson, Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

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

Jean M. Moore, Assistant Director of Planning
Leslie A. News, PLA, 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
Kate B. McMillion, County Planner
Salim Chishti, County Planner
Spencer Norman, County Planner
Cherie Wyatt, County Planner
Phillip Bariteau, County Planner
Edith Golden, GIS Specialist
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: @ 9:35

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: N/A

ROLL CALL: Mr. Mackey arrived at 9:41.

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS CONDITIONAL APPROVAL: Kate McMillion

There are no subdivision extensions this month.

TRANSFER OF APPROVAL

POD-51-72
POD2019-00278
Preston Building at Forest
Office Park (Formerly
Nationwide Office Building
at Koger Office Center) –
1600 Forest Avenue
APPROVED/EXPEDITED

Patrick Tredway for TBL Properties: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from John Cobb/Koger Properties, Inc. to TBL Properties 1, LLC. The 1.26-acre site is located on the northwestern corner of the intersection of Forest Avenue and Franklin Farms Drive, on parcel 759-743-6198. 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. The applicant has corrected the deficiencies identified in staff's inspection report dated July 12, 2019, which included replacing missing landscaping and plant bed maintenance.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Patrick Tredway)

TRANSFER OF APPROVAL

POD-44-72 and POD-54-77
POD2019-00329 and
POD2019-00292
Domino's Pizza (Formerly
Church's Fried Chicken
Restaurant) – 550 East
Laburnum Avenue
APPROVED/EXPEDITED

Balwinder Singh for 550 East Laburnum, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Harry R. Thomas to 550 East Laburnum, LLC. The 0.26-acre site is located at the northwestern corner of the intersection at East Laburnum Avenue and Richmond-Henrico Turnpike, on parcel 794-738-5768. The zoning is B-2, Business District. County water and sewer. **(Fairfield)**

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 July 24, 2019, which included sealing and restriping the parking lot, constructing a new recycling and dumpster enclosure, and installing new landscaping.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Balwinder Singh)

TRANSFER OF APPROVAL

POD-20-04 (pt)
POD2020-00014
Independence Park Medical
Offices – 9930 Independence
Park Drive
APPROVED/EXPEDITED

The RMR Group, LLC for SNH Independence Park, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from GMH Virginia, LLC and Riverstone Properties, LLC to SNH Independence Park, LLC. The 3.67-acre site is located at the southern terminus of Independence Park Drive, on parcel 752-756-0070. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The site inspection did not reveal any deficiencies, as stated in staff's report dated January 21, 2020.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: William S. Stevens)
(Applicable Rezoning Cases and PUPS: C-08C-84)

TRANSFER OF APPROVAL

POD-24-87, POD-80-94, and
POD-72-95
POD2019-00497,
POD2019-00514, and
POD2019-00515
The 5250 Klockner Building
(Formerly Hudson
Industries) – 5250 Klockner
Drive

Colliers International for Stag Industrial Holdings, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Klockner
Holdings, LLC to Stag Industrial Holdings, LLC. The 10.66-acre
site is located on the western line of Klockner Drive at its
intersection with Eubank Road, on parcel 812-713-6324. The
zoning is M-1, Light Industrial District and ASO, Airport Safety
Overlay District. County water and sewer. **(Varina)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies outlined in the inspection report dated December 6, 2019, including removal of trash and debris, replacing a stop sign and stop bar, and replanting missing landscaping.

The staff recommends approval of this transfer request.

(Staff Report by Spencer Norman)
(Applicant's Representative: Charles J. Bennett)

PLAN OF DEVELOPMENT

POD2020-00020
Woodson Hills at Bacova –
Liesfeld Farm Drive

Youngblood, Tyler, and Associates for Bacova SP, LCC:
Request for approval of a plan of development, as required by
Chapter 24, Section 24-106 of the Henrico County Code, to
construct 30 detached dwellings for sale with zero lot lines. The
12.2-acre site is located on the northern line of Liesfeld Farm
Drive and the southern line of Kain Road, approximately 1,000
feet west of the intersection of Kain Road and Pouncey Tract
Road (State Route 271), on parcels 737-766-9299, 738-766-1287,
and 737-767-9448. The zoning is R-5AC, General Residential
District (Conditional) and R-3C, One-Family Residential District
(Conditional). County water and sewer. **(Three Chopt)**

APPROVED

The applicant proposes 30 detached dwellings for sale with zero lot lines as part of the overall Bacova development, which was initiated in 2011 with zoning case C-9C-11 and continues to expand currently under provisions of the latest zoning case REZ2019-00030 approved by the Board of Supervisors in November 2019. The 2019 zoning case features proffers similar to those approved for the adjacent Short Pump Manor zero lot line development, addressing variation of architectural features and including minimum garage interior clear area, driveway material, exposed chimney finishes, and lighting standards. In comparison, the units in the development currently under consideration are proffered to be constructed with a minimum of 2,000 square feet of finished floor area, which is greater than the previous lot minimums of 1,700 and 1,750 square feet in Short Pump Manor and Smith Grove at Bacova, respectively.

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Revised plans were submitted by the applicant on February 14, 2020. As of the preparation date of the agenda, all agencies have not completed review of the revised plan. 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:

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. 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 like) for the subject lot.
34. The subdivision plat for Woodson Hills at Bacova shall be recorded before any building permits are issued.
35. The right-of-way for widening of Kain 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.
36. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
37. A 25-foot landscape buffer along the southern side of Kain Road shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
38. A 25-foot landscape buffer along the northern side of Liesfeld Farm Drive shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
39. The proffers approved as a part of zoning cases C-9C-11 and REZ2019-00030 shall be incorporated in this approval.
40. Prior to approval of construction plans, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.

41. 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.
42. 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 Aimee Crady)

(Applicant’s Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPS: C-9C-11 and REZ2019-00030)

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD2020-00019
Roberto Italian Restaurant –
5410 Williamsburg Road

APPROVED

Youngblood, Tyler and Associates for Roberto Real Estate, LLC: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2(e)(3) of the Henrico County Code, to renovate an existing one-story, 6,070-square foot building **for use as a restaurant** and add a 1,635-square foot addition and associated site improvements. The transitional buffer deviation would authorize a 4.5-foot reduction in the 35-foot transitional buffer along the northern property line. The 1.35-acre site is located on the northern line of Williamsburg Road (State Route 60), approximately 150 feet west of Sanburne Parkway, on parcel 819-714-9359. The zoning is B-3, Business District and **ASO, Airport Safety Overlay District**. County water and sewer. **(Varina)**

The applicant seeks approval to renovate and add to an existing building. The building at the front of the property will be converted into a restaurant with an outdoor patio dining area in front. The existing building at the rear of the property will remain and be used for retail space in the future.

The adjacent development includes a Waffle House to the east, the Capitol Inn motel to the west and an R-3 residential district to the north. Property directly across Williamsburg Road is zoned C-1 and is owned by the Capital Region Airport Commission.

By code, a transitional buffer TB-35 is required between the subject parcel zoned B-3 and the parcels to the north zoned R-3. The applicant has requested a 4.5-foot deviation of this required buffer in order to be able to meet the county parking requirements. The applicant already proposes a 6-foot privacy fence along this property line, which would reduce the width of the buffer by twelve feet to 23 feet. With this reduction, the proposed back of curb is still 18.5 feet from the property line, generating the need for the 4.5-foot buffer deviation. The conceptual landscape plan shows plantings in this buffer area which will be planted as required in a 35-foot transitional buffer.

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Materials and colors to be used in the addition will match the existing materials.

While staff does not customarily make recommendations based specifically on transitional buffer deviation requests, staff has no objections to the plan as shown. Should the Commission approve the transitional buffer deviation, staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

29. The entrances and drainage facilities on State Route 60 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. A concrete sidewalk meeting VDOT standards shall be provided along the northern side of Williamsburg Road (State Route 60).
32. Outside storage shall not be permitted.
33. 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.
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.

(Staff Report by Salim Chishti)
(Applicant's Representative: Adam Werner)

PLAN OF DEVELOPMENT

POD2019-00540
Unity of Faith Fellowship
Hall – 298 Cedar Fork Road

APPROVED/EXPEDITED

Engineering Design Associates for Unity of Faith Fellowship International, Inc.: 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, 3,645-square foot addition to an existing one-story, 1,572-square foot church. The 14.75-acre site is located on the western line of Cedar Fork Road, approximately 2,000 feet northeast of the intersection of Cedar Fork Road and East Nine Mile Road (State Route 33), on parcel 812-727-4158. The zoning is A-1, Agricultural District **and ASO, Airport Safety Overlay District.** County water and sewer. **(Fairfield)**

The applicant is proposing the construction of a one-story, 3,645-square foot addition to an existing 1,572-square foot church, and 70 parking spaces.

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The exterior face of the addition will consist of earth-toned stone veneer, beige hardiplank siding, and a rust-red standing seam roof. The addition will be 18 feet and three inches in height. The addition will primarily consist of the worship area and restrooms.

The site will be served by two separate entrances. One entrance will be off Cedar Fork Road and the other off “Old” Cedar Fork Road. The Department of Public Works granted a waiver request that exempted the provision of right-of-way dedication and improvements along “Old” Cedar Fork Road.

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

- 29. A concrete sidewalk meeting County standards shall be provided along the western side of Cedar Fork Road.
- 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. 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)**

LANDSCAPE PLAN

POD2020-00002
Encompass Health RVA
Expansion – 5700 Fitzhugh
Avenue

APPROVED

Timmons Group for Encompass Health Virginia Real Estate, 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 5.65-acre site is located on the southern corner of the intersection at Libbie Avenue and Fitzhugh Avenue, on parcel 770-738-7063. The zoning is R-5, General Residential District. County water and sewer. **(Brookland)**

The applicant is proposing landscaping at the site of the expansion of the Encompass Health RVA facility, which was approved by the Planning Commission on September 26, 2018. The expansion is a one-story, 10,500 square foot addition to an existing medical rehabilitation facility which is currently under construction.

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The proposed landscaping mainly centers around the required 10-foot transitional buffer on the southwestern property line adjoining the R-3 district. All existing plantings along Libbie Avenue and Fitzhugh Avenue are to remain. Additional plantings are also proposed at the eastern corner of the property.

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

(Staff Report by Salim Chishti)
(Applicant's Representative: Neal Beasley)

APPROVAL OF MINUTES: January 22, 2020 Minutes **APPROVED**

DISCUSSION ITEM: There will be a briefing and update on the Bridlewood Subdivision Future Land Use Study and 2026 Comprehensive Plan Amendment.

DISCUSSION ITEM: The Commission will discuss scheduling a Public Hearing for 7 p.m. on April 9th, 2020 concerning the Bridlewood Subdivision Future Land Use Study and 2026 Comprehensive Plan Amendment. **A Public Hearing was set for 7 p.m. on May 14, 2020.**

ADJOURN @ 10:20

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
February 26, 2020**

ADDENDUM

**PAGE 7 – REVISED CAPTION, REVISED CASE MAP, REVISED
CONDITION, AND ADDED CONDITION**

PLAN OF DEVELOPMENT

POD2020-00020
Woodson Hills at Bacova –
Liesfeld Farm Drive

APPROVED

Youngblood, Tyler, and Associates for Bacova SP, LCC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 30 detached dwellings for sale with zero lot lines. The 12.2-acre site is located on the northern line of Liesfeld Farm Drive and the southern line of Kain Road, approximately 1,000 feet west of the intersection of Kain Road and Pouncey Tract Road (State Route 271), on parcels 737-766-9299, 738-766-1287, and 737-767-9448. The zoning is R-5AC, General Residential District (Conditional) and ~~R-3C, One-Family Residential District (Conditional)~~. County water and sewer. **(Three Chopt)**

39. **REVISED** The proffers approved as a part of zoning cases ~~C-9C-11~~ and REZ2019-00030 shall be incorporated in this approval.
43. **ADDED** Prior to final subdivision approval, the plan must be redesigned to provide the required buffer and applicable setbacks from any jurisdictional channel, as determined appropriate by the Director of Public Works.

PAGE 9 – ADDED DETAIL

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD2020-00019
Roberto Italian Restaurant –
5410 Williamsburg Road

APPROVED

Youngblood, Tyler and Associates for Roberto Real Estate, LLC: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2(e)(3) of the Henrico County Code, to renovate an existing one-story, 6,070-square foot building **for use as a restaurant** and add a 1,635-square foot addition and associated site improvements. The transitional buffer deviation would authorize a 4.5-foot reduction in the 35-foot transitional buffer along the northern property line. The 1.35-acre site is located on the northern line of Williamsburg Road (State Route 60), approximately 150 feet west of Sanburne Parkway, on parcel 819-714-9359. The zoning is B-3, Business District and **ASO, Airport Safety Overlay District**. County water and sewer. **(Varina)**

In accordance with the detail drawing included in the addendum, the applicant is providing a 6-foot decorative vinyl picket fence around the patio.